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## 2010 Commission Summary

**58 Loup**

### Residential Real Property - Current

Number of Sales	31	Median	92
Total Sales Price	\$872,159	Mean	98
Total Adj. Sales Price	\$872,159	Wgt. Mean	87
Total Assessed Value	\$761,985	Average Assessed Value of the Base	\$31,093
Avg. Adj. Sales Price	\$28,134	Avg. Assessed Value	\$24,580

### Confidence Interval - Current

95% Median C.I	90.00 to 100.00
95% Mean C.I	89.06 to 106.20
95% Wgt. Mean C.I	78.54 to 96.19

% of Value of the Class of all Real Property Value in the County	11.44
% of Records Sold in the Study Period	6.75
% of Value Sold in the Study Period	5.34

### Residential Real Property - History

Year	Number of Sales	LOV	Median
<b>2009</b>	36	94	94
<b>2008</b>	39	95	95
<b>2007</b>	47	93	93
<b>2006</b>	54	95	95

## 2010 Commission Summary

58 Loup

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### Commercial Real Property - Current

Number of Sales	4	Median	67
Total Sales Price	\$38,800	Mean	82
Total Adj. Sales Price	\$38,800	Wgt. Mean	73
Total Assessed Value	\$28,400	Average Assessed Value of the Base	\$36,265
Avg. Adj. Sales Price	\$9,700	Avg. Assessed Value	\$7,100

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### Confidence Interval - Current

95% Median C.I	N/A
95% Mean C.I	-7.11 to 170.47
95% Wgt. Mean C.I	N/A

% of Value of the Class of all Real Property Value in the County	0.99
% of Records Sold in the Study Period	11.76
% of Value Sold in the Study Period	2.30

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### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	3	100	126
2008	4	100	118
2007	3	100	86
2006	6	100	89



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

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Loup County is 92% of market value. The quality of assessment for the class of residential real property in Loup 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 Loup County is 100% of market value. The quality of assessment for the class of commercial real property in Loup 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 Loup County is 70% of market value. The quality of assessment for the class of agricultural land in Loup County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



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

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Ruth A. Sorensen  
Property Tax Administrator



## **2010 Assessment Actions for Loup County**

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

#### **Residential**

Residential values were not changed within the Village of Taylor as the small amount of sales made it impossible to justify any changes. Also, said sales, although a small number, indicate a need for a reappraisal. The assessor hopes to contract for such an appraisal and begin same in 2010. However, this will be subject to Board approval, as the county is operating under a very tight budget. Pickup work will be done and added as noted on the 2010 Assessment Survey for Loup County, Residential Appraisal Information. This area is at completion for the physical inspection of all properties and any changes found as a result will be placed on the 2010 assessment.

Residential properties within the market area defined as Calamus Lake Area MH and Calamus Lake Area SB will not be changed for 2010, again due to a lack of sales. However, Kaiser Appraisal Service has updated all lots (improved and unimproved) as well as updating the “developer’s discount” on the remaining unsold lots within the subdivisions within the Calamus Lake Area. Any lots in the Calamus Lake Area which will be improved for 2010 had \$5000 added for sewer and water to the vacant lot value being carried. This area was physically inspected during 2008 and those changes were put on the 2009 assessment rolls.

If necessary, the Loup County Assessor does send questionnaires and/or talks to the buyer and/or seller in person when a sale price seems questionable. Many times the assessor has information on a sale before it occurs due to the small size of the county. Local people seem more willing to visit on a one to one basis than to answer a questionnaire. The assessor notes unusual circumstances affecting the sale price on the 521 sales sheet attachments and also uses this information to establish whether said sale should remain in the sales file for valuation purposes.

## 2010 Assessment Survey for Loup County

### Residential Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Contract appraiser, Bill Kaiser
2.	<b>List the valuation groupings used by the County:</b>
	The valuation groupings for residential are as follows: 01-Calamus Lake Area MH (Mobile Home), 02-Calamus Lake Area SB (stick built homes), 03-Calamus Lake Area V (vacant lots), 04-Loup River, 05-Rural and 06-Taylor.
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	<p><b>01-Calamus Lake Area MH:</b> this includes the three mobile home subdivisions located at the Calamus Lake. It also includes rural residential sites in this area containing mobile homes.</p> <p><b>02-Calamus Lake Area SB:</b> this includes all stick built homes within the remaining 11 subdivisions located at the Calamus Lake. It also includes rural residential sites in this area containing stick built homes.</p> <p><b>03-Calamus Lake Area V:</b> this includes all vacant lots in the fourteen Calamus Lake Subdivisions as well as any unimproved rural residential sites in this area.</p> <p><b>04-Loup River:</b> all improved and unimproved properties located adjacent to the North Loup River.</p> <p><b>05-Rural:</b> all improved and unimproved properties located in the rural areas which are not agricultural land/farm home/farm sites. Sales within the unincorporated Village of Almeria fall within this valuation grouping.</p> <p><b>06-Taylor:</b> all improved and unimproved properties located within the Village of Taylor. Population of approximately 207 located on HWY 183. Public school system for K-12, Post Office, Bank, Bar, and City Park. The Region 26 Emergency and Dispatch Center is also located in Taylor.</p>
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	Contract Appraiser, Bill Kaiser, utilized the Market or Sales Comparison Approach, by separating each sale of residential property into comparable groups to further analyze sales of similar recently sold properties. While said information is not contained within the property record cards, it is readily available to anyone who would request this information. The sales comparison approach as it pertains to the use of plus or minus adjustments to comparable properties to arrive at value for a subject property is used.
4	<b>When was the last lot value study completed?</b>
	The last lot value study for the Village of Taylor was completed in 2000. Very few empty lot sales occur within the Village of Taylor over a two year time period. Lot values for the lake subdivisions are updated every two to three years. The last update was 2007. Kaiser Appraisal Service returned in October to update the lot value studies in the Calamus Lake Area and these changes will appear in 2010.
a.	<b>What methodology was used to determine the residential lot values?</b>
	The Market and Sales Comparison Approach was used to determine residential lot

	values for the Village of Taylor. A square foot value was established, based on sales, and applied with \$1000 being added for a well on improved lots as the Village does not have city water but does have city sewer. The same method is applied to the lake subdivision lots. Unsold vacant lots within the Calamus Lake Area receive a “developer discount”. The “developer discount” is arrived at with the appraiser determining the selling price the developer could realize for the entire remaining unsold development as a whole. The number of unsold lots is then divided into this price to determine the “developer discount” per said lot. Once sold, the lots go to a full value and once they become improved \$5000 is added to the lot value for water/sewer.
5.	<b>Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?</b>
	Yes.
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?</b>
	The depreciation studies were developed based on local market information.
a.	<b>How often does the County update depreciation tables?</b>
	The county has not updated the depreciation tables since 2000. The county assessor hopes to contract for a reappraisal in 2010 depending on the availability of county funds.
7.	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	The pickup work is done annually and is completed by March 19 <sup>th</sup> .
b.	<b>By Whom?</b>
	A local person (the same one hired to do the physical inspection on the 6 year plan) lists the new improvements for the assessor, obtaining all necessary data for pricing. She also provides a rough sketch with measurements. The assessor then figures square footage prices the improvement and applies depreciation, places all information on the assessment card including drawings and pictures.
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?</b>
	Yes, it is the same.
8.	<b>What is the County’s progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	To date, all Calamus Lake area and Calamus Lake Subdivisions were physically inspected in 2008 with the changes applied to the 2009 tax year. The Village of Taylor physical inspection will be complete as of October 15 <sup>th</sup> . These findings will be applied to the 2010 assessment rolls. This is Loup County’s second round of inspections, as by 2007 the county had completed its four year physical inspection plan.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Copies of the record cards are sent with the aforementioned party and she makes notes of the date of the inspection, any changes found and whether she was able to

