

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

53 Kimball

Residential Real Property - Current

Number of Sales	75	Median	94
Total Sales Price	\$5,336,477	Mean	95
Total Adj. Sales Price	\$5,336,477	Wgt. Mean	93
Total Assessed Value	\$4,983,735	Average Assessed Value of the Base	\$55,008
Avg. Adj. Sales Price	\$71,153	Avg. Assessed Value	\$66,450

Confidence Interval - Current

95% Median C.I	89.77 to 97.76
95% Mean C.I	91.71 to 98.70
95% Wgt. Mean C.I	89.65 to 97.13

% of Value of the Class of all Real Property Value in the County	25.54
% of Records Sold in the Study Period	4.07
% of Value Sold in the Study Period	4.92

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	91	97	97
2008	109	100	100
2007	106	100	100
2006	112	100	100

2010 Commission Summary

53 Kimball

Commercial Real Property - Current

Number of Sales	26	Median	100
Total Sales Price	\$2,607,005	Mean	110
Total Adj. Sales Price	\$2,607,005	Wgt. Mean	103
Total Assessed Value	\$2,677,606	Average Assessed Value of the Base	\$122,202
Avg. Adj. Sales Price	\$100,269	Avg. Assessed Value	\$102,985

Confidence Interval - Current

95% Median C.I	97.10 to 103.71
95% Mean C.I	91.20 to 129.76
95% Wgt. Mean C.I	97.65 to 107.77

% of Value of the Class of all Real Property Value in the County	16.15
% of Records Sold in the Study Period	4.96
% of Value Sold in the Study Period	4.18

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	36	98	98
2008	34	100	100
2007	36	100	100
2006	34	96	96

2010 Opinions of the Property Tax Administrator for Kimball 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 Kimball County is 94% of market value. The quality of assessment for the class of residential real property in Kimball 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 Kimball County is 100% of market value. The quality of assessment for the class of commercial real property in Kimball 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 Kimball County is 73% of market value. The quality of assessment for the class of agricultural land in Kimball 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 Kimball County

taken to address the following property classes/subclasses:

Residential

For 2010, the County continued the process of physically reviewing the Rural valuation group (designated 80) and has completed half of the parcels. The County completed the annual pick-up work, and after a sales study, no subclass received a percentage adjustment.

2010 Assessment Survey for Kimball County

Residential Appraisal Information

1.	Valuation data collection done by:
	The Assessor and her staff
2.	List the valuation groupings used by the County:
Valuation Grouping	Assessor Location(s)/Neighborhood(s) included:
10	Kimball—includes all residential parcels within the town of Kimball and all parcels that would be considered suburban to Kimball (there is no separate suburban market).
20	Bushnell—all residential parcels within Bushnell.
30	Dix—all residential parcels within Dix.
80	Rural—all residential parcels not within the aforementioned valuation groupings.
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Geographic location, as noted above, is the primary characteristic that makes each unique.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	The Cost Approach (replacement cost new, minus depreciation), with Market or Sales Comparison Approach for taxpayer protests.
4	When was the last lot value study completed?
	In 2007.
a.	What methodology was used to determine the residential lot values?
	Market—by the sales comparison approach.
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, and the cost index date is 2003 for all valuation groupings.
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?
	The Assessor develops her own depreciation tables.
a.	How often does the County update depreciation tables?
	When the reappraisal of the entire property class is completed.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	The Assessor and her staff.
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used

	for the valuation group?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	All three property classes have been completed once. The County is now starting all rural improvement physical review. The cycle will then follow with all urban improvements and finally all commercial improvements.
a.	Does the County maintain a tracking process? If yes describe.
	The County has maps that are colored in as specific areas are completed
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Any subclasses outside of acceptable range are percentage adjusted. However, if the valuation group is being appraised, new values are not put on until the entire group has been completed.

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:	75	MEDIAN:	94	COV:	16.23	95% Median C.I.:	89.77 to 97.76
TOTAL Sales Price:	5,336,477	WGT. MEAN:	93	STD:	15.45	95% Wgt. Mean C.I.:	89.65 to 97.13
TOTAL Adj.Sales Price:	5,336,477	MEAN:	95	AVG.ABS.DEV:	10.84	95% Mean C.I.:	91.71 to 98.70
TOTAL Assessed Value:	4,983,735						
AVG. Adj. Sales Price:	71,153	COD:	11.58	MAX Sales Ratio:	153.75		
AVG. Assessed Value:	66,449	PRD:	101.94	MIN Sales Ratio:	56.58		

Printed: 03/24/2010 14:25:31

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	13	90.25	92.82	92.43	8.75	100.41	76.23	107.31	81.59 to 103.23	72,821	67,310
10/01/07 TO 12/31/07	9	93.60	89.84	91.20	8.50	98.52	58.42	100.83	86.38 to 100.13	53,000	48,334
01/01/08 TO 03/31/08	8	98.23	92.64	94.07	7.60	98.48	76.94	101.26	76.94 to 101.26	68,862	64,776
04/01/08 TO 06/30/08	6	94.15	92.83	93.42	6.12	99.37	83.94	102.97	83.94 to 102.97	82,000	76,608
07/01/08 TO 09/30/08	18	91.91	92.32	91.88	9.75	100.48	72.00	114.27	87.23 to 100.22	83,333	76,565
10/01/08 TO 12/31/08	7	97.55	95.52	84.50	15.65	113.04	56.58	127.05	56.58 to 127.05	81,928	69,232
01/01/09 TO 03/31/09	4	110.27	109.98	111.83	19.32	98.35	87.18	132.20	N/A	53,375	59,688
04/01/09 TO 06/30/09	10	100.41	105.68	101.95	15.62	103.66	86.20	153.75	86.77 to 129.88	58,290	59,426
____Study Years____											
07/01/07 TO 06/30/08	36	93.29	92.04	92.76	8.44	99.22	58.42	107.31	89.12 to 98.64	68,516	63,553
07/01/08 TO 06/30/09	39	94.04	98.13	93.93	14.42	104.47	56.58	153.75	88.32 to 100.66	73,587	69,123
____Calendar Yrs____											
01/01/08 TO 12/31/08	39	94.04	93.04	91.15	10.26	102.07	56.58	127.05	87.33 to 97.82	79,907	72,837
____ALL____											
	75	93.60	95.21	93.39	11.58	101.94	56.58	153.75	89.77 to 97.76	71,153	66,449

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	62	93.82	96.15	95.04	11.02	101.16	58.42	153.75	89.65 to 97.82	70,027	66,556
20	5	90.25	95.55	100.92	15.26	94.68	72.00	127.05	N/A	21,155	21,349
30	2	87.14	87.14	89.00	11.71	97.91	76.94	97.34	N/A	55,000	48,949
80	6	96.10	87.88	83.77	13.73	104.90	56.58	102.64	56.58 to 102.64	129,833	108,765
____ALL____											
	75	93.60	95.21	93.39	11.58	101.94	56.58	153.75	89.77 to 97.76	71,153	66,449

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	71	94.04	96.08	93.49	11.11	102.77	56.58	153.75	90.17 to 97.82	74,788	69,920
2	4	79.66	79.65	73.25	18.12	108.74	58.42	100.83	N/A	6,625	4,852
____ALL____											
	75	93.60	95.21	93.39	11.58	101.94	56.58	153.75	89.77 to 97.76	71,153	66,449

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	75	93.60	95.21	93.39	11.58	101.94	56.58	153.75	89.77 to 97.76	71,153	66,449
06											
07											
____ALL____											
	75	93.60	95.21	93.39	11.58	101.94	56.58	153.75	89.77 to 97.76	71,153	66,449

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:	75	MEDIAN:	94	COV:	16.23	95% Median C.I.:	89.77 to 97.76
TOTAL Sales Price:	5,336,477	WGT. MEAN:	93	STD:	15.45	95% Wgt. Mean C.I.:	89.65 to 97.13
TOTAL Adj.Sales Price:	5,336,477	MEAN:	95	AVG.ABS.DEV:	10.84	95% Mean C.I.:	91.71 to 98.70
TOTAL Assessed Value:	4,983,735						
AVG. Adj. Sales Price:	71,153	COD:	11.58	MAX Sales Ratio:	153.75		
AVG. Assessed Value:	66,449	PRD:	101.94	MIN Sales Ratio:	56.58		

Printed: 03/24/2010 14:25:32

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	87.33	87.33	87.33			87.33	87.33	N/A	1,500	1,310	
5000 TO 9999	4	94.29	90.35	89.21	10.35	101.28	72.00	100.83	N/A	6,475	5,776	
Total \$ _____												
1 TO 9999	5	89.18	89.75	89.11	9.17	100.72	72.00	100.83	N/A	5,480	4,883	
10000 TO 29999	9	103.19	108.75	112.45	22.24	96.71	58.42	153.75	87.18 to 130.37	22,653	25,472	
30000 TO 59999	18	100.15	96.08	95.43	8.08	100.68	75.06	114.16	92.63 to 102.97	46,966	44,820	
60000 TO 99999	29	90.17	93.57	94.06	8.49	99.48	81.09	132.20	86.55 to 97.34	75,613	71,121	
100000 TO 149999	8	90.97	93.63	93.26	7.10	100.40	81.59	119.36	81.59 to 119.36	125,875	117,388	
150000 TO 249999	6	92.54	86.84	86.95	13.94	99.87	56.58	102.64	56.58 to 102.64	176,666	153,612	
ALL	75	93.60	95.21	93.39	11.58	101.94	56.58	153.75	89.77 to 97.76	71,153	66,449	

**2010 Correlation Section
for Kimball County**

Residential Real Property

I. Correlation

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

RESIDENTIAL:Assessment actions undertaken by the County for 2010 included the continuing process of physically reviewing the Rural valuation group (designated 80). The County completed the annual pick-up work, and after a sales study, no non-reviewed subclasses required adjustment.