	talk to anyone on the site. This information is kept with the property record card after the changes are made for future reference.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Only those properties inspected and reviewed are changed. These changes generally entail a change of roofing material, an added deck or small yard shed.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	31	<b>MEDIAN:</b>	<b>92</b>	COV:	23.93	95% Median C.I.:	90.00 to 100.00
TOTAL Sales Price:	872,159	WGT. MEAN:	87	STD:	23.36	95% Wgt. Mean C.I.:	78.54 to 96.19
TOTAL Adj.Sales Price:	872,159	MEAN:	98	AVG.ABS.DEV:	15.50	95% Mean C.I.:	89.06 to 106.20
TOTAL Assessed Value:	761,985						
AVG. Adj. Sales Price:	28,134	COD:	16.77	MAX Sales Ratio:	158.09		
AVG. Assessed Value:	24,580	PRD:	111.75	MIN Sales Ratio:	53.58		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/07 TO 09/30/07	9	92.31	93.55	86.47	10.88	108.19	72.73	120.00	83.33 to 100.00	27,000	23,345
10/01/07 TO 12/31/07	3	89.55	77.71	61.07	13.56	127.24	53.58	90.00	N/A	27,333	16,693
01/01/08 TO 03/31/08											
04/01/08 TO 06/30/08	4	82.85	97.19	85.08	38.46	114.23	64.95	158.09	N/A	31,875	27,118
07/01/08 TO 09/30/08	7	92.86	102.01	91.38	16.20	111.63	82.22	146.60	82.22 to 146.60	37,117	33,919
10/01/08 TO 12/31/08	2	93.59	93.59	91.79	2.05	101.96	91.67	95.50	N/A	15,500	14,227
01/01/09 TO 03/31/09	2	125.00	125.00	121.52	20.00	102.86	100.00	150.00	N/A	5,807	7,057
04/01/09 TO 06/30/09	4	100.05	102.88	96.66	10.94	106.43	91.43	120.00	N/A	29,306	28,328
____Study Years____											
07/01/07 TO 06/30/08	16	90.00	91.49	81.47	17.85	112.29	53.58	158.09	72.73 to 100.00	28,281	23,041
07/01/08 TO 06/30/09	15	94.44	104.18	93.72	15.22	111.16	82.22	150.00	91.43 to 120.00	27,977	26,221
____Calendar Yrs____											
01/01/08 TO 12/31/08	13	92.86	99.23	89.49	19.60	110.88	64.95	158.09	82.22 to 122.22	32,178	28,797
____ALL____											
	31	92.44	97.63	87.37	16.77	111.75	53.58	158.09	90.00 to 100.00	28,134	24,580

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	84.93	84.93	84.93			84.93	84.93	N/A	130,000	110,405
03	19	92.86	99.70	91.92	12.01	108.46	72.73	150.00	90.79 to 100.00	19,528	17,950
05	4	77.63	76.08	62.59	21.18	121.55	53.58	95.50	N/A	39,875	24,958
06	7	100.00	106.15	99.57	25.95	106.61	64.95	158.09	64.95 to 158.09	30,230	30,099
____ALL____											
	31	92.44	97.63	87.37	16.77	111.75	53.58	158.09	90.00 to 100.00	28,134	24,580

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	10	84.24	94.73	83.85	29.36	112.97	53.58	158.09	64.95 to 146.60	48,911	41,013
2	21	92.86	99.01	91.86	11.17	107.79	72.73	150.00	90.79 to 100.00	18,240	16,755
____ALL____											
	31	92.44	97.63	87.37	16.77	111.75	53.58	158.09	90.00 to 100.00	28,134	24,580

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	31	92.44	97.63	87.37	16.77	111.75	53.58	158.09	90.00 to 100.00	28,134	24,580
06											
07											
____ALL____											
	31	92.44	97.63	87.37	16.77	111.75	53.58	158.09	90.00 to 100.00	28,134	24,580

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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AVG. Assessed Value:	24,580	PRD:	111.75	MIN Sales Ratio:	53.58		

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	95.50	95.50	95.50			95.50	95.50	N/A	1,000	955	
5000 TO 9999	7	100.00	109.52	108.15	16.83	101.27	90.00	150.00	90.00 to 150.00	6,659	7,202	
Total \$ _____												
1 TO 9999	8	97.75	107.77	107.89	15.64	99.89	90.00	150.00	90.00 to 150.00	5,951	6,421	
10000 TO 29999	13	100.00	104.83	108.97	15.53	96.20	64.95	158.09	90.79 to 120.00	15,601	17,000	
30000 TO 59999	5	91.43	86.32	85.12	6.14	101.41	72.73	92.44	N/A	43,645	37,150	
60000 TO 99999	4	73.96	71.26	70.73	15.71	100.75	53.58	83.54	N/A	68,375	48,362	
100000 TO 149999	1	84.93	84.93	84.93			84.93	84.93	N/A	130,000	110,405	
ALL	31	92.44	97.63	87.37	16.77	111.75	53.58	158.09	90.00 to 100.00	28,134	24,580	



**2010 Correlation Section  
for Loup County**

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**Residential Real Property**

**I. Correlation**

The level of value for the residential real property in Loup County, as determined by the PTA is 92%. The mathematically calculated median is 92%.

RESIDENTIAL: The opinion of the Division is that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency at 92%. The county utilized a sufficient number of qualified sales in the analysis of residential properties. All valuation groupings that are adequately represented in the sales file are within the acceptable range. Even though both qualitative measures are above the range, based on the known assessment practices it is believed the residential properties are being treated in a uniform and proportionate manner.

In the improved status subclass of the residential statistics there are 10 sales with a median of 84.24. Those 10 sales are distributed among three different valuation groupings.

There are no areas to suggest a non-binding recommendation to the residential valuations in Loup County.

**2010 Correlation Section  
for Loup County**

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**II. Analysis of Sales Verification**

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

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

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

RESIDENTIAL: The Loup County Assessor reviews the residential sales she feels need additional information by sending questionnaires to the seller and buyer to establish any outside influences for the price given for the property. All questionnaires are filed with the applicable property record card for easy access and future reference.

The assessor also serves as the county clerk and register of deeds. Many times when deeds are filed questions are asked at this time regarding the sale of properties eliminating the need to mail a questionnaire. If there is still a question with the sale a phone call will be made to gather more information.

Further review of the non-qualified sales roster indicates sixty-six percent of the sales were deemed arms length transactions. Of the sales disqualified the majority consisted of being substantially changed since the date of sale.

**2010 Correlation Section  
for Loup County**

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**III. Measure of Central Tendency**

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>92</b>	<b>87</b>	<b>98</b>

**2010 Correlation Section  
for Loup County**

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**IV. Analysis of Quality of Assessment**

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section  
for Loup County**

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>16.77</b>	<b>111.75</b>

RESIDENTIAL:Both the coefficient of dispersion and the price related differential are above the acceptable ranges indicating that there could be a problem with uniformity and regressive assessments. However, even though the measures are above the required standards, based on the known assessment practices it is believed the residential properties are being treated in a uniform and proportionate manner.



## **2010 Assessment Actions for Loup County**

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

#### **Commercial**

Commercial values will not be changed for 2010, due to lack of reliable sales data. The “commercial property” sales in my sales file are for empty buildings no longer housing a business and the building(s) are usually purchased for storage. Any new construction will be added for 2010.

## 2010 Assessment Survey for Loup County

### Commercial / Industrial Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Contract Appraiser, Bill Kaiser
2.	<b>List the valuation groupings used by the County:</b>
	Valuation groupings for this class of property are: 03-Calamus Lake Area 05-Rural, 06-Taylor
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	03- <b>Calamus Lake Area:</b> this includes all commercial properties located at or near the Calamus Lake. 05- <b>Rural:</b> all improved and unimproved commercial properties located in the rural areas. 06- <b>Taylor:</b> this includes all commercial properties located within the Village of Taylor or within a one mile radius. Population of approximately 207 located on HWY 183. Public school system for K-12, Post Office, Bank, Bar, and City Park. The Region 26 Emergency and Dispatch Center is also located in Taylor.
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	Bill Kaiser utilized the Market or Sales Comparison Approach to value by separating each sale of commercial properties (very limited number of sales) into comparable groups to further analyze sales of similar recently sold properties. The sales comparison approach as it pertains to the use of plus or minus adjustments to comparable properties to arrive at a value for a subject property is utilized.
4	<b>When was the last lot value study completed?</b>
	The last lot value study was in 2000.
a.	<b>What methodology was used to determine the commercial lot values?</b>
	The Market or Sales Comparison Approach to value was used by Kaiser Appraisal Service.
5.	<b>Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?</b>
	Yes. The same costing year for the cost approach is being used for the entire valuation grouping.
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?</b>
	The County developed the depreciation study based on local market information.
a.	<b>How often does the County update the depreciation tables?</b>
	The depreciation table has not been updated since 2000.
7.	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	This pickup work is done annually and is completed by March 19 <sup>th</sup> of each year.

b.	<b>By Whom?</b>
	Bill Kaiser lists and prices all commercial pickup work.
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?</b>
	Yes.
8.	<b>What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	These properties have not been inspected to date within the 6 year inspection and review. Hopefully, this can be scheduled for 2011 with a reappraisal.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	N/A
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	These properties have not been inspected and/or changed, except for new construction, since 2000.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	4	<b>MEDIAN:</b>	<b>67</b>	COV:	68.32	95% Median C.I.:	N/A
TOTAL Sales Price:	38,800	WGT. MEAN:	73	STD:	55.81	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	38,800	MEAN:	82	AVG.ABS.DEV:	37.94	95% Mean C.I.:	-7.11 to 170.47
TOTAL Assessed Value:	28,400						
AVG. Adj. Sales Price:	9,700	COD:	56.72	MAX Sales Ratio:	160.44		
AVG. Assessed Value:	7,100	PRD:	111.59	MIN Sales Ratio:	32.50		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	1	160.44	160.44	160.44			160.44	160.44	N/A	3,400	5,455
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08	1	54.98	54.98	54.97			54.98	54.98	N/A	20,000	10,995
04/01/08 TO 06/30/08											
07/01/08 TO 09/30/08											
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09	1	78.80	78.80	78.80			78.80	78.80	N/A	15,000	11,820
04/01/09 TO 06/30/09	1	32.50	32.50	32.50			32.50	32.50	N/A	400	130
<u>Study Years</u>											
07/01/06 TO 06/30/07	1	160.44	160.44	160.44			160.44	160.44	N/A	3,400	5,455
07/01/07 TO 06/30/08	1	54.98	54.98	54.97			54.98	54.98	N/A	20,000	10,995
07/01/08 TO 06/30/09	2	55.65	55.65	77.60	41.60	71.72	32.50	78.80	N/A	7,700	5,975
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07											
01/01/08 TO 12/31/08	1	54.98	54.98	54.97			54.98	54.98	N/A	20,000	10,995
<u>ALL</u>											
	4	66.89	81.68	73.20	56.72	111.59	32.50	160.44	N/A	9,700	7,100

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
06	4	66.89	81.68	73.20	56.72	111.59	32.50	160.44	N/A	9,700	7,100
<u>ALL</u>											
	4	66.89	81.68	73.20	56.72	111.59	32.50	160.44	N/A	9,700	7,100

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	3	78.80	98.07	73.62	44.61	133.22	54.98	160.44	N/A	12,800	9,423
2	1	32.50	32.50	32.50			32.50	32.50	N/A	400	130
<u>ALL</u>											
	4	66.89	81.68	73.20	56.72	111.59	32.50	160.44	N/A	9,700	7,100

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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TOTAL Sales Price:	38,800	WGT. MEAN:	73	STD:	55.81	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	38,800	MEAN:	82	AVG.ABS.DEV:	37.94	95% Mean C.I.:	-7.11 to 170.47
TOTAL Assessed Value:	28,400						
AVG. Adj. Sales Price:	9,700	COD:	56.72	MAX Sales Ratio:	160.44		
AVG. Assessed Value:	7,100	PRD:	111.59	MIN Sales Ratio:	32.50		

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**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	4	66.89	81.68	73.20	56.72	111.59	32.50	160.44	N/A	9,700	7,100
04											
ALL	4	66.89	81.68	73.20	56.72	111.59	32.50	160.44	N/A	9,700	7,100

**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	96.47	96.47	146.97	66.31	65.64	32.50	160.44	N/A	1,900	2,792
Total \$											
1 TO 9999	2	96.47	96.47	146.97	66.31	65.64	32.50	160.44	N/A	1,900	2,792
10000 TO 29999	2	66.89	66.89	65.19	17.81	102.61	54.98	78.80	N/A	17,500	11,407
ALL	4	66.89	81.68	73.20	56.72	111.59	32.50	160.44	N/A	9,700	7,100

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	32.50	32.50	32.50			32.50	32.50	N/A	400	130
244	1	160.44	160.44	160.44			160.44	160.44	N/A	3,400	5,455
346	1	78.80	78.80	78.80			78.80	78.80	N/A	15,000	11,820
528	1	54.98	54.98	54.97			54.98	54.98	N/A	20,000	10,995
ALL	4	66.89	81.68	73.20	56.72	111.59	32.50	160.44	N/A	9,700	7,100



**2010 Correlation Section  
for Loup County**

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**Commerical Real Property**

**I. Correlation**

The level of value for the commercial real property in Loup County, as determined by the PTA is 100%. The mathematically calculated median is 67%.

COMMERCIAL:With only four qualified commercial sales it is believed that with the diversity of the sales, the representativeness of the sample to the population is unreliable. There is no other information available that would indicate that the County has not met an acceptable level of value for the commercial class of property for assessment year 2010.

There will be no non-binding recommendation.

**2010 Correlation Section  
for Loup County**

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**II. Analysis of Sales Verification**

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

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

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

COMMERCIAL: The Loup County Assessor reviews the commercial sales she feels need additional information by sending questionnaires to the seller and buyer to establish any outside influences for the price given for the property. All questionnaires are filed with the applicable property record card for easy access and future reference.

The assessor also serves as the county clerk and register of deeds. Many times when deeds are filed questions are asked at this time regarding the sale of properties eliminating the need to mail a questionnaire. If there is still a question with the sale a phone call will be made to gather more information.

Further review of the non-qualified sales roster indicates all available arms length transactions are being used.

**2010 Correlation Section  
for Loup County**

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**III. Measure of Central Tendency**

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>67</b>	<b>73</b>	<b>82</b>

**2010 Correlation Section  
for Loup County**

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

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section  
for Loup County**

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>56.72</b>	<b>111.59</b>

COMMERCIAL:Both measures of assessment quality are outside the acceptable ranges based on four qualified sales.



## **2010 Assessment Actions for Loup County**

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

#### **Agricultural**

For the assessment year 2010, the Loup County Assessor reviewed the agricultural sales falling within the appropriate time frame. If any sales were found to require additional information, in order to determine if some outside influence affected the sale, questionnaires were sent to both the buyer and the seller. Returned questionnaires are filed with the applicable property card for future reference.

Based on sales, including unimproved only, and unimproved/minimally improved combined, the assessor determined that all classes of irrigated and all classes of grassland would be raised 10%.

The entire county is scheduled for the 6 year inspection with one quarter of the rural sites to be visited in 2010. Findings from past reviews have been added/deleted from the tax rolls.

The assessor keeps in her office, on the bulletin board for public inspection, maps with all agricultural sales for the last five years. A copy of this map, containing the sales within the current study period, is sent with the valuation notices as well as being posted in her office.

More updating was done on irrigated acres as Loup County had some late filers with the Natural Resource District concerning the irrigated acres certifications. The County again gained some irrigated acres.

## 2010 Assessment Survey for Loup County

### Agricultural Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Contract Appraiser, Bill Kaiser
2.	<b>Does the County maintain more than one market area / valuation grouping in the agricultural property class?</b>
	No, one market area.
a.	<b>What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe.</b> Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	Loup County has only one market area at the current time for agricultural property. With the limited number of sales I have, I cannot detect a definite pattern that would indicate any additional market areas and do not feel the establishment of some would be defensible to my operators or in a court of law at this time. While the use of sales from adjoining counties may aid in determining market value, it will not be of any use in defining market areas.
b.	<b>Describe the specific characteristics of the market area / valuation groupings that make them unique?</b>
	Similar topography, soil characteristics and geographic characteristics.
3.	<b>Agricultural Land</b>
a.	<b>How is agricultural land defined in this county?</b>
	Agricultural land is any parcel of land used mainly for the purpose of raising agricultural products with the intent of monetary profit. This includes any plant or animal product. This excludes any land on which a farm home(s)/building(s) are located, with such land being classed as a farm home site or farm site, respectively. This definition is pursuant to Neb. Rev. Stat. 77-1359 and with further guidance from the Nebraska Department of Revenue Property Assessment Directive 08-04.
b.	<b>When is it agricultural land, when is it residential, when is it recreational?</b>
	It is agricultural land when it meets the requirements noted above in 3a. and is over twenty-five acres in size. Such land, when under twenty-five acres, must be contiguous with agricultural parcels, under the same ownership to receive the agricultural land classification. It is residential when: 1] the parcel is twenty-five acres or less, 2] doesn't meet the contiguous agricultural land/ownership requirements, whether such property is improved or not. Recreational is determined by use and at this time Loup County has no land classified as recreational.
c.	<b>Are these definitions in writing?</b>
	These definitions are not currently in writing but will be by 2010. Bill Kaiser will be in Loup County sometime in October and I want help from him in drafting the exact wording concerning said definitions for Loup County. I will also want input from my Board of Equalization.
d.	<b>What are the recognized differences?</b>
	Recognized differences are size, use, location and market.