The tables and narratives that follow will indicate that for the residential property class overall, all three measures of central tendency are well within acceptable range. Any of these statistical measures could be used to serve as a point estimate for the overall level of value for the residential property class in Kimball County. The median and the mean (arithmetic average) differ by only one point, and the greatest spread among the three values is two points (between the weighted mean at 93 and the mean at 95). The coefficient of dispersion is 11.58 and this indicates that there is little average spread of the sample ratios around the median measure.

Further examination of the measures of quality of assessment reveals that both are within their respective recommended parameters. Assuming the sample is representative of the residential base, this indicates that the Assessor has achieved equitable quality of assessment for the residential class.

Since there is no statistically significant subclass that is outside of recommended range, it is believed that Kimball County is in compliance for both level of value and quality of assessment for the residential property class.

**2010 Correlation Section
for Kimball 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: The Division's review of Kimball County's sales qualification procedures shows that the County's process begins with a questionnaire mailed to all buyers of residential, commercial and agricultural real property. The County's estimate for the rate of return of the mailed questionnaires is around 60 to 70%. In the case of non-returned questionnaires, the Assessor's office then attempts to contact either the seller or the realtor involved in the transaction. Since the County is small, personal knowledge of the Assessor and her staff is used to further enhance the qualification process. Any changing market influences are noted on the sales study spreadsheet, and the appropriate record cards.

**2010 Correlation Section
for Kimball County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	94	93	95

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

	COD	PRD
R&O Statistics	11.58	101.94

RESIDENTIAL: Analysis of the above table indicates that both the coefficient of dispersion and the price-related differential are well within their respective recommended ranges. Assuming the sample to be representative of the residential population base, this reveals equitable quality of assessment.

2010 Assessment Actions for Kimball County

taken to address the following property classes/subclasses:

Commercial

For assessment year 2010, the pick-up work was completed, and a sales study was conducted to determine if any subclasses fell outside of the acceptable range—and no percentage adjustments were made.

2010 Assessment Survey for Kimball County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	The Assessor and her staff.
2.	List the valuation groupings used by the County:
Valuation Grouping	Assessor Location(s)/Neighborhood(s) included:
10	Kimball—includes all commercial parcels within the town of Kimball and all parcels that would be considered suburban to Kimball (there is no separate suburban market).
20	Bushnell—all commercial parcels within Bushnell.
30	Dix—all commercial parcels within Dix.
80	Rural—all commercial parcels not within the aforementioned valuation groupings.
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Specifically, location.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	The Cost Approach.
4	When was the last lot value study completed?
	In assessment year 2008.
a.	What methodology was used to determine the commercial lot values?
	A market approach using commercial lot sales.
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?
	Yes, the same costing year is used for the entire valuation grouping.
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?
	The Assessor develops these.
a.	How often does the County update the depreciation tables?
	When the commercial property within the County is physically reviewed.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	The Assessor and her staff.
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes.

8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	All three property classes have been completed once. Commercial property will be reappraised in 2013.
a.	Does the County maintain a tracking process? If yes describe.
	As progress is made, maps are colored to distinguish between the parcels completed and the parcels not yet completed.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Any subclasses outside of acceptable range are percentage adjusted. However, if the valuation group is being appraised, new values are not put on until the entire group has been completed.

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:	26	MEDIAN:	100	COV:	43.20	95% Median C.I.:	97.10 to 103.71	(! : Derived)
TOTAL Sales Price:	2,607,005	WGT. MEAN:	103	STD:	47.73	95% Wgt. Mean C.I.:	97.65 to 107.77	
TOTAL Adj.Sales Price:	2,607,005	MEAN:	110	AVG.ABS.DEV:	21.63	95% Mean C.I.:	91.20 to 129.76	
TOTAL Assessed Value:	2,677,606							
AVG. Adj. Sales Price:	100,269	COD:	21.63	MAX Sales Ratio:	288.75			
AVG. Assessed Value:	102,984	PRD:	107.57	MIN Sales Ratio:	36.10			

Printed: 03/24/2010 14:25:38

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	4	99.60	105.02	101.41	7.45	103.56	96.68	124.20	N/A	36,875	37,396
10/01/06 TO 12/31/06	2	105.87	105.87	103.24	6.00	102.55	99.51	112.22	N/A	767,500	792,334
01/01/07 TO 03/31/07	1	112.21	112.21	112.21			112.21	112.21	N/A	21,000	23,565
04/01/07 TO 06/30/07	1	97.78	97.78	97.78			97.78	97.78	N/A	35,000	34,224
07/01/07 TO 09/30/07	1	102.50	102.50	102.50			102.50	102.50	N/A	31,975	32,773
10/01/07 TO 12/31/07	4	100.51	100.70	101.25	1.70	99.46	98.29	103.51	N/A	93,250	94,415
01/01/08 TO 03/31/08	6	93.18	103.07	106.96	43.93	96.36	36.10	227.24	36.10 to 227.24	28,691	30,688
04/01/08 TO 06/30/08	1	96.73	96.73	96.73			96.73	96.73	N/A	32,000	30,955
07/01/08 TO 09/30/08	2	99.16	99.16	97.66	4.59	101.53	94.60	103.71	N/A	86,590	84,565
10/01/08 TO 12/31/08	1	89.80	89.80	89.80			89.80	89.80	N/A	40,000	35,920
01/01/09 TO 03/31/09	1	288.75	288.75	288.75			288.75	288.75	N/A	1,200	3,465
04/01/09 TO 06/30/09	2	116.69	116.69	114.51	16.79	101.90	97.10	136.28	N/A	22,500	25,765
<u>Study Years</u>											
07/01/06 TO 06/30/07	8	100.10	105.23	103.08	7.10	102.08	96.68	124.20	96.68 to 124.20	217,312	224,005
07/01/07 TO 06/30/08	12	99.96	101.70	102.69	21.53	99.04	36.10	227.24	86.13 to 103.51	50,760	52,126
07/01/08 TO 06/30/09	6	100.41	135.04	100.26	41.04	134.69	89.80	288.75	89.80 to 288.75	43,230	43,340
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	7	101.31	102.19	101.57	3.17	100.60	97.78	112.21	97.78 to 112.21	65,853	66,889
01/01/08 TO 12/31/08	10	95.66	100.32	100.67	27.35	99.65	36.10	227.24	64.16 to 104.54	41,733	42,013
<u>ALL</u>											
	26	99.96	110.48	102.71	21.63	107.57	36.10	288.75	97.10 to 103.71	100,269	102,984

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	22	99.96	103.01	102.67	15.58	100.33	36.10	227.24	97.10 to 103.71	115,400	118,481
20	3	124.20	169.88	110.65	51.55	153.53	96.68	288.75	N/A	12,066	13,351
30	1	96.73	96.73	96.73			96.73	96.73	N/A	32,000	30,955
<u>ALL</u>											
	26	99.96	110.48	102.71	21.63	107.57	36.10	288.75	97.10 to 103.71	100,269	102,984

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	24	100.45	115.51	103.34	19.17	111.77	86.13	288.75	97.78 to 104.54	107,166	110,748
2	2	50.13	50.13	56.14	27.99	89.29	36.10	64.16	N/A	17,500	9,825
<u>ALL</u>											
	26	99.96	110.48	102.71	21.63	107.57	36.10	288.75	97.10 to 103.71	100,269	102,984

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:	26	MEDIAN:	100	COV:	43.20	95% Median C.I.:	97.10 to 103.71	(! : Derived)
TOTAL Sales Price:	2,607,005	WGT. MEAN:	103	STD:	47.73	95% Wgt. Mean C.I.:	97.65 to 107.77	
TOTAL Adj.Sales Price:	2,607,005	MEAN:	110	AVG.ABS.DEV:	21.63	95% Mean C.I.:	91.20 to 129.76	
TOTAL Assessed Value:	2,677,606							
AVG. Adj. Sales Price:	100,269	COD:	21.63	MAX Sales Ratio:	288.75			
AVG. Assessed Value:	102,984	PRD:	107.57	MIN Sales Ratio:	36.10			

Printed: 03/24/2010 14:25:38

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	26	99.96	110.48	102.71	21.63	107.57	36.10	288.75	97.10 to 103.71	100,269	102,984
04											
ALL	26	99.96	110.48	102.71	21.63	107.57	36.10	288.75	97.10 to 103.71	100,269	102,984

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	187.44	187.44	132.88	54.05	141.05	86.13	288.75	N/A	2,600	3,455
Total \$											
1 TO 9999	2	187.44	187.44	132.88	54.05	141.05	86.13	288.75	N/A	2,600	3,455
10000 TO 29999	10	98.41	109.08	110.19	31.11	98.99	36.10	227.24	64.16 to 136.28	18,650	20,550
30000 TO 59999	6	99.00	98.46	98.76	3.72	99.69	89.80	103.71	89.80 to 103.71	38,550	38,072
60000 TO 99999	2	102.93	102.93	102.94	1.57	99.99	101.31	104.54	N/A	79,500	81,836
100000 TO 149999	3	100.68	99.60	99.67	2.95	99.93	94.60	103.51	N/A	113,333	112,954
150000 TO 249999	1	99.70	99.70	99.70			99.70	99.70	N/A	150,000	149,555
250000 TO 499999	1	112.22	112.22	112.22			112.22	112.22	N/A	450,000	504,978
500000 +	1	99.51	99.51	99.51			99.51	99.51	N/A	1,085,000	1,079,691
ALL	26	99.96	110.48	102.71	21.63	107.57	36.10	288.75	97.10 to 103.71	100,269	102,984

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	79.38	72.88	87.21	28.67	83.58	36.10	96.68	N/A	43,750	38,152
325	2	101.10	101.10	100.19	1.38	100.90	99.70	102.50	N/A	90,987	91,164
326	1	98.29	98.29	98.29			98.29	98.29	N/A	19,000	18,676
343	3	103.51	143.42	101.89	41.13	140.76	99.51	227.24	N/A	409,666	417,419
350	1	112.22	112.22	112.22			112.22	112.22	N/A	450,000	504,978
352	1	100.68	100.68	100.68			100.68	100.68	N/A	100,000	100,680
353	7	100.22	131.63	104.70	33.92	125.72	96.73	288.75	96.73 to 288.75	32,478	34,004
384	1	112.21	112.21	112.21			112.21	112.21	N/A	21,000	23,565
404	1	86.13	86.13	86.13			86.13	86.13	N/A	4,000	3,445
437	2	99.91	99.91	100.93	1.40	98.99	98.52	101.31	N/A	45,750	46,176
494	1	89.80	89.80	89.80			89.80	89.80	N/A	40,000	35,920
528	1	103.71	103.71	103.71			103.71	103.71	N/A	58,180	60,340
557	1	124.20	124.20	124.20			124.20	124.20	N/A	10,000	12,420
ALL	26	99.96	110.48	102.71	21.63	107.57	36.10	288.75	97.10 to 103.71	100,269	102,984

**2010 Correlation Section
for Kimball County**

Commerical Real Property

I. Correlation

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

COMMERCIAL:Assessment actions for assessment year 2010 consisted of completing any commercial pick up work and conducting a sales study to determine if any subclasses fell outside of the acceptable range. No adjustments were made to any subclass.