e.	<b>How are rural home sites valued?</b>
	Rural home sites are valued based on market, with one acre valued at \$5500 for each house located on the site. If the site includes two houses or more, then two or more acres are given the rural home site value.
f.	<b>Are rural home sites valued the same as rural residential home sites?</b>
	Rural home sites are valued the same as rural residential home sites. One acre is valued at \$5500 on both rural home sites and rural residential home sites.
g.	<b>Are all rural home sites valued the same or are market differences recognized?</b>
	All rural home sites within Loup County are valued the same as not enough sales data exists to differentiate in location of properties.
h.	<b>What are the recognized differences?</b>
	N/A
4.	<b>What is the status of the soil conversion from the alpha to numeric notation?</b>
	Loup County has converted to the numeric notation of the soil conversion for 2010.
a.	<b>Are land capability groupings (LCG) used to determine assessed value?</b>
	Yes, land capability groupings are used to determine the assessed value.
b.	<b>What other land characteristics or analysis are/is used to determine assessed values?</b>
	The use of the land, i.e., irrigated, dryland and range are used to determine assessed values based on sales.
5.	<b>Is land use updated annually?</b>
	Land use is not updated annually. Land use was last updated in 2007. Few changes have occurred over the years in land use and I feel it is current.
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	New aerial photographs were compared with the old ones. Also, updating was done with the use of the NRD irrigation certifications and all maps were updated accordingly. This enabled me to update dry land acres as well. As my office also files fixtures filings (as ex-officio Register of Deeds), in prior years I made note of any new pivots and/or irrigation pumps and applied this information to the property by adding/changing the acres of irrigated land.
6.	<b>Is there agricultural land in the County that has a non-agricultural influence?</b>
	No.
a.	<b>How is the County developing the value for non-agricultural influences?</b>
	N/A
b.	<b>Has the County received applications for special valuation?</b>
	No, Loup County has not received any applications for special valuation.
c.	<b>Describe special value methodology</b>
	N/A
7	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	A local person (the same person hired to do the 6 year inspection and review) lists the new structures/additions/changes and brings that information to the Assessor's office. All pickup work is completed and on the books by March 19 <sup>th</sup> . The value is

	<p>based on the percentage complete as of January 1 of the current assessment year. The Assessor then uses the data collected to price the new structures/houses, apply depreciation, note the information on ground sketches showing the location of the new structure, attach photos and draw an accurate square footage representation of the new house. All relative data, including but not limited to square footage, quality, etc., is noted on the assessment cards as well the reason for the change and the year the change was applied and at what percentage if not 100%.</p>
c.	<p><b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?</b></p>
	<p>Yes, the same valuation process is used for the pickup work as is used for all properties within that valuation group.</p>
d.	<p><b>Is the pickup work schedule the same for the land as for the improvements?</b></p>
	<p>Yes, any land changes associated with the pickup work are implemented at the time of adding the new structures. Also, any land use changes are updated with the March 19<sup>th</sup> deadline in mind.</p>
8.	<p><b>What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)</b></p>
	<p>Loup County is on the second year of the 6 year inspection. The agricultural improvement physical inspection will begin in 2010, with one fourth of the county being done at that time over the next 4 years. (See 2009 Residential Appraisal Information for what portions of the county were inspected in 2008 and 2009.)</p>
a.	<p><b>Does the County maintain a tracking process?</b></p>
	<p>The County has a schedule set out in the three-year assessment plan and the progress of the inspection is tracked in that way. Copies of all record cards are sent with the person doing the physical inspection and she makes notes of all changes, date visited, whether she spoke with anyone on the property, etc. in red ink on said copy. This copy is filed within the record card for future reference.</p>
b.	<p><b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b></p>
	<p>The changes found are only applied to the properties reviewed. The main changes found are usually a building has fallen down, a deck was added, roof now metal, etc..</p>



## Loup County 58

### 2010 Analysis of Agricultural Land

#### Proportionality Among Study Years

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

##### Preliminary Results:

Study Year	County	Area 1
07/01/06 - 06/30/07	3	3
07/01/07 - 06/30/08	2	2
07/01/08 - 06/30/09	3	3
Totals	8	8

##### Added Sales:

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

##### Final Results:

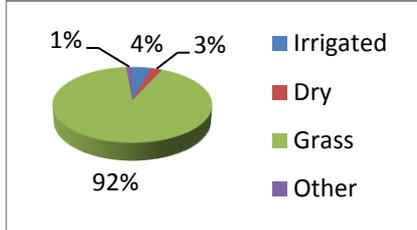
Study Year	County	Area 1
07/01/06 - 06/30/07	5	5
07/01/07 - 06/30/08	4	4
07/01/08 - 06/30/09	5	5
Totals	14	14

## Representativeness by Majority Land Use

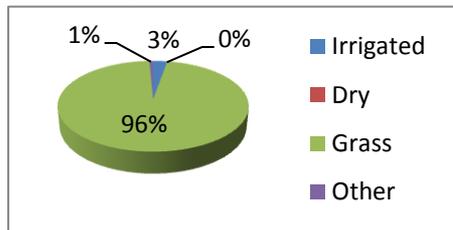
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	4%	3%	4%
Dry	3%	0%	0%
Grass	92%	96%	95%
Other	1%	1%	1%

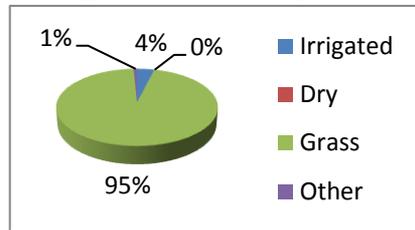
County



Original Sales File



Representative Sample



## Adequacy of Sample

	County Total	Mrkt Area 1
Number of Sales - Original Sales File	8	8
Number of Sales - Expanded Sample	14	14
Total Number of Acres Added	8859	8859

## Ratio Study

### Final Statistics

County # sales 14

Median	70%	AAD	11.45%
Mean	68%	COD	16.25%
W. Mean	74%	PRD	91.68%

### Preliminary Statistics

Median	64%	AAD	10.32%
Mean	61%	COD	16.20%
W. Mean	66%	PRD	91.77%

## Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	0	N/A	12	70.43%
Mkt Area 1	0	N/A	0	N/A	12	70.43%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	0	N/A	12	70.43%
Mkt Area 1	0	N/A	0	N/A	12	70.43%

**Agricultural or Special  
Valuation Correlation**

## 2010 Correlation Section

### For Loup County

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#### Agricultural Land

##### I. Correlation

The level of value for the agricultural land in Loup County, as determined by the PTA is 70%. The mathematically calculated median is 70%.

##### AGRICULTURAL LAND:

An analysis of the agricultural sales in Loup County was conducted. Loup County has one market area for the entire county. Just over 90% of the county is grass land with the remainder being irrigated and dry land. A review of the agricultural sales over the three year study period shows 3 sales occurred in the oldest year, 2 sales in the middle year, and 3 sales in the newest year. The sales are evenly distributed over the study period taking away any bias in the time frame and the land use as represented in the sales file is representative of the land use of the total county. However with only 8 qualified sales there was an insufficient amount of market information to rely on the ratio study for measurement purposes.

Land characteristics were reviewed in and around the county and it was determined Blaine, Rock, Garfield, and the northern parts of Custer County were comparable. Based on proximity, soils, land use and year of sale, a total of six sales were selected to expand the sample. Two sales are from Blaine, two from Rock, one from Garfield and one from Custer County. These sales were the closest comparable sales to Loup County.

As a result of the inclusion of the adjoining counties sales the representativeness of the sample improved. By adding the sales it also increased the accuracy of the analysis and made it more reliable.

An agricultural analysis resulted in irrigated and grass land values increasing by 10%. Loup County has achieved equalization within the agricultural class as well as being reasonably comparable to the surrounding counties. The level of value for Loup County is 70% of market as well as a calculated median of 70%.

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

## 2010 Correlation Section

### For Loup County

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#### II. Analysis of Sales Verification

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

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

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

#### AGRICULTURAL LAND:

The Loup County Assessor reviews the agricultural sales she feels need additional information by sending questionnaires to the seller and buyer to establish any outside influences for the price given for the property. All questionnaires are filed with the applicable property record card for easy access and future reference.

The assessor also serves as the county clerk and register of deeds. Many times when deeds are filed questions are asked at this time regarding the sale of properties eliminating the need to mail a questionnaire. If there is still a question with the sale a phone call will be made to gather more information.

## 2010 Correlation Section

### For Loup County

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#### III. Measures of Central Tendency

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

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

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

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

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

**Median    Wgt.Mean    Mean**

<b>R&amp;O Statistics</b>	<b>70</b>	<b>74</b>	<b>68</b>
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## 2010 Correlation Section

### For Loup County

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#### IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

## 2010 Correlation Section

### For Loup County

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

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

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

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

	COD	PRD
<b>R&amp;O Statistics</b>	<b>16.25</b>	<b>91.68</b>

#### AGRICULTURAL LAND:

The coefficient of dispersion is within the acceptable range, while the price related differential is below. The PRD is heavily influenced by three large dollar sales in a fairly small sample. The hypothetical removal of these sales brings the PRD into the acceptable range.



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 2,050</b>	<b>Value : 124,801,020</b>	<b>Growth 648,415</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	38	34,575	0	0	197	2,169,665	235	2,204,240	
<b>02. Res Improve Land</b>	114	206,095	0	0	110	1,714,750	224	1,920,845	
<b>03. Res Improvements</b>	114	2,100,835	0	0	110	8,045,915	224	10,146,750	
<b>04. Res Total</b>	152	2,341,505	0	0	307	11,930,330	459	14,271,835	482,265
<b>% of Res Total</b>	33.12	16.41	0.00	0.00	66.88	83.59	22.39	11.44	74.38
<b>05. Com UnImp Land</b>	3	565	0	0	0	0	3	565	
<b>06. Com Improve Land</b>	23	31,180	0	0	8	52,180	31	83,360	
<b>07. Com Improvements</b>	23	410,015	0	0	8	739,065	31	1,149,080	
<b>08. Com Total</b>	26	441,760	0	0	8	791,245	34	1,233,005	50,695
<b>% of Com Total</b>	76.47	35.83	0.00	0.00	23.53	64.17	1.66	0.99	7.82
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	152	2,341,505	0	0	307	11,930,330	459	14,271,835	482,265
<b>% of Res &amp; Rec Total</b>	33.12	16.41	0.00	0.00	66.88	83.59	22.39	11.44	74.38
<b>Com &amp; Ind Total</b>	26	441,760	0	0	8	791,245	34	1,233,005	50,695
<b>% of Com &amp; Ind Total</b>	76.47	35.83	0.00	0.00	23.53	64.17	1.66	0.99	7.82
<b>17. Taxable Total</b>	178	2,783,265	0	0	315	12,721,575	493	15,504,840	532,960
<b>% of Taxable Total</b>	36.11	17.95	0.00	0.00	63.89	82.05	24.05	12.42	82.19

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	33	0	14	47

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,126	99,170,085	1,126	99,170,085
28. Ag-Improved Land	0	0	0	0	431	1,376,385	431	1,376,385
29. Ag Improvements	0	0	0	0	431	8,749,710	431	8,749,710
30. Ag Total							1,557	109,296,180

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	191	184.00	1,012,000	191	184.00	1,012,000	
33. HomeSite Improvements	191	0.00	6,684,560	191	0.00	6,684,560	89,485
34. HomeSite Total				<b>191</b>	<b>184.00</b>	<b>7,696,560</b>	
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	240	728.77	364,385	240	728.77	364,385	
37. FarmSite Improvements	240	0.00	2,065,150	240	0.00	2,065,150	25,970
38. FarmSite Total				<b>240</b>	<b>728.77</b>	<b>2,429,535</b>	
39. Road & Ditches	0	1,088.84	0	0	1,088.84	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>431</b>	<b>2,001.61</b>	<b>10,126,095</b>	<b>115,455</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	9	1,320.00	391,200	9	1,320.00	391,200

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	4,926.10	32.11%	6,108,450	43.16%	1,240.02
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	3,101.10	20.21%	3,054,645	21.58%	985.02
49. 3A1	503.17	3.28%	465,475	3.29%	925.08
50. 3A	2,523.04	16.44%	2,031,130	14.35%	805.03
51. 4A1	3,042.87	19.83%	2,069,225	14.62%	680.02
52. 4A	1,246.91	8.13%	423,960	3.00%	340.01
<b>53. Total</b>	<b>15,343.19</b>	<b>100.00%</b>	<b>14,152,885</b>	<b>100.00%</b>	<b>922.42</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	870.98	9.93%	531,305	17.58%	610.01
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	3,280.61	37.39%	1,345,100	44.50%	410.02
58. 3D1	609.59	6.95%	240,810	7.97%	395.04
59. 3D	480.93	5.48%	163,515	5.41%	340.00
60. 4D1	2,621.81	29.88%	550,605	18.22%	210.01
61. 4D	910.75	10.38%	191,275	6.33%	210.02
<b>62. Total</b>	<b>8,774.67</b>	<b>100.00%</b>	<b>3,022,610</b>	<b>100.00%</b>	<b>344.47</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	880.54	0.27%	462,300	0.56%	525.02
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	272.37	0.08%	110,325	0.13%	405.06
67. 3G1	2,215.07	0.69%	631,325	0.77%	285.01
68. 3G	9,433.16	2.94%	2,688,575	3.28%	285.01
69. 4G1	61,850.62	19.27%	16,390,790	20.02%	265.01
70. 4G	246,307.41	76.74%	61,577,540	75.22%	250.00
<b>71. Total</b>	<b>320,959.17</b>	<b>100.00%</b>	<b>81,860,855</b>	<b>100.00%</b>	<b>255.05</b>
<b>Irrigated Total</b>	<b>15,343.19</b>	<b>4.39%</b>	<b>14,152,885</b>	<b>14.27%</b>	<b>922.42</b>
<b>Dry Total</b>	<b>8,774.67</b>	<b>2.51%</b>	<b>3,022,610</b>	<b>3.05%</b>	<b>344.47</b>
<b>Grass Total</b>	<b>320,959.17</b>	<b>91.82%</b>	<b>81,860,855</b>	<b>82.55%</b>	<b>255.05</b>
<b>Waste</b>	<b>2,963.39</b>	<b>0.85%</b>	<b>88,905</b>	<b>0.09%</b>	<b>30.00</b>
<b>Other</b>	<b>1,494.10</b>	<b>0.43%</b>	<b>44,830</b>	<b>0.05%</b>	<b>30.00</b>
<b>Exempt</b>	<b>11,435.23</b>	<b>3.27%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Market Area Total</b>	<b>349,534.52</b>	<b>100.00%</b>	<b>99,170,085</b>	<b>100.00%</b>	<b>283.72</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	15,343.19	14,152,885	15,343.19	14,152,885
<b>77. Dry Land</b>	0.00	0	0.00	0	8,774.67	3,022,610	8,774.67	3,022,610
<b>78. Grass</b>	0.00	0	0.00	0	320,959.17	81,860,855	320,959.17	81,860,855
<b>79. Waste</b>	0.00	0	0.00	0	2,963.39	88,905	2,963.39	88,905
<b>80. Other</b>	0.00	0	0.00	0	1,494.10	44,830	1,494.10	44,830
<b>81. Exempt</b>	0.00	0	0.00	0	11,435.23	0	11,435.23	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>349,534.52</b>	<b>99,170,085</b>	<b>349,534.52</b>	<b>99,170,085</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	15,343.19	4.39%	14,152,885	14.27%	922.42
<b>Dry Land</b>	8,774.67	2.51%	3,022,610	3.05%	344.47
<b>Grass</b>	320,959.17	91.82%	81,860,855	82.55%	255.05
<b>Waste</b>	2,963.39	0.85%	88,905	0.09%	30.00
<b>Other</b>	1,494.10	0.43%	44,830	0.05%	30.00
<b>Exempt</b>	11,435.23	3.27%	0	0.00%	0.00
<b>Total</b>	<b>349,534.52</b>	<b>100.00%</b>	<b>99,170,085</b>	<b>100.00%</b>	<b>283.72</b>