An examination of the following tables and narratives will show that of the three measures of central tendency, only the median is within recommended range. Both the weighted mean and the arithmetic mean lie above the acceptable range. Further examination of the sales that comprise the commercial sample reveals that of the twenty-six qualified sales, seven sales (or roughly 27%) are low dollar--that is, they exhibit a sale amount less than \$20,000. These have a skewing effect on both the mean and the weighted mean, since a variation of assessment value of merely \$5,000 can greatly influence the assessed to sale price ratio.

Regarding quality of assessment, it appears at first glance that both the COD and PRD are outside of acceptable range. However, further examination of the sample shows that two extreme outlying sales are affecting these statistical measures. The hypothetical removal of these would have no effect on the median (it remains at 100%), but would dramatically reduce the coefficient of dispersion to 12.97 and lower the price-related differential to 103.18. Both would be well within their respective recommended parameters.

Final review of the statistical profile indicates that no significant subclass of commercial property is outside of recommended range. Therefore, it is believed that based on the above information and knowledge of the County's assessment practices, Kimball County is in compliance with both level of value and quality of assessment for the commercial property class.

**2010 Correlation Section
for Kimball 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:Kimball County's sales qualification procedures for commercial property to ensure that all arms'-length transactions are included in the sales file are a reiteration of those described in the residential correlation section: a questionnaire is mailed to all buyers of the three classes of real property. The County's estimate for the rate of return of the questionnaires is around 60 to 70%. In the case of non-returned questionnaires, the Assessor's office then attempts to contact either the seller or the realtor involved in the transaction. Since the County is small, personal knowledge of the Assessor and her staff is used to further enhance the qualification process. Any changing market influences are noted on the sales study spreadsheet, and the appropriate record cards.

**2010 Correlation Section
for Kimball 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	100	103	110

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

	COD	PRD
R&O Statistics	21.63	107.57

COMMERCIAL: From a cursory glance of the two quality of assessment statistics, it appears that both the COD and PRD are outside of acceptable range. However, further examination of the sample shows that two extreme outlying sales (Bk 71, Pg 265 and Bk 62, Pg 489--both are also low-dollar sales) are affecting these statistical measures. The hypothetical removal of these would have no effect on the median (it remains at 100%), but would dramatically reduce the coefficient of dispersion to 12.97 and lower the price-related differential to 103.18. Both would be well within their respective recommended parameters.

2010 Assessment Actions for Kimball County

taken to address the following property classes/subclasses:

Agricultural

For assessment year 2010, the County completed pick-up work and is in the process of physically inspecting all rural improvements. A sales study was conducted, and a review of the current market indicated that adjustments to the land classes needed to be made in three of the four market areas to closer match 75% of the market.

In Market Area 1, both dry and grass land values were raised; Market Area 2 had an increase in dry values and CRP values were decreased; only the dry values needed to be increased in Market Area 3; No adjustments were made to land values in agricultural Market Area 4.

2010 Assessment Survey for Kimball County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	The Assessor and his staff.
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	Yes, the County has recognized four unique market area/valuation groupings for the agricultural property class.
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.
	A committee consisting of farmers, County Commissioners and the Assessor physically toured the County, and coupled with the use of soil maps, developed and implemented the specific four market areas.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	Primarily soils, topography and geographic location.
3.	Agricultural land:
a.	How is agricultural land defined in this county?
	<p>Agricultural land is defined statutorily by §77-1359 and §77-1363 (as well as by Regulation 11.002.01H). Further, the Assessor has developed the following indicators to determine whether or not land is primarily used as agricultural land:</p> <p>Non-agricultural:</p> <ol style="list-style-type: none"> 1. Farm income is not generated. 2. No participation in FSA programs. 3. No farm insurance program. 4. Majority of land use is for wildlife habitat. 5. Little or no specialized ag land equipment on personal property tax schedule. <p>Documents that could be provided as proof of agricultural use for a particular parcel:</p> <ol style="list-style-type: none"> 1. 1040F Tax Form. 2. Papers from FSA office. 3. Insurance policy. 4. Personal Property tax schedule. 5. Livestock inventory on land and duration of time on land. 6. Lease agreements.
b.	When is it agricultural land, when is it residential, when is it recreational?
	Agricultural and residential land is identified by use—the Assessor has not found a recreational use within her County.

c.	Are these definitions in writing?
	Yes, for agricultural and rural residential use.
d.	What are the recognized differences?
	The primary use of the parcel.
e.	How are rural home sites valued?
	There is a standard value for the first acre (home site) and the second acre (farm site).
f.	Are rural home sites valued the same as rural residential home sites? If not, explain.
	Yes
g.	Are all rural home sites valued the same or are market differences recognized?
	Yes, they are valued the same.
h.	What are the recognized differences?
	There are no recognized differences.
4.	What is the status of the soil conversion from the alpha to numeric notation?
	The County implemented both a new soil survey and the soil conversion in assessment year 2009.
a.	Are land capability groupings (LCG's) used to determine assessed value?
	Yes in conjunction with (b)
b.	What other land characteristics or analysis are/is used to determine assessed values?
	Land use—irrigated, dry, CRP, grass, waste
5.	Is land use updated annually?
	This was done in 2007-2009. CRP is checked annually.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection, FSA maps and GIS.
6.	Is there agricultural land in the County that has a non-agricultural influence?
	No
a.	How is the County developing the value for non-agricultural influences?
	N/A
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology?
	N/A
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes, it is required statutorily.
b.	By Whom?
	The Assessor and her staff.
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?
	Yes
d.	Is the pickup work process the same for the land as for the improvements?
	Yes

8.	What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	The County is working on the rural improvement review currently.
a.	Does the County maintain a tracking process?
	Yes, maps are colored “in” to indicate the areas that have been reviewed.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Any subclass that has not been inspected and reviewed that is outside of acceptable range is percentage adjusted to bring it into compliance.

Proportionality Among Study Years

The following tables represent the distribution of sales among each year of the study period in the original sales file, the sales that were added to each area, and the resulting proportionality.

Preliminary Results:

Study Year	County	Area 1	Area 2	Area 3	Area 4
7/1/06 - 6/30/07	25	9	7	6	3
7/1/07 - 6/30/08	24	8	7	5	4
7/1/08 - 6/30/09	22	6	9	5	2
Totals	71	23	23	16	9

Added Sales:

Study Year	Total	Mkt 1	Mkt 2	Mkt 3	Mkt 4
7/1/06 - 6/30/07	0	0	0	0	0
7/1/07 - 6/30/08	0	0	0	0	0
7/1/08 - 6/30/09	3	0	0	2	1
Totals	3			2	1

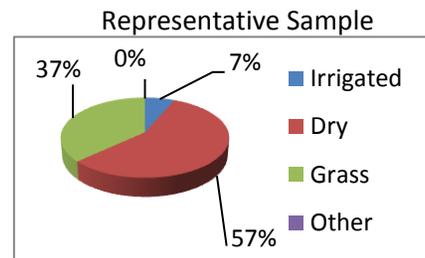
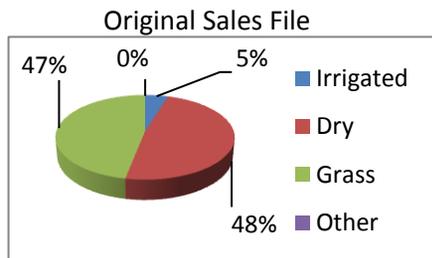
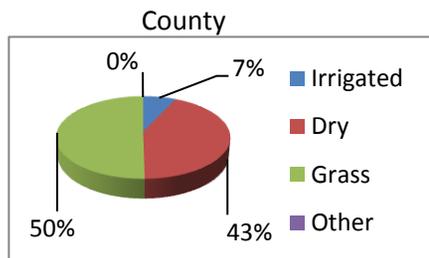
Final Results:

Study Year	County	Area 1	Area 2	Area 3	Area 4
7/1/06 - 6/30/07	25	9	7	6	3
7/1/07 - 6/30/08	24	8	7	5	4
7/1/08 - 6/30/09	25	6	9	7	3
Totals	74	23	23	18	10

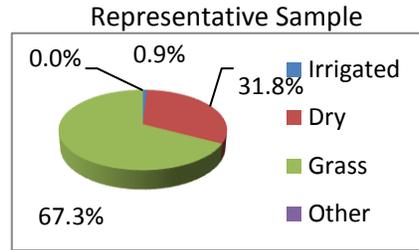
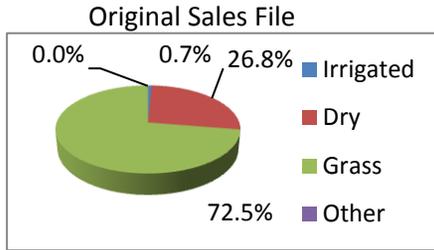
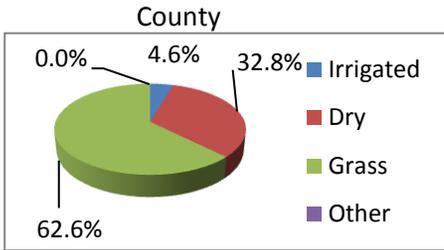
Representativeness by Majority Land Use

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.