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

58 Loup

	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	13,713,505	14,271,835	558,330	4.07%	482,265	0.55%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	7,550,785	7,696,560	145,775	1.93%	89,485	0.75%
<b>04. Total Residential (sum lines 1-3)</b>	<b>21,264,290</b>	<b>21,968,395</b>	<b>704,105</b>	<b>3.31%</b>	<b>571,750</b>	<b>0.62%</b>
05. Commercial	1,200,085	1,233,005	32,920	2.74%	50,695	-1.48%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	2,408,850	2,429,535	20,685	0.86%	25,970	-0.22%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>3,608,935</b>	<b>3,662,540</b>	<b>53,605</b>	<b>1.49%</b>	<b>76,665</b>	<b>-0.64%</b>
<b>10. Total Non-Agland Real Property</b>	<b>24,873,225</b>	<b>25,630,935</b>	<b>757,710</b>	<b>3.05%</b>	<b>648,415</b>	<b>0.44%</b>
11. Irrigated	12,725,970	14,152,885	1,426,915	11.21%		
12. Dryland	2,991,555	3,022,610	31,055	1.04%		
13. Grassland	73,633,480	81,860,855	8,227,375	11.17%		
14. Wasteland	104,535	88,905	-15,630	-14.95%		
15. Other Agland	44,820	44,830	10	0.02%		
<b>16. Total Agricultural Land</b>	<b>89,500,360</b>	<b>99,170,085</b>	<b>9,669,725</b>	<b>10.80%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>114,373,585</b>	<b>124,801,020</b>	<b>10,427,435</b>	<b>9.12%</b>	<b>648,415</b>	<b>8.55%</b>

**2009 PLAN OF ASSESSMENT  
for  
LOUP COUNTY  
Assessment Years 2010, 2011, and 2012  
Date: June 15, 2009**

**INTRODUCTION**

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15<sup>th</sup> of 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<sup>st</sup> 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 Revenue Property Assessment Division on or before October 31<sup>st</sup> 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 of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land for 2009; and
- 3) 75% of special value for agricultural and horticultural land

which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

**GENERAL DESCRIPTION of REAL PROPERTY in LOUP COUNTY**

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

	<b>Parcels</b>	<b>% of Total Parcels</b>	<b>% of Taxable Value Base</b>
Residential	447	21.97%	11.99%
Commercial	38	1.87%	1.05%
Industrial	0	0	0
Recreational	0	0	0
Agricultural	1550	76.16%	86.96%
Special Value	0	0	0
<b>TOTAL</b>	<b>2035</b>	<b>100%</b>	<b>100%</b>

	<b>Acres</b>	<b>% of Amland Total</b>
Agricultural taxable acres:	349,437.44	100%
Grass	320,394.99	91.68%
Irrigated	15,117.10	4.33%
Dryland	8,946.78	2.56%
Waste	3,484.47	1.00%
Shelterbelts	1,494.10	.43%

Loup County is mainly an agricultural county. However, the construction of the Calamus Dam and subsequent Calamus Lake resulted in the loss of close to 8,000 acres of farm and ranch land. This has been replaced with fourteen rural residential developments and numerous small rural residential sites, with the possibility of the subdividing and creation of several more developments. These subdivisions have more than replaced the agricultural valuation lost to the lake. The northern half of the county consists of mainly large cattle operations containing many acres of grassland with some acres of cropland. The southern half of the county is a mix of smaller owned operations combining livestock and farming, with a mix of grassland, dry and irrigated cropland. The Village of Taylor, the only incorporated village in the county, lies in the southeast portion of the county and serves as the county seat.

## **New Property**

The County had an estimated twenty-two (22) zoning permits for new construction/additions for 2009.

## **CURRENT RESOURCES**

### **STAFFING, BUDGET AND TRAINING**

#### **Staffing**

The office is staffed by one full-time clerk and the County Clerk, who also serves as Register of Deeds, Clerk of the District Court, Assessor and Election Commissioner. The office lost the part-time clerk when she retired on February 29, 2008 and there are no plans to replace her position at this time. Loup County does not have a Deputy Assessor, the County Clerk, ex-officio Assessor, hereafter referred to as assessor, is the only employee in the office holding the necessary certificate. The assessor does all the Assessor duties with regards to real estate records, maintenance and valuations, personal property filings, administrative reports and processing of Homestead Exemption Applications.

#### **Training**

The assessor is required to obtain sixty hours of continuing education within a four year period. Her current certificate will expire on December 31, 2010. The assessor has completed fifty seven point twenty five (57.25) hours of continuing education as of January 28, 2009. She attended the following courses (credit hours in bold): Residential Quality, Condition and Effective Age (**16**), How To Be A Better Manager (**16**), Assessor Assistant Training & Download (**2**), Reports And Opinions (**3**), Agland What-If Spreadsheet Demonstration (**3**), Developing Depreciation Tables Course (**3**), 2008 Assessor's Workshop (**14.25**).

#### **Budget**

As she serves as ex-officio Assessor, most of the budget is contained within the County Clerk budget. Beginning in the year 2007, the County Clerk started receiving compensation for the ex-officio Assessor position in the amount of \$3000.00 additional salary per year with an annual cost of living increase on same. The County Clerk's 2008-2009 budget is \$57,000.00 and her clerk salary plus the ex-officio salary is covered in this budget. Her one full-time clerk's salary comes from the County

Clerk budget. However, she does maintain a small Assessor office budget in the amount of \$6,000.00. This budget covers education and travel expense, supplies and postage required by the Assessor's office. No salaries are taken from the Assessor budget. The appraisal budget for 2008-2009 is \$5,000.00. This budget is used to pay for the annual pickup work and for the ongoing review of all improved properties per the scheduled list found in this plan.

### **CADASTRAL AND AERIAL MAPS**

The cadastral maps are kept current by the assessor with new ownership lines, acres, and property owner's names being done as changes occur. If only an ownership change has occurred the office clerk makes that change. However, the maps are from 1969 and new maps are desperately needed due to the many changes over the years to keep them up to date. The assessor has contacted various companies to obtain a price and at this time new cadastrals are simply not within the budget means of Loup County. One quote was for \$150,000.00 for a new cadastral book. If the assessor was to obtain just the maps and blank lined sheets, and do the mapping and ownership lines herself, the cost would be around \$15,000.00. However, with the other office duties of an ex-officio, it would be difficult to complete the work in a timely manner. As new subdivisions have been added, the assessor has added sheets to the cadastral map book. She has plans to create a separate cadastral book for the lake subdivisions so they can be maintained in a more accessible and neat manner.

Land uses, as well as ownership lines, are kept on the aerial maps. The assessor does all the record maintenance of the aerial maps including but not limited to mapping, ownership changes, land splits, land use changes, etc.. The assessor has obtained 1999 aerial maps at a cost of \$2,720.00. She has drawn in the section lines and her clerk has completed the process of transferring ownership and land use lines. The new aerial maps are now in use. The assessor draws in ownership lines when irregular tracts have sold. She first enters the description into Deed Plotter+ for Windows, and then prints the resulting map to any scale desired and transfers the resulting information onto the cadastral and aerial maps.

### **Property Record Cards**

The assessor maintains the record cards with ownership and splits kept up to date. We have converted to new folder type color coded record cards, using green folders for agricultural, white for village and

commercial, blue for exempt and yellow for rural subdivisions. Said cards contain current pictures of the house and any other major improvements, ownership and mailing addresses, physical addresses, classification, school and tax district codes, as well as land classifications and values for improvements and land. The county's communication center has established E911 addresses for all residences in Loup County. The communication director *finally* allowed the assessor access to those addresses after numerous requests. All property record cards now contain physical addresses. New residences are assigned an E911 address by the communication director and a monthly update is emailed to the assessor. Prior to receiving those addresses from the communications director, the assessor was able to obtain some E911 addresses through the Secretary of State's office (voter registration records) and those rural location addresses were added to the property record cards. Also, in an attempt to get physical addresses for lake subdivision properties, (most of which did not have a mailing address which eliminated the use of the post office for obtaining this information) she contacted each owner with a letter containing a self-addressed and stamped postcard. She asked the owner to fill in the E911 address assigned to that dwelling and return the postcard to her office.

All properties with more than one improvement contain a ground sketch for the locations of each improvement. Scale drawings of all houses can be found on the cards. Pricing information is contained within the folder for ease in identifying how the value was established. Value information for at least the previous five years can be found on the front of each property record card.

### **SOFTWARE**

At this time, the assessor is using MIPS/County Solutions for the pricing of agricultural land record keeping only. All notices, tax receipts, etc. are still done by hand. No web based access exists for records in Loup County.

## **CURRENT ASSESSMENT PROCEDURES for REAL PROPERTY**

### **Discovery, Listing and Inventory of All Property**

As the County Clerk is also the ex-officio Assessor, the Real Estate Transfer Statement starts and stops in her office. She uses the information obtained from the Form 521 to ascertain the selling price of the property, whether any personal property was included in the sale, and characteristics of the sale based on the information at hand. From this information, it is determined if further investigation of the sale need occur. If deemed so, the assessor will talk with the buyer and/or seller, the real estate agent, or if this is not possible, will resort to the sending of questionnaires. The zoning administrator is also the full-time clerk in the assessor's office and willingly shares all zoning permit applications with the assessor, which is of great benefit in tracking new construction.

### **Data Collection**

Data collection is done by a local person who has done extensive work with a Nebraska appraisal company in the listing of properties for reappraisal. She lists the necessary data to price all new improvements, measures the improvement and shows the improvement location on the current ground sketch. All market and income data is collected and processed by Kaiser Appraisal Service of Omaha, Nebraska. The assessor then prices all new improvements with computer programs using Marshall Swift data. She also enters all information concerning the new improvement on the appropriate record card including but not limited to sketches, reasons for change, etc..

Loup County has implemented a complete appraisal of all properties. The appraisal was done by Kaiser Appraisal Service. The resulting value changes for the lake properties and Village of Taylor were placed on the tax rolls for 2000 and rural properties were put on in 2001. Commercial properties were put on in 2002. This reappraisal included a physical inspection of all properties and included re-measuring when there was an obvious discrepancy with the previous information in hand. An exterior inspection was done unless the taxpayer was willing to allow the appraiser inside. New pictures were taken of all improvements and attached to the real estate property cards. Square footage was figured based on the drawings and appraiser's notes and figures.

In order to keep the new appraisal up to date, the county will be divided into fifths with a complete inspection of all improved properties done on a rotating basis with current information in hand. Following is the breakdown of the timeline for the yearly review.

**Lake Subdivisions: 2008**

**Village of Taylor: 2009**

**Townships/Ranges 24-17 thru 24-20, Townships/Ranges 23-17 thru 23-20, North side of Calamus Lake included in the above Townships/Ranges: 2010**

**Townships/Ranges 22-17 thru 22-18, Townships/Ranges 21-17 thru 21-18, South side of Calamus Lake included in the above Townships/Ranges: 2011**

**Townships/Ranges 22-19 thru 22-20, 21-19 thru 21-20: 2012**

The Assessor also has a map in her office showing the scheduled areas. The year 2006 completed a four year cycle of a complete physical review of the entire county. A quarterly review of the county began in the summer of 2008 (refer to above schedule). This review has cost the Loup County taxpayers approximately \$5000.00 per year.

#### **Review assessment of sales ratio studies before assessment actions**

I do my own Assessment/Ratio studies beginning in July by removing the sales which will be out of the current study period and adding in the newest available year's sales for each study group, residential, commercial and agricultural. I have spread sheets on my computer listing the sales and the necessary information so I can then process the data for P.R.D., C.O.D., median, etc.. for each class of property. I share this information, which lists sales, buyer/seller, selling price, and value for assessment, as well as statistics, with my County Board prior to deciding on any action necessary to bring the statistics into compliance for the next assessment year. I also review all preliminary data provided by my field liaison and discuss necessary actions with him. I also discuss what, if any, changes need to be made to residential and commercial with Bill Kaiser of Kaiser Appraisal Service.

## **Approaches to Value**

All three approaches to value are done by Kaiser Appraisal Service.

- 1) He does a market approach using sales comparisons. If not enough sales are available for Loup County, he has borrowed from other counties.
- 2) The cost approach is from the 1998 Marshall Swift manual, in computer format, and the latest depreciation study was completed by Kaiser Appraisal Service in 2000 and is being used to date, as a yearly analysis, so far, does not indicate a change.
- 3) Kaiser Appraisal Service also completed an income and expense analysis at the time of the reappraisal. He has all information and data used to compile this study in a computer format, available for inspection.
- 4) The ex-officio assessor conducts all land valuation studies by reviewing the current data available and borrowing sales from neighboring counties when too few have occurred in Loup County. At this time no market areas have been established and Loup County has no special value on any agricultural land. Both market areas and special value may be established in the future if a need is shown.

## **Reconciliation of Final Value and Documentation**

Reconciliation of final value is done by the assessor using acceptable assessment practices.

Documentation of pricing is contained in the Real Property card folders, while depreciation factors can be found in the reappraisal file available for public inspection.

## **Review assessment sales ratio studies after assessment actions**

Once the assessment process has been completed the assessor puts the new information into her sales file data and redoes the ratio statistics.

## **Notices and Public Relations**

Once the above assessment processes are complete, the assessor mails evaluation notices to all taxpayers whose value has changed. Such notices contain all information as prescribed by state

statute, including but not limited to, level of assessment, prior and current year's values, ownership and legal description, date for filing protests, and dates during which the Board of Equalization will be in session. She also includes a review of assessment actions to each class of property for the current year. If agricultural land values are changed, she includes a numbered map indicating where sales have occurred. These numbers correspond to a sheet detailing each sale as to address of buyer/seller, date of sale, number of acres, percentage of acres to each land class (irrigated, dry and grass), and the sale price per acre.

Once the notices have been mailed, she publishes a Notice in the legal newspaper notifying the public that the annual revision of the assessment rolls is complete and on file. Said notice also contains the dates during which protests may be filed and the meeting dates of the Board of Equalization.

**LEVEL OF VALUE, QUALITY, AND UNIFORMITY FOR ASSESSMENT YEAR 2009**

<b><u>Property Class</u></b>	<b><u>Median</u></b>	<b><u>C.O.D.</u></b>	<b><u>P.R.D.</u></b>
Residential	94.00	17.02	103.14
Commercial	126.00	28.01	156.61
Agricultural	72.00	18.48	105.75

**RESIDENTIAL:** This class had a total of thirty-six (36) sales, which consisted of twenty-one (21) vacant lake lots, one (1) lake home, five (5) rural residential, and nine (9) sales within the Village of Taylor. The median falls within the acceptable range. The Coefficient of Dispersion (COD) is 2.02 above the acceptable range of 15. With the removal of one outlier, said COD would fall within the range. The Price Related Differential (PRD) is .14 above the acceptable top range of 103.

**COMMERCIAL:** The commercial statistics, based on three (3) sales, makes the resulting statistics very unreliable. It is hard to establish or justify changes to value based on the small number of sales. Also, commercial sales in this county involve use changes as businesses close and the property is subsequently purchased for storage.

**AGRICULTURAL:** This class saw only seven (7) sales for the current study period. The median and the C.O.D. are within the accepted range while the P.R.D., at +2.75, is slightly above the accepted range. Said difference for P.R.D. is not enough to weigh considerably upon the quality of assessment and does tend to indicate that agricultural properties are being assessed in a manner both uniform and proportional. As always, the small number of sales, with some outliers, can tend to skew the statistics unfavorably.

### **ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2010**

**RESIDENTIAL:** Annual pickup work will be done and statistics reviewed for any needed changes to depreciations and values. E911 addresses will be added to new property cards as they become available to the assessor. All improved properties within the Village of Taylor will be physically inspected this year per the schedule on page 9.

**RESIDENTIAL/Lake Properties and Subdivisions:** Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area. Kaiser Appraisal Service will work with the assessor to establish more accurate values of improved and unimproved properties within the lake subdivisions as more sales occur to make this study possible. Changes found during the 2008 physical review will be added.

**COMMERCIAL:** Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations are acceptable.

**AGRICULTURAL:** Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. As many pivots have been placed on previously gravity irrigated land, through use of the local Farm Service Agency (F.S.A.) information and drawings, changes have been made to correct the type of irrigation and the resulting changes in irrigated acres. Sales ratio and statistical studies are done annually to discover necessary changes in land values.

The assessor has added any new irrigated acres that were found through the N.R.D. required review with irrigators. She has copied the FSA maps provided by the irrigators for her records as she has been unable to obtain this herself from the local F.S.A. office.

The assessor will implement the new soil survey by making the following changes. All alpha soil symbols will be converted to numerical symbols on all record cards. Some new land classes (additional slopes) were added from adjacent counties for joining purposes and these will be counted and applied to the appropriate record cards. Three soils changed capability groups and a new soil was added and measures will be taken to apply these changes. All of the above will be done by using the online Web Soil Survey and MIPS.

### **ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2011**

**RESIDENTIAL:** Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation.

**RESIDENTIAL/Lake Properties and Subdivisions:** Any new subdivisions will be added with a study done by Kaiser Appraisal Service to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area.

**COMMERCIAL:** Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

**AGRICULTURAL:** Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values. The physical review of a portion of the agricultural home and farm sites will begin per the schedule on page 9.