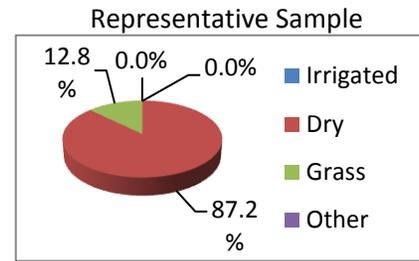
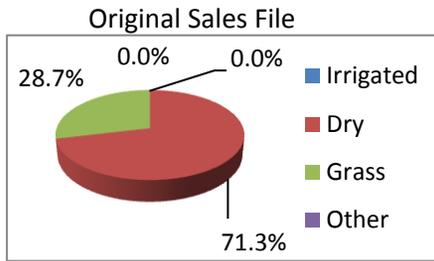
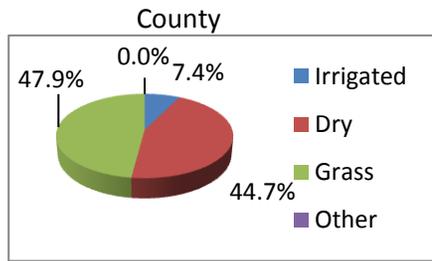
	Entire County		
	county	sales file	Sample
Irrigated	7%	5%	7%
Dry	43%	48%	57%
Grass	50%	47%	37%
Other	0%	0%	0%



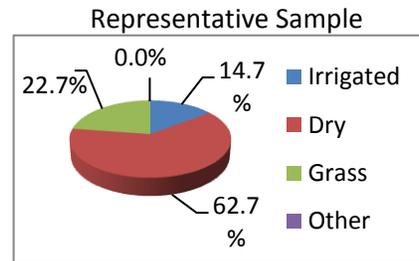
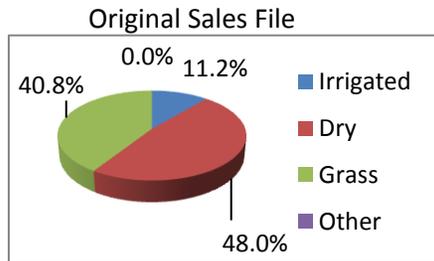
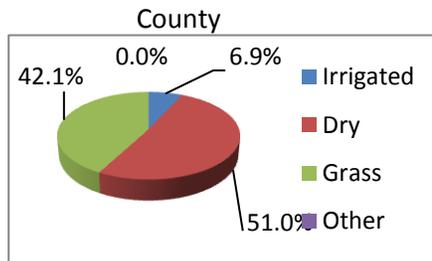
Mkt Area 1			
	county	sales file	sample
Irrigated	5%	1%	1%
Dry	33%	27%	32%
Grass	63%	72%	67%
Other	0%	0%	0%



Mkt Area 2			
	county	sales file	sample
Irrigated	7%	0%	0%
Dry	45%	71%	87%
Grass	48%	29%	13%
Other	0%	0%	0%

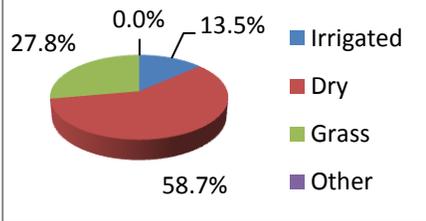


Mkt Area 3			
	county	sales file	sample
Irrigated	7%	11%	15%
Dry	51%	48%	63%
Grass	42%	41%	23%
Other	0%	0%	0%

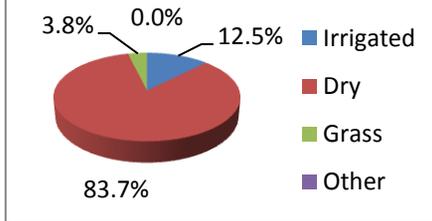


Mkt Area 4			
	county	sales file	sample
Irrigated	14%	13%	17%
Dry	59%	84%	75%
Grass	28%	4%	8%
Other	0%	0%	0%

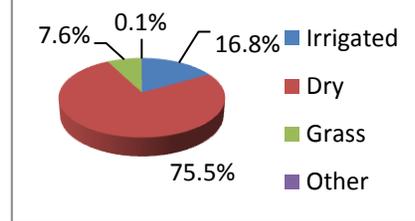
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2	Mrkt Area 3	Mrkt Area 4
Number of Sales - Original Sales File	71	23	23	16	9
Number of Sales - Expanded Sample	74	23	23	18	10
Total Number of Acres Added	1298	0	0	664	634

Ratio Study

Final Statistics

Preliminary Statistics

County # sales	74	Final Statistics				Preliminary Statistics			
		Median	73%	AAD	14.07%	Median	70%	AAD	13.91%
		Mean	79%	COD	19.27%	Mean	73%	COD	19.85%
		W. Mean	80%	PRD	97.98%	W. Mean	66%	PRD	111.60%

Market Area 1 # sales	23	Final Statistics				Preliminary Statistics			
		Median	72%	AAD	16.97%	Median	63%	AAD	15.70%
		Mean	83%	COD	23.42%	Mean	69%	COD	24.80%
		W. Mean	79%	PRD	105.48%	W. Mean	64%	PRD	107.87%

Market Area 2 # sales	23	Final Statistics				Preliminary Statistics			
		Median	73%	AAD	16.41%	Median	74%	AAD	17.19%
		Mean	77%	COD	22.41%	Mean	76%	COD	23.39%
		W. Mean	71%	PRD	108.40%	W. Mean	69%	PRD	110.26%

Market Area 3 # sales	18	Final Statistics				Preliminary Statistics			
		Median	73%	AAD	10.84%	Median	70%	AAD	10.87%
		Mean	76%	COD	14.91%	Mean	73%	COD	15.54%
		W. Mean	77%	PRD	98.56%	W. Mean	74%	PRD	97.85%

Market Area 4 # sales	10	Final Statistics				Preliminary Statistics			
		Median	75%	AAD	7.86%	Median	75%	AAD	7.75%
		Mean	77%	COD	10.43%	Mean	77%	COD	10.27%
		W. Mean	77%	PRD	99.68%	W. Mean	77%	PRD	99.73%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	23	72.43%	5	72.10%
Mkt Area 1	0	N/A	6	72.22%	3	72.10%
Mkt Area 2	0	N/A	10	74.74%	1	56.91%
Mkt Area 3	0	N/A	3	75.13%	0	N/A
Mkt Area 4	0	N/A	4	73.18%	1	86.18%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	4	77.27%	30	73.33%	9	72.10%
Mkt Area 1	0	N/A	7	72.43%	6	74.05%
Mkt Area 2	0	N/A	11	74.22%	1	56.91%
Mkt Area 3	2	77.27%	6	73.90%	1	58.77%
Mkt Area 4	2	72.56%	6	72.46%	1	86.18%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Kimball County

Agricultural Land

I. Correlation

The level of value for agricultural land in Kimball County, as determined by the PTA is 73%. The mathematically calculated median is 73%.

AGRICULTURAL LAND:

Regarding the “Proportionality Among Study Years,” and “Representativeness by Majority Land Use” analyses, the tables and graphs that accompany this correlation section will show that for the 2010 study period, Kimball County originally had seventy-seven qualified sales within its four market areas. The number of sales per market area can be broken down as follows: Area 1 had twenty-three qualified sales, Area 2 also had twenty-three qualified sales, Area 3 originally had twenty-two qualified sales, and Area 4 had nine sales. From a proportionality standpoint, it was determined that of the thirty-one sales that occurred within the first year of the study period, the twenty-four that fell within the second year and the twenty-two that existed in the latest year of the study, it would be impossible to eliminate the time bias inherent in the first year of the study—even by attempting to incorporate comparable sales from counties contiguous to Kimball County. Part of the problem stems from the fact that the western county line borders Wyoming and the southern county line borders Colorado.

Further complicating this issue is the lack of comparability between the irrigated, dry and grass classifications between Kimball and Cheyenne Counties. The land breakdown (2009 Abstract) for Cheyenne County is approximately 8% irrigated, 56% dry and roughly 36% grass. Kimball’s land breakdown (2009 Abstract) consists of roughly 7% irrigated, 43% dry and 50% grass. Of these three land classes, it must be noted that the majority of Cheyenne County’s irrigated, dry and grass land classifications lie within the highest Land Capability Groups: 84% of Cheyenne’s irrigated acres are found in the three highest LCG’s within the County—whereas Kimball’s irrigated acres in the highest LCG’s constitute merely 58% of the highest LCG’s. Likewise 85% of Cheyenne’s dry acres are found in the three highest Land Capability Groups—contrasted to only 44% of Kimball’s dry acres found in similar LCG’s. Finally, the grass acres in Cheyenne County have 32% in the top three LCG’s, compared to Kimball’s 18% grass in the top LCG categories. Further, it should be noted that Kimball County has the largest number of CRP acres in the Panhandle. Therefore, incorporating sales from Cheyenne County would not be a viable option, since the composition of the sales would not be comparable.

Thus, the Assessor and liaison agreed to remove five sales from Area 3 to mitigate the possible time bias occurring with the majority of sales within the first year of the sales study (the original composition of the three years in this market area was twelve sales in the first year, five sales in the second and five in the third). This was done via the RANDBETWEEN function in Excel. Further, one sale was removed in the first year (in Area 3) due to it being substantially changed.