## **ASSESSMENT ACTIONS PLANNED FOR ASSESSMENT YEAR 2012**

**RESIDENTIAL:** Annual pickup work will be done and new value added where necessary. Statistical studies will be done to determine any changes that may need to be made to depreciation and valuation.

**RESIDENTIAL/Lake Properties and Subdivisions:** Any new subdivisions will be added with a study done by Kaiser Appraisal Service to determine value of the lots. Annual pickup work will be done and statistics reviewed for any needed changes in depreciation factors and valuations. The sales data from this area will be watched closely and data analyzed by Kaiser Appraisal as more improved sales occur in the area.

**COMMERCIAL:** Annual pickup work completed and priced by Kaiser Appraisal Service as needed. If more sales begin to occur in this class, a new study may need to be done by said appraisal company to determine if current depreciations and values are acceptable.

**AGRICULTURAL:** Land use changes made as discovered. On agricultural home sites and farm sites, pickup work will be done and new value added. Sales ratio and statistical studies are done annually to discover necessary changes in land values. A physical review of all agricultural home sites and farm sites will be done per the schedule on page 9.

## **OTHER FUNCTIONS PERFORMED BY THE ASSESSOR'S OFFICE**

**RECORD MAINTENANCE, MAPPING UPDATES, OWNERSHIP CHANGES:** The assessor does the records maintenance with regards to ownership changes, mapping updates required and record maintenance as needed. All changes are updated regularly and generally within two weeks of the change.

**ADMINISTRATIVE REPORTS:** The assessor completes all reports including but not limited to the following and files same on a timely basis with the appropriate officials: the *Abstract (Real & Personal)*, *Assessor Survey*, and *Assessed Value Update* on or before March 19<sup>th</sup>, the *Certification of Values* on or before August 20<sup>th</sup>, the *School District Taxable Value Report* on or before August 25<sup>th</sup>,

the *Average Assessed Value of Single-Family Residential Property* on or before September 1<sup>st</sup>, the *Annual Plan of Assessment* with the Board of Equalization on or before July 31<sup>st</sup> and PA & T on or before October 31<sup>st</sup>, the *Annual Tax Roll* on or before November 22<sup>nd</sup>, the *Homestead Exemption Summary Certificate Form 458S* on or before November 30<sup>th</sup>, the *Certificate of Taxes Levied* on or before December 1<sup>st</sup>, the *Legal Description and Owner of all property owned by the State or governmental subdivisions of the State* on or before December 1, 2004 and every fourth December thereafter, and the *Report of current values of properties owned by the Board of Educational Lands and Funds*.

***PERSONAL PROPERTY:*** The assessor administers the timely filing of approximately one hundred fifty (150) personal property schedules each year. As a courtesy reminder, in the middle of February, she mails postcards to everyone who filed the previous year and those who will be new filers for the current year. Another reminder is sent the middle of April to those who haven't yet filed. Those who fail to file on or before May 1<sup>st</sup> are penalized according to state statute. She provides her Board of Equalization with a listing of personal property filers with the amount of personal property value attributed to each and separated into tax districts.

***PERMISSIVE EXEMPTIONS:*** The assessor completes the basic information on the appropriate permissive exemption forms and mails those forms to the filers in November. Once the filings are returned she makes determinations as to their new and/or continued exempt use and advises the Board of Equalization of her recommendations. In 451 application years, notices are sent to all filers ten days prior to the exemption hearing. Notices are also sent in the case of a continuation of exemption being denied.

***TAXABLE GOVERNMENT OWNED PROPERTY:*** An annual review is made of government owned property not used for public purposes. At this time, Loup County has no such government property but reviews government owned property each year to find any that may qualify and be taxed.

***HOMESTEAD EXEMPTIONS:*** The Nebraska Department of Revenue (DOR) sends pre-printed Homestead Exemption (HSE) Application Forms to the assessor. The assessor then prepares mailings to all those still qualifying, consisting of a brief letter from the office explaining the contents of the

mailing and instructions, DOR instructions, pre-printed HSE Forms 458, Nebraska Schedule I (Income Statement) and instructions. The assessor also fills out the necessary information on HSE Form 458 for those persons requesting applications for the current year who were not eligible for exemption in prior years and sends them all necessary information. Approximately forty to forty-five applications are processed each year. The assessor assists all applicants who need help with completing the forms.

**TAX DISTRICTS, TAX RATES, TAX LISTS, TAX LIST CORRECTIONS:** The assessor checks that all tax districts and valuations are correct and balanced. As she also serves as the County Clerk she sets the tax rates and verifies that they are correct. The assessor prepares and certifies the annual tax roll to the treasurer for all real, centrally assessed, personal property and in-lieu of taxes. She also prepares all necessary tax list corrections and presents them to the County Board for action and to the Treasurer for collection or refund as the case may be.

**COUNTY BOARD OF EQUALIZATION, TERC APPEALS:** The county assessor provides copies to the Board of Equalization members of all protests with her recommendation noted thereon and copies of all information she has concerning valuation of the protested property prior to the protest hearings. She defends values before the TERC board with written testimony.

**EDUCATION:** Please see *Training*, page 4 of this document.

### CONCLUSION

The budget requests aforementioned (see *Budget*, page 4 in this document) are sufficient to maintain the current assessment practices and cover the annual pickup work and annual physical inspection of one fifth of the county each year. However, I would like to have a reappraisal in the near future. With the tight budget situation, a levy may have to be placed on the Appraisal Fund to raise the necessary funds to cover the cost.

Respectfully submitted:

\_\_\_\_\_ Date: \_\_\_\_\_  
Debbie Postany, Loup County Assessor

## 2010 Assessment Survey for Loup County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	No deputies on staff. One full-time clerk who does not have an assessor's certificate.
2.	<b>Appraiser(s) on staff</b>
	None
3.	<b>Other full-time employees</b>
	None
4.	<b>Other part-time employees</b>
	None
5.	<b>Number of shared employees</b>
	None
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$6000.00 (The budget amount is the same as it was for FY 2008-09.)
7.	<b>Adopted budget, or granted budget if different from above</b>
	Same as above
8.	<b>Amount of the total budget set aside for appraisal work</b>
	\$0
9.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	\$6000.00 (This budget gets cut every year in order to balance the overall budget and allow other necessary increases to other funds. It barely covers the statutory six year physical inspection program and the annual pickup work listing. The county's budget preparer has suggested a levy on this fund, but I hate the thoughts of levying a tax just for appraisal purposes. However, this may become necessary as I am in dire need of a reappraisal. I intend to talk to several appraisers to see if they would be willing to use the information gathered from the physical inspections already done to reappraise the properties, hopefully, saving the county some money.)
10.	<b>Part of the budget that is dedicated to the computer system</b>
	\$1,450.00
11.	<b>Amount of the total budget set aside for education/workshops</b>
	\$400.00
12.	<b>Other miscellaneous funds</b>
	\$0
13.	<b>Was any of last year's budget not used:</b>
	\$3,832.84 (\$3,032.84 of the Assessor's budget and \$800.00 of the Appraisal budget.)

## B. Computer, Automation Information and GIS

1.	<b>Administrative software</b>
	MIPS/County Solutions is used for the pricing of agricultural land record keeping only. All notices, tax receipts and administrative reports are done by hand.
2.	<b>CAMA software</b>
	None, the assessor prices all improvements with computer programs using the Marshall Swift data.
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes. The maps are from 1969 and the county would like to find a cost effective way to get newer maps. So many changes have been made on them over the years they are getting hard to read.
4.	<b>Who maintains the Cadastral Maps?</b>
	The assessor maintains the maps. The assessor has added sheets and maps for the fourteen lake subdivisions which have been added. The remainder of the book contains the original pages.
5.	<b>Does the county have GIS software?</b>
	No.
6.	<b>Who maintains the GIS software and maps?</b>
	N/A
7.	<b>Personal Property software:</b>
	None, the county does the approximately 150 schedules by hand.

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes.
2.	<b>If so, is the zoning countywide?</b>
	Yes.
3.	<b>What municipalities in the county are zoned?</b>
	Village of Taylor, the only incorporated village in the county.
4.	<b>When was zoning implemented?</b>
	October 10, 2001.

## D. Contracted Services

1.	<b>Appraisal Services</b>
	Contracted, Kaiser Appraisal Service of Omaha, NE
2.	<b>Other services</b>



# Certification

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

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

One copy by electronic transmission to the Loup County Assessor.

Dated this 7th day of April, 2010.



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

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Ruth A. Sorensen  
Property Tax Administrator



## Valuation History Charts