2010 Correlation Section

For Kimball County

It was further discovered that there were not enough comparable sales in adjoining Banner County that could be incorporated into Kimball's sales file. Three comparable sales were used from adjoining Banner County and of these, two were incorporated into Area 3 (since these occurred during the third or latest year of the sales study), and one was incorporated into Area 4 (this sale fell within the latest time period of the study—July 1, 2008 to June 30, 2009).

From a proportionality standpoint of sales within each year, three of the four market areas are relatively balanced within 10%--the exception is Area 1. The final count within the County has twenty-five sales in the first year, twenty-four years in the second year, and twenty-five sales in the latest year. Therefore, three areas and the County overall are reasonably proportionate among the study years.

However, since there was such a dearth of usable comparable sales, this hampered the ability to balance the specific land classes by "Majority Land Use." Thus, overall the sample is heavier with dry sales compared to the population (57% versus 43%) and is under-represented in the grass classification (sample 37% versus population 50%). Irrigated sales are balanced at 7%. By market area, it should be noted that only Area 1 exhibits relative representativeness by Majority Land Use: County grass constitutes 63% of the population, and the sample grass is comprised of 67% grass (a difference of roughly 4%); County dry versus sample dry differs by 1% (33% versus 32%, respectively); irrigated differs by roughly 4%, with the sample being under-represented in the irrigated class of land. The remaining market areas are not representative my Majority Land Use.

The overall statistical profile for Kimball County indicates a median of 73%, a mean of 79% and a weighted mean of 80%. Only the median measure of central tendency is within recommended range. The COD is at 19.27 and the PRD is 97.98 (98 rounded). Both measures of assessment uniformity are within their respective recommended levels, and indicate good assessment uniformity for land within Kimball County. 95% Majority Land Use reveals twenty-three dry sales with a median level of 72%, and five grass sales with a median of 72%.

By market area, Area 1 consists of twenty-three sales that produce a median of 72%, a mean of 83% and a weighted mean of 79%. The coefficient of dispersion is 23.42 and the PRD is 105.48. There are six 95% MLU dry sales with a median of 72% and three grass sales with a median of 72%. Area 2 is comprised of twenty-three sales and these indicate a median of 73%, a mean of 77% and a weighted mean of 71%. The COD is 22.41 and the PRD is 108.40. There are ten 95%MLU dry sales with a median of 75% (rounded), and only one grass sale. Area 3 has eighteen sales and exhibits a median of 73%, a mean of 76% and a weighted mean of 77%. The COD is 14.91 and the PRD is 98.56. There are only three 95%MLU dry sales with a median of 75%. Finally, Area 4 is comprised of ten sales and has a median of 75%, and a mean and weighted mean both at 77%. The coefficient of dispersion is 10.43 and the PRD is 99.68. There are four 95%MLU dry sales with a median of 73%, and only one 95% MLU grass sale.

Overall, Kimball County has met the requirements for the level of value for agricultural land, and for overall assessment uniformity. This level of value requirement has also been met for each of the individual market areas.

2010 Correlation Section

For Kimball County

II. Analysis of Sales Verification

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

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

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

AGRICULTURAL LAND:

A review of Kimball County's qualification and review process notes that all purchasers of residential, commercial and agricultural parcels within the County receive a mailed questionnaire. The estimated return-rate of these is approximately 60-70%. For those questionnaires not returned, an attempt is then made to contact either the seller or the realtor involved with the sale transaction. The Assessor also uses her own and her staff's personal knowledge to assist in the process of sales qualification. Any changing market influences are noted on the sales study spreadsheet, and the appropriate record cards.

2010 Correlation Section

For Kimball 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	73%	80%	79%

2010 Correlation Section

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

	COD	PRD
R&O Statistics	19.27	97.98

AGRICULTURAL LAND:

Both measures of assessment quality are within their recommended ranges, and indicate that overall, agricultural land is uniformly assessed within Kimball County.

Total Real Property Sum Lines 17, 25, & 30	Records : 4,839	Value : 396,571,540	Growth 6,201,393	Sum Lines 17, 25, & 41
--	------------------------	----------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	142	553,795	20	128,290	28	230,020	190	912,105	
02. Res Improve Land	1,284	7,832,665	63	714,565	194	3,080,941	1,541	11,628,171	
03. Res Improvements	1,352	66,891,795	70	5,002,637	229	16,835,282	1,651	88,729,714	
04. Res Total	1,494	75,278,255	90	5,845,492	257	20,146,243	1,841	101,269,990	800,642
% of Res Total	81.15	74.33	4.89	5.77	13.96	19.89	38.05	25.54	12.91
05. Com UnImp Land	58	371,708	5	36,805	20	171,150	83	579,663	
06. Com Improve Land	338	3,111,108	7	140,040	87	644,470	432	3,895,618	
07. Com Improvements	338	21,085,800	7	724,789	87	3,376,355	432	25,186,944	
08. Com Total	396	24,568,616	12	901,634	107	4,191,975	515	29,662,225	174,993
% of Com Total	76.89	82.83	2.33	3.04	20.78	14.13	10.64	7.48	2.82
09. Ind UnImp Land	0	0	0	0	1	110,650	1	110,650	
10. Ind Improve Land	5	122,945	1	15,245	2	99,540	8	237,730	
11. Ind Improvements	5	1,202,870	1	92,505	2	32,727,645	8	34,023,020	
12. Ind Total	5	1,325,815	1	107,750	3	32,937,835	9	34,371,400	1,487,300
% of Ind Total	55.56	3.86	11.11	0.31	33.33	95.83	0.19	8.67	23.98
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	1,494	75,278,255	90	5,845,492	257	20,146,243	1,841	101,269,990	800,642
% of Res & Rec Total	81.15	74.33	4.89	5.77	13.96	19.89	38.05	25.54	12.91
Com & Ind Total	401	25,894,431	13	1,009,384	110	37,129,810	524	64,033,625	1,662,293
% of Com & Ind Total	76.53	40.44	2.48	1.58	20.99	57.98	10.83	16.15	26.81
17. Taxable Total	1,895	101,172,686	103	6,854,876	367	57,276,053	2,365	165,303,615	2,462,935
% of Taxable Total	80.13	61.20	4.36	4.15	15.52	34.65	48.87	41.68	39.72

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	1	26,398	1,596,571	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	1	26,398	1,596,571
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	26,398	1,596,571

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	238	59,873,155	238	59,873,155	2,658,310
24. Non-Producing	0	0	0	0	278	139,196	278	139,196	0
25. Total	0	0	0	0	516	60,012,351	516	60,012,351	2,658,310

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	117	33	329	479

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	3	85,365	1,441	104,415,780	1,444	104,501,145
28. Ag-Improved Land	2	0	2	69,850	510	44,092,930	514	44,162,780
29. Ag Improvements	2	9,440	2	54,820	510	22,527,389	514	22,591,649
30. Ag Total							1,958	171,255,574

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	1	1.00	5,465	
33. HomeSite Improvements	0	0.00	0	1	0.00	51,025	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	1.01	220	
36. FarmSite Improv Land	0	0.00	0	2	2.04	450	
37. FarmSite Improvements	2	0.00	9,440	2	0.00	3,795	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	3	5.37	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	50	60.00	300,860	50	60.00	300,860	
32. HomeSite Improv Land	219	265.54	1,390,435	220	266.54	1,395,900	
33. HomeSite Improvements	227	0.00	14,187,027	228	0.00	14,238,052	0
34. HomeSite Total				278	326.54	15,934,812	
35. FarmSite UnImp Land	61	163.55	76,710	62	164.56	76,930	
36. FarmSite Improv Land	417	2,156.69	656,705	419	2,158.73	657,155	
37. FarmSite Improvements	502	0.00	8,340,362	506	0.00	8,353,597	1,080,148
38. FarmSite Total				568	2,323.29	9,087,682	
39. Road & Ditches	1,387	5,296.73	0	1,390	5,302.10	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				846	7,951.93	25,022,494	1,080,148

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	863.16	8.31%	630,105	11.57%	730.00
47. 2A1	3,445.09	33.17%	2,359,890	43.34%	685.00
48. 2A	2,015.40	19.40%	1,088,320	19.99%	540.00
49. 3A1	309.92	2.98%	153,405	2.82%	494.98
50. 3A	681.64	6.56%	259,025	4.76%	380.00
51. 4A1	2,730.81	26.29%	860,190	15.80%	314.99
52. 4A	341.38	3.29%	93,870	1.72%	274.97
53. Total	10,387.40	100.00%	5,444,805	100.00%	524.17
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	6,704.41	8.69%	2,111,910	11.74%	315.00
56. 2D1	7,032.10	9.12%	1,933,815	10.75%	275.00
57. 2D	19,854.76	25.74%	5,360,770	29.79%	270.00
58. 3D1	9,838.88	12.76%	2,213,730	12.30%	225.00
59. 3D	677.55	0.88%	135,515	0.75%	200.01
60. 4D1	25,440.71	32.98%	4,833,750	26.86%	190.00
61. 4D	7,586.98	9.84%	1,403,565	7.80%	185.00
62. Total	77,135.39	100.00%	17,993,055	100.00%	233.27
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,942.20	2.78%	1,282,665	4.22%	325.37
65. 2G1	9,731.68	6.86%	2,881,125	9.47%	296.06
66. 2G	14,319.27	10.09%	3,898,980	12.82%	272.29
67. 3G1	7,525.53	5.30%	1,761,795	5.79%	234.11
68. 3G	7,989.05	5.63%	1,618,895	5.32%	202.64
69. 4G1	46,881.04	33.02%	9,235,410	30.37%	197.00
70. 4G	51,575.02	36.33%	9,730,810	32.00%	188.67
71. Total	141,963.79	100.00%	30,409,680	100.00%	214.21
Irrigated Total					
Irrigated Total	10,387.40	4.53%	5,444,805	10.11%	524.17
Dry Total					
Dry Total	77,135.39	33.61%	17,993,055	33.41%	233.27
Grass Total					
Grass Total	141,963.79	61.86%	30,409,680	56.47%	214.21
Waste					
Waste	0.00	0.00%	0	0.00%	0.00
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total					
Market Area Total	229,486.58	100.00%	53,847,540	100.00%	234.64

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,939.28	13.87%	1,493,240	19.65%	770.00
47. 2A1	4,193.54	29.99%	2,914,430	38.34%	694.98
48. 2A	1,785.33	12.77%	1,026,540	13.51%	574.99
49. 3A1	818.24	5.85%	405,015	5.33%	494.98
50. 3A	1,016.05	7.27%	391,160	5.15%	384.98
51. 4A1	3,188.93	22.81%	1,084,215	14.26%	339.99
52. 4A	1,039.92	7.44%	285,985	3.76%	275.01
53. Total	13,981.29	100.00%	7,600,585	100.00%	543.63
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	1,289.07	1.54%	386,695	2.13%	299.98
56. 2D1	8,542.32	10.22%	2,391,850	13.19%	280.00
57. 2D	15,637.26	18.71%	3,987,430	21.99%	255.00
58. 3D1	21,744.21	26.01%	5,327,290	29.38%	245.00
59. 3D	937.55	1.12%	187,505	1.03%	199.99
60. 4D1	23,692.98	28.34%	4,027,755	22.22%	170.00
61. 4D	11,747.83	14.05%	1,820,900	10.04%	155.00
62. Total	83,591.22	100.00%	18,129,425	100.00%	216.88
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	564.31	0.63%	156,110	0.93%	276.64
65. 2G1	4,118.64	4.57%	1,064,420	6.31%	258.44
66. 2G	5,676.85	6.30%	1,539,570	9.13%	271.20
67. 3G1	5,836.06	6.47%	1,351,050	8.01%	231.50
68. 3G	8,227.16	9.13%	1,658,180	9.83%	201.55
69. 4G1	30,800.49	34.17%	5,382,825	31.92%	174.76
70. 4G	34,917.34	38.74%	5,713,430	33.88%	163.63
71. Total	90,140.85	100.00%	16,865,585	100.00%	187.10
Irrigated Total					
Irrigated Total	13,981.29	7.45%	7,600,585	17.84%	543.63
Dry Total					
Dry Total	83,591.22	44.53%	18,129,425	42.56%	216.88
Grass Total					
Grass Total	90,140.85	48.02%	16,865,585	39.59%	187.10
Waste					
Waste	0.00	0.00%	0	0.00%	0.00
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total					
Market Area Total	187,713.36	100.00%	42,595,595	100.00%	226.92

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	643.97	9.17%	779,195	12.19%	1,209.99
47. 2A1	1,807.81	25.75%	1,907,240	29.84%	1,055.00
48. 2A	1,760.89	25.09%	1,672,850	26.17%	950.00
49. 3A1	213.74	3.04%	191,300	2.99%	895.01
50. 3A	463.54	6.60%	389,375	6.09%	840.00
51. 4A1	2,019.58	28.77%	1,383,380	21.64%	684.98
52. 4A	109.95	1.57%	69,260	1.08%	629.92
53. Total	7,019.48	100.00%	6,392,600	100.00%	910.69
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	5,078.67	9.86%	1,650,535	14.58%	324.99
56. 2D1	4,295.78	8.34%	1,181,325	10.44%	275.00
57. 2D	18,414.76	35.74%	4,235,350	37.42%	230.00
58. 3D1	2,310.09	4.48%	496,670	4.39%	215.00
59. 3D	990.52	1.92%	198,110	1.75%	200.01
60. 4D1	19,050.36	36.97%	3,333,815	29.46%	175.00
61. 4D	1,386.54	2.69%	221,860	1.96%	160.01
62. Total	51,526.72	100.00%	11,317,665	100.00%	219.65
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,286.76	3.06%	449,115	5.37%	349.03
65. 2G1	3,144.52	7.48%	1,005,770	12.03%	319.85
66. 2G	7,315.05	17.39%	2,137,470	25.57%	292.20
67. 3G1	2,649.82	6.30%	562,420	6.73%	212.25
68. 3G	1,975.29	4.70%	365,410	4.37%	184.99
69. 4G1	15,797.81	37.55%	2,454,200	29.36%	155.35
70. 4G	9,896.56	23.53%	1,383,625	16.55%	139.81
71. Total	42,065.81	100.00%	8,358,010	100.00%	198.69
Irrigated Total					
Irrigated Total	7,019.48	6.98%	6,392,600	24.52%	910.69
Dry Total					
Dry Total	51,526.72	51.21%	11,317,665	43.42%	219.65
Grass Total					
Grass Total	42,065.81	41.81%	8,358,010	32.06%	198.69
Waste					
Waste	0.00	0.00%	0	0.00%	0.00
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	100,612.01	100.00%	26,068,275	100.00%	259.10

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	1,206.88	12.65%	1,448,250	16.44%	1,200.00
47. 2A1	648.11	6.79%	712,915	8.09%	1,099.99
48. 2A	3,259.39	34.15%	3,096,375	35.15%	949.99
49. 3A1	39.79	0.42%	34,820	0.40%	875.09
50. 3A	575.59	6.03%	489,250	5.55%	850.00
51. 4A1	3,336.04	34.96%	2,668,790	30.30%	799.99
52. 4A	478.00	5.01%	358,485	4.07%	749.97
53. Total	9,543.80	100.00%	8,808,885	100.00%	923.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	6,967.34	16.82%	2,647,605	23.25%	380.00
56. 2D1	3,575.11	8.63%	1,251,265	10.99%	349.99
57. 2D	13,422.82	32.40%	4,026,840	35.36%	300.00
58. 3D1	1,648.59	3.98%	412,150	3.62%	250.00
59. 3D	1,138.57	2.75%	267,555	2.35%	234.99
60. 4D1	13,564.64	32.74%	2,577,270	22.63%	190.00
61. 4D	1,110.71	2.68%	205,465	1.80%	184.99
62. Total	41,427.78	100.00%	11,388,150	100.00%	274.89
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	495.78	2.53%	183,380	5.20%	369.88
65. 2G1	367.99	1.87%	131,435	3.73%	357.17
66. 2G	1,734.16	8.83%	511,955	14.53%	295.22
67. 3G1	289.58	1.48%	64,530	1.83%	222.84
68. 3G	866.16	4.41%	168,960	4.79%	195.07
69. 4G1	6,307.95	32.13%	1,014,110	28.77%	160.77
70. 4G	9,570.50	48.75%	1,450,265	41.15%	151.53
71. Total	19,632.12	100.00%	3,524,635	100.00%	179.53
Irrigated Total					
Irrigated Total	9,543.80	13.52%	8,808,885	37.13%	923.00
Dry Total					
Dry Total	41,427.78	58.68%	11,388,150	48.01%	274.89
Grass Total					
Grass Total	19,632.12	27.81%	3,524,635	14.86%	179.53
Waste	0.00	0.00%	0	0.00%	0.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	70,603.70	100.00%	23,721,670	100.00%	335.98

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	51.02	35,455	40,880.95	28,211,420	40,931.97	28,246,875
77. Dry Land	0.00	0	38.08	8,745	253,643.03	58,819,550	253,681.11	58,828,295
78. Grass	0.00	0	612.20	104,880	293,190.37	59,053,030	293,802.57	59,157,910
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	701.30	149,080	587,714.35	146,084,000	588,415.65	146,233,080

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	40,931.97	6.96%	28,246,875	19.32%	690.09
Dry Land	253,681.11	43.11%	58,828,295	40.23%	231.90
Grass	293,802.57	49.93%	59,157,910	40.45%	201.35
Waste	0.00	0.00%	0	0.00%	0.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	588,415.65	100.00%	146,233,080	100.00%	248.52

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

53 Kimball

	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	100,400,251	101,269,990	869,739	0.87%	800,642	0.07%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	15,315,348	15,934,812	619,464	4.04%	0	4.04%
04. Total Residential (sum lines 1-3)	115,715,599	117,204,802	1,489,203	1.29%	800,642	0.60%
05. Commercial	29,514,477	29,662,225	147,748	0.50%	174,993	-0.09%
06. Industrial	32,967,385	34,371,400	1,404,015	4.26%	1,487,300	-0.25%
07. Ag-Farmsite Land, Outbuildings	8,686,793	9,087,682	400,889	4.61%	1,080,148	-7.82%
08. Minerals	70,874,196	60,012,351	-10,861,845	-15.33	2,658,310	-19.08
09. Total Commercial (sum lines 5-8)	142,042,851	133,133,658	-8,909,193	-6.27%	5,400,751	-10.07%
10. Total Non-Agland Real Property	257,758,450	250,338,460	-7,419,990	-2.88%	6,201,393	-5.28%
11. Irrigated	28,410,690	28,246,875	-163,815	-0.58%		
12. Dryland	52,174,370	58,828,295	6,653,925	12.75%		
13. Grassland	56,160,730	59,157,910	2,997,180	5.34%		
14. Wasteland	0	0	0			
15. Other Agland	0	0	0			
16. Total Agricultural Land	136,745,790	146,233,080	9,487,290	6.94%		
17. Total Value of all Real Property (Locally Assessed)	394,504,240	396,571,540	2,067,300	0.52%	6,201,393	-1.05%

2009 Plan of Assessment for Kimball County
Assessment Years 2010 and 2,011 and 2,012
Date: June 15, 2009
AMENDED – October 22, 2009

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 of each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes or 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 and shall be at its actual value when the land is disqualified for special valuation under 77-1347.

Reference, Neb Rev. Stat. 77-201 (R.S. Supp 2006).

General Description of Real Property in Kimball County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1917	39.5%	25%
Commercial	440	9.0%	7%
Industrial	9	.5%	8%
Recreational	0		
Minerals	520	10.5%	21%
Agricultural	1964	40.5%	39%

Agricultural land – taxable acres 588,553.410

Other pertinent facts: 38% of Kimball County is agricultural and of that 21% is irrigated land, 38% is dry land, 41% is grassland and 0% is waste land.

New Property: For assessment year 2009, an estimated 50 building permits, 23 information statements were filed and 344 other checks. The other consists of check backs, new improvements not reported, drive by’s, neighbors reporting neighbors. We have very little reporting by the taxpayers.

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

Current Resources

A. Staff/Budget/Training

- Assessor – Alice Ryschon
- Deputy Assessor – Fran Janicek
- Full-time employees – Sherry Winstrom
- Linda Gunderson
- Wiletha Bell

Deputy Fran Janicek does the real estate transfers, sales verification process, answers the phone, computer work and waits the counter. Fran helps with the administrative job of the Assessor and everything else that is asked of her.

The process of doing real estate transfers is the job of the Kimball County Deputy Assessor. Because of doing all the steps above, this is a full time job for her. This duty does not allow her extra time to help in the appraisal projects.

Clerk Sherry Winstrom manages the review process. She is in charge of organizing the work. She is the main person and does the physical inspections with the help of Linda and Wiletha. Sherry also manages the annual pickup work and everything else that is asked of her. Sherry is also the manager of the Oil

and Gas Properties. With the retirement of Sallie Mihalek, Sherry has taken on the GIS maps. Sallie trained her prior to leaving and with the help of GIS Workshop, she has done very well.

Clerk Sallie Mihalek has terminated her job with us and moved to Wyoming with husband.

Clerk Wiletha Bell 'Willie B' manages the personal property assessments of commercial and agricultural. Willie B works with the appraisal cards keeping the information current and addresses corrected. She also sends out homestead information and keeps the exemptions coming in and organized. Wiletha also does everything else that is asked of her.

Linda Gunderson was a part time employee when she worked for the County Clerk. I hired Linda now as a full time employee. Linda will be helping with the review and pickup work with Sherry. Linda took very little training, just refreshing was needed.

The staff has been well trained to do their job. The Deputy has received training from IAAO, the PAT, Annual Workshops, NACO Workshops, etc. The Clerks have received training from PAT, Marshall and Swift Training, etc.

For 2008-2009 the Assessor's and the Reappraisal budget request was \$185,941 and the adopted budget was \$179,941.

B. Cadastral Maps accuracy/condition, other land use maps, aerial photos

Cadastral Maps and aerial photos are kept up to date whenever a transfer is done. They are very accurate. We have the GIS system that will provide us a great deal of information.

C. Property Record Cards

Our property record cards are kept current. The appraisal file contains:

- Owner's name,
- Address,
- Legal description.
- Parcel identification number,
- Cadastral map number
- Taxing district
- School district
- Amenities
- Past valuation broke down to primary, secondary, land and total
- current valuation broke down to primary, secondary, land and total
- A summary sheet with a correlation statement. This sheet contains depreciation, replacement costs, final valuations for home and outbuildings. Attached to this is the CAMA replacement cost.
- a current sketch of the home
- Photos of the front of the home, back of the home, garages, outbuildings.
- Typed written notes concerning inspections

D. Software for CAMA, Assessment Administration, GIS

- MIPS/County Solutions provide the CAMA and Assessment Administration
- GIS Workshop provides the GIS programming and support

E. Web based – property record information access

A contract has been signed as of October 19, 2009, with GIS Workshop for a web site for Kimball County.

Current Assessment Procedures for Real Property

- A. Discover, List and Inventory all property
- B. Data Collection

Real Estate Transfers being recorded in this office. Every transfer statement needs the following work done.

1. Update the Property card
2. Fill out the sheets that are sent in to the PAT along with the transfer statement.
3. Send out Data Confirmation sheets on all sales
4. Update the computer (County Solutions and CAMA)
5. Change the counter rolodex
6. Update the cadastral map
7. Update the cadastral card
8. Update the aerial map for rural
9. Update the label information
10. Inform the Treasurer's Office on landfill changes
11. Update Counter Book
12. Update Sales Book
13. Update GIS maps
14. Inform SPNRD on irrigated land sales

The process of doing real estate transfers is the job of the Kimball County Deputy Assessor. Because of doing all the steps above, this is a full time job for her. This duty does not allow her extra time to help in the appraisal projects.

History of real estate transfers:

- 2001 - 344
- 2002 - 406
- 2003 - 406
- 2004 - 413
- 2005 - 460
- 2006 - 356
- 2007 - 419

2008 - 359
2009 – to date 156

Annual Pickup Work.

Along with the review work, we still do our annual pickup work. This work consists of:

1. Organizing cards, copying field sheets, notifying taxpayers of inspection times
2. Review what people have reported
3. Review what we have found by driving
4. Review the building permits
5. Review sold properties. We send out a questionnaire on all sales. We do calling on agricultural, commercial and residential sales if the questionnaire does not come back and the assessed value is substantially different from the selling price. This is also a small county and a lot of information is received from other taxpayers.

After completing the physical inspection during the annual pickup work, the office staff will place updated values on the properties for each year. This process begins around the last of August and will continue until finished. The annual pickup work will be completed around March 1 of each year. ***The additional work of reviewing all properties will be in conjunction with pickup work during this time.***

The review process is as follows:

- Postcards are sent to the property owner, telling them that we will be out and to please call the office for an appointment. If we do not hear from them, Willie B is calling to make an appointment and explains why we are doing the review. A team of 2, Sherry Winstrom and or Willie B and Linda Gunderson do the review. One person asks the questions while holding the card and one person does the writing, however they both do the inspection.
- Ninety-five percent (95%) of the time, the property owner takes the team through the entire property. They are checking our appraisal card to make sure the correct information is noted such as; room count, bathrooms/fixtures, etc. In the basement, we are checking for the correct finish and room count. If the basement has finish, they are making a determination if it is minimal or partition. They are re-measuring if the card appears to be different then what is there.
- More questions are asked about kitchen and or bathroom remodeling and when it was done.
- We are reviewing the kind of heating/cooling system in place, and if there has been any rewiring of electricity or if plumbing has been updated.
- Re-measuring will happen if the team looks at the sketch and sees something has been changed.

- Outside decks, patios and slabs are noted and re-sketched if different. Garage finishes are noted.
- If the property owner does not allow a tour of the home, the questions are still asked and recorded.
- A sheet with the above information is presented to the property owner for review, and then they are asked to review the sheet and sign and date it.
- Pictures are then taken of the front of the property, the back of the property, garages, decks or sheds.
- The information is then brought back to the office for finalization.
- The pictures are downloaded onto the computer and then matched to the property record card in CAMA
- A property record summary is typed and attached to the record card.
- The information is then checked with the appraisal card and changes are made to the card and to the record. CAMA is checked and corrections made and sketches redone if necessary. When sketching, they are trying to get the correct placement of house with outbuildings.

After all of the property has been physically inspected and information updated, a pilot study will be done on the sale properties before applying new depreciation to the remainder of the properties. New values will be sent to each taxpayer in Kimball County.

C. Review assessment sales ratio studies before assessment actions

The Assessment/Sales Ratio study is conducted every year after the final sales rosters are done. I, the Assessor have a spreadsheet program that enables me to stratify the properties into different neighbors and market areas. I study the sales and I work each area until I achieve the best level of value, COD and PRD that I can with percentage adjustments.

D. Approaches to Value

Because of the variety of sales that occur in Kimball County, I use the Market approach and the Cost approach together when doing a complete repricing. I use the most current cost manual which is available. I have used 9/2004 for the rural homes and will use this on my urban and suburban homes when the review is complete. The latest depreciation study, I did as of November 2004.

At this time, the income approach is not used by Kimball County.

Land market areas were determined years ago by the Commissioners and the Assessor appointing land owners to a board. We drove the county and looked at each sale and the current soil maps. The areas were determined with the land owners and commissioners. At this time there is no special value for agricultural land in Kimball County.

E. Reconciliation of Final Value and documentation and review the sales ratio studies

After the percentage adjustments or review of a neighborhood or market area are done, the statistics are again reviewed. The values must be in the middle of the range of value, and that the quality (COD and PRD) are the best possible.

F. Notices and Public Relations

Notices are sent out to the taxpayers May 31st of each year. In the notices, we send out the notice of valuation change, a letter to the taxpayer explaining the increases, a list of land sales and a list of home sales in the revalued area.

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

**2009 STATISTICS FOR
KIMBALL COUNTY BY CLASS**

PROPERTY CLASS	ASSESSMENT- SALES MEDIAN RATIO	COEFFICIENT OF DISPERSION(COD)	PRICE RELATED DIFFERENTIAL (PRD)
RESIDENTIAL	97.00	9.23	100.91
COMMERCIAL	98.00	12.99	99.86
AGRICULTURAL	73.00	20.05	105.02

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

Assessment Actions Completed for Assessment Year 2009:

Residential Property:

Pickup work was completed for this term. The real estate sales will continue to be monitored for the median level. In between times that all property is reviewed, percentage adjustments will be used to maintain the median level of value. Ratio studies will be conducted each year for each class and subclass of properties. Subclasses of properties will be monitored more closely and additional adjustments made.

We send out questionnaires on every sale to try to gather information concerning the sale.

Commercial Property:

The review work was completed for commercial property in Kimball County. All commercial property has been revalued. Jerry Knoche inspected and valued the operating grain elevators and Sherry Winstrom and I worked with Paul Whiting to do a complete valuation of Clean Harbors for 2009.

Pickup work was continued for this term. The real estate sales will continue to be monitored for the median level.

We send out questionnaires on every sale to try to gather information concerning the sale.

Agricultural Land:

Sallie finished drawing on the land uses and the new 2007 aerial photography was used to verify the land uses. When changes were found, the land use was redrawn and new valuation notices were mailed. As real estate transfers come through, we send out a questionnaire confirming the land use. We have the GIS System running. The new soils are loaded on the GIS system. A new conversion was implemented and new values were assessed according to the new soil survey.

Assessment Actions Planned for Assessment Year 2010:

Residential Property:

The review work for rural residential and farm buildings were started in July, 2008. We sent post cards ahead of time. We will be taking pictures of all buildings again and comparing them to the pictures in the file and we will make the necessary changes in the valuation when complete. We have physically inspected all improvements in townships 12, 13 and part of 14. We will again be starting this process again with the rest of township 14 and all of 15 and 16 around the middle of July.

Pickup work will also be continuing for this term. The real estate sales will continue to be monitored for the median level. Until the time that all property is reviewed, percentage adjustments will be used to maintain the median level of value. Ratio studies will be conducted each year for each class and subclass

of properties. Subclasses of properties will be monitored more closely and additional adjustments made to avoid TERC adjustments.

We send out questionnaires on every sale to try to gather information concerning the sale.

Commercial Property:

The commercial property in the Village of Dix and the Village of Bushnell were completed for 2009. The same new replacement costs and depreciation were used as the City of Kimball & surrounding areas. The Assessor and staff will be checking the information in the CAMA Program and making the necessary updates. Also, a new file card with clearer information has been developed and is being put in each file.

Pickup work will also be continuing for this term. The real estate sales will continue to be monitored for the median level. Until the time that all property is reviewed, percentage adjustments will be used to maintain the median level of value. Ratio studies will be conducted each year for each class and subclass of properties. Subclasses of properties will be monitored more closely and additional adjustments made to avoid TERC adjustments.

We send out questionnaires on every sale to try to gather information concerning the sale.

Agricultural Land:

Some CRP contracts are about to expire the fall of 2009. We will monitor this situation and if acres are not renewed, we will be making the necessary land use changes.

As real estate transfers come through, we send out a questionnaire confirming the land use.

Ratio studies will be conducted each year for each class and subclass of properties. Subclasses of properties will be monitored more closely and additional adjustments made to avoid TERC adjustments.

We send out questionnaires on every sale to try to gather information concerning the sale.

Assessment Actions Planned for Assessment Year 2011:

Residential Property:

If we have not completed a physical inspection of the rural area, we will continue to take our pictures and compare the buildings again. My goal is to keep a very current set of photographs of each building in the assessment file. The files will be reviewed as to the correct condition of the buildings and home.

Pickup work will also be continuing for this term. The real estate sales will continue to be monitored for the median level. Ratio studies will be conducted each year for each class and subclass of properties. Subclasses of properties will be monitored more closely and additional adjustments made to avoid TERC adjustments.

Sale questionnaires are sent out on every sale to gather information concerning the sale.

Commercial Property:

Pickup work will also be continuing for this term. The real estate sales will continue to be monitored for the median level. Until the time that all property is reviewed, percentage adjustments will be used to maintain the median level of value. Ratio studies will be conducted each year for each class and subclass of properties. Subclasses of properties will be monitored more closely and additional adjustments made to avoid TERC adjustments.

We send out questionnaires on every sale to try to gather information concerning the sale.

Agricultural Land:

As real estate transfers come through, we send out a questionnaire confirming the land use.

Ratio studies will be conducted each year for each class and subclass of properties. Subclasses of properties will be monitored more closely and additional adjustments made to avoid TERC adjustments.

We send out questionnaires on every sale to try to gather information concerning the sale.

Assessment Actions Planned for Assessment Year 2012:

Residential Property:

Begin working on the review of residential property in Kimball and surrounding areas. We will again be making appointments and reviewing the property with the homeowner. New pictures will be taken and compared with old.

Pickup work will also be continuing for this term. The real estate sales will continue to be monitored for the median level. Ratio studies will be conducted each year for each class and subclass of properties. Subclasses of properties will be monitored more closely and additional adjustments made to avoid TERC adjustments.

Sale questionnaires are sent out on every sale to gather information concerning the sale.

Commercial Property:

Since the review work was completed we will just be reviewing the pickup work.

Pickup work will also be continuing for this term. The real estate sales will continue to be monitored for the median level. Until the time that all property is reviewed, percentage adjustments will be used to maintain the median level of value. Ratio studies will be conducted each year for each class and subclass of properties. Subclasses of properties will be monitored more closely and additional adjustments made to avoid TERC adjustments.

We send out questionnaires on every sale to try to gather information concerning the sale

Agricultural Land:

Hopefully, all rural improvements have been reviewed and checked on CAMA. New replacement costs and depreciation will be applied. A new depreciation table will be worked on using recent market information.

As real estate transfers come through, we send out a questionnaire confirming the land use

Ratio studies will be conducted each year for each class and subclass of properties. Subclasses of properties will be monitored more closely and additional adjustments made to avoid TERC adjustments.

We send out questionnaires on every sale to try to gather information concerning the sale.

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

Filing of Personal Property (This job is done by all staff)

1. Commercial
2. Agricultural
3. Oil and Gas
4. Specials, which includes Railroads, Pipelines, Telephone Companies.

Administer the Homestead Exemption Programs for the State of Nebraska, Department of Revenue.

Complete all the administrative reports due to the Property Assessment and Taxation Department.

Some of the reports are:

- a. Abstract (Real and Personal Property)
- b. School District Taxable Value Report – Due August 20
- c. Certificate of Taxes Levied – Due December 1
- d. Assessor Survey
- e. Sales information to PA & T rosters & annual Assessed Value Update w/Abstract
- f. Certification of Value to Political Subdivisions
- g. School District Taxable Value Report
- h. Report of current values for properties owned by Board of Education Lands & Funds
- i. Report of all Exempt Property and Taxable Government Owned Property
- j. Annual Plan of Assessment Report

Complete the Tax Roll every year. This includes proofing all cards to the computer. We proof value, names, legal descriptions, codes and miscellaneous information.

Complete and send out valuation notice each year and sit with the Board of Equalization to review the protests.

Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.

Tax Increment Financing

Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information.

Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

Tax List Corrections – prepare tax list correction documents for county board approval.

TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

Filing of Personal Property (This job is done by all staff)

5. Commercial
6. Agricultural
7. Oil and Gas
8. Specials, which includes Railroads, Pipelines, Telephone Companies.

Waiting on the counter takes a lot of time. Most of our customers are Realtors, Appraisers, Insurance Agents, Title Insurance Agents, etc. This takes a lot of card pulling and copying the files for them. Our appraisal cards *are not* for our use only. The public is becoming more informed about our cards and that they are open for public use. More prospective homebuyers are using our information on our cards and our sales book to determine a price to offer on a home.

TERC Statewide Equalization – attend hearings if applicable to county, defend values and/or implement orders of the TERC

Education: Assessor and Deputy Assessor must attend meetings, workshops and educational classes to obtain required hours of continuing education to maintain assessor certification.

Continue to work for the education of taxpayers to the Nebraska Property Tax System.

Conclusion:

We have completed our physical inspections of residential, commercial and agricultural property. All improvement values are based on 2003 replacement costs. We are starting over with rural properties inspections that began July 2008

Also, the staff will begin the annual review work around October.

Fran is busy 24 – 7 with transfer statements, waiting the counter and answering the phone.

Sallie continued to work on GIS until her retirement. Sallie had completed the land use. We have the zoning for the City of Kimball and GIS Workshop has built this layer. The County Zoning is complete and this too will be a layer. Sallie and Sherry completed the annotation on the GIS maps in order to print out new cadastral maps showing at least 3 or 4 layers.

The County Board of Commissioners was working on the County Zoning Proposal. The committee has submitted a plan; however the Board has not completely accepted it.

The 2009-2010 requested budgets for the Assessor's Office and Appraisal will reflect an increase of 3.5% for wage increase.

Respectfully submitted:

Alice Ryschon
Kimball County Assessor
June 15, 2009
Amended October 22, 2009

ATTACHED: THE 2009 PROPERTY TAX CALENDAR

2010 Assessment Survey for Kimball County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	One
2.	Appraiser(s) on staff
	None
3.	Other full-time employees
	Three
4.	Other part-time employees
	None
5.	Number of shared employees
	None
6.	Assessor's requested budget for current fiscal year
	\$185,941
7.	Adopted budget, or granted budget if different from above
	\$179,941
8.	Amount of the total budget set aside for appraisal work
	\$ 39,581
9.	Appraisal/Reappraisal budget, if not part of the total budget
	None
10.	Part of the budget that is dedicated to the computer system
	\$ 33,241
11.	Amount of the total budget set aside for education/workshops
	\$ 4,500
12.	Other miscellaneous funds
	Telephone, postage, Assessor's cellular phone and county car usage are taken from the General Fund.
13.	Was any of last year's budget not used:
	Yes, \$6,322.14

B. Computer, Automation Information and GIS

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

	The Deputy Assessor and staff clerk Sherrie maintain the cadastral maps. This is done on a monthly basis when the Real Estate Transfer Statements are received.
5.	Does the county have GIS software?
	Yes, GIS WorkShop
6.	Who maintains the GIS software and maps?
	Sherrie—a staff member
7.	Personal Property software:
	County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	The city of Kimball, the village of Bushnell and the village of Dix.
4.	When was zoning implemented?
	It is unknown when zoning was implemented.

D. Contracted Services

1.	Appraisal Services
	The Assessor conducts “in-house” appraisal for the three property classes. Pritchard and Abbott is the contracted appraisal service for minerals, oil and gas.
2.	Other services
	County Solutions for administrative, CAMA and personal property software. GIS WorkShop for GIS, and the County’s Internet web site.

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 Kimball 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