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2010 Commission Summary

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Residential Real Property - Current

Number of Sales	265	Median	94
Total Sales Price	\$21,180,408	Mean	100
Total Adj. Sales Price	\$21,232,333	Wgt. Mean	92
Total Assessed Value	\$19,632,112	Average Assessed Value of the Base	\$74,910
Avg. Adj. Sales Price	\$80,122	Avg. Assessed Value	\$74,083

Confidence Interval - Current

95% Median C.I	91.19 to 95.44
95% Mean C.I	95.78 to 103.81
95% Wgt. Mean C.I	89.82 to 95.11

% of Value of the Class of all Real Property Value in the County	31.31
% of Records Sold in the Study Period	6.93
% of Value Sold in the Study Period	6.85

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	270	94	94
2008	319	94	94
2007	318	93	93
2006	299	95	95

2010 Commission Summary

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Commercial Real Property - Current

Number of Sales	50	Median	98
Total Sales Price	\$7,401,876	Mean	98
Total Adj. Sales Price	\$7,218,376	Wgt. Mean	92
Total Assessed Value	\$6,676,249	Average Assessed Value of the Base	\$123,135
Avg. Adj. Sales Price	\$144,368	Avg. Assessed Value	\$133,525

Confidence Interval - Current

95% Median C.I	95.97 to 99.18
95% Mean C.I	92.05 to 104.12
95% Wgt. Mean C.I	84.13 to 100.85

% of Value of the Class of all Real Property Value in the County	7.55
% of Records Sold in the Study Period	8.91
% of Value Sold in the Study Period	9.66

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	45	99	99
2008	43	94	94
2007	37	97	97
2006	33	98	98

2010 Opinions of the Property Tax Administrator for Phelps County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Phelps County is 94% of market value. The quality of assessment for the class of residential real property in Phelps 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 Phelps County is 98% of market value. The quality of assessment for the class of commercial real property in Phelps 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 Phelps County is 72% of market value. The quality of assessment for the class of agricultural land in Phelps County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

2010 Assessment Actions for Phelps County

taken to address the following property classes/subclasses:

Residential

Completed the physical inspection and review in Bertrand, Loomis and Atlanta, questionnaires are left at each property if no one is home at the time of the inspection.

Review work began in the rural areas, the townships of Westside, Garfield, Union, Rockfalls, and Industry were completed.

A market analysis and economic study were done and depreciation schedules were reviewed and updated if necessary in all residential areas.

New residential cost pricing was implemented for all residential areas.

All pickup work was completed by mid-January.

3809 residential parcels were inspected as part of the 6 year inspection cycle and another 1071 parcels were reviewed as part of the pickup work for the residential class of property.

2010 Assessment Survey for Phelps County

Residential Appraisal Information

1.	Valuation data collection done by:
	Assessor and staff
2.	List the valuation groupings used by the County:
	1 – Holdrege 2 – Atlanta 3 – Bertrand 4 – Funk 5 – Loomis 6 – Rural 7 - Rural H
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	<p>Holdrege - Largest Community, good economic growth, county seat, active businesses, schools</p> <p>Atlanta – small community, on the highway, southern part of the county, lowest economic growth, elevator, post office, restaurant, not much community development, homes not kept up</p> <p>Bertrand – Middle-sized community, on the highway, has school, western edge of county, 700+ population, solid business district, strong village</p> <p>Funk – Small community, on the highway, bedroom community for the large city of Kearney, no school, has café and elevator, good residential activity, homes are very nice</p> <p>Loomis – Small community, on the highway, no grocery store, good community development, size is between Bertrand and Funk</p> <p>Rural – All rural residential property except for area surrounding Holdrege</p> <p>Rural H – Residential property adjacent to Holdrege but just outside city limits, closer to amenities of the largest community in the county</p>
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Sales comparison and cost
4	When was the last lot value study completed?
	2008
a.	What methodology was used to determine the residential lot values?
	Lots are priced by the square foot and by the acre, broken down in each neighborhood, village and the rural areas
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?

	They are based on the local markets, Phelps County develops both their own depreciation tables and uses the tables in their CAMA system if they are accurate
a.	How often does the County update depreciation tables?
	The whole County was updated in 2009, annually they attempt to review all depreciation tables.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes, Phelps County begins in the fall doing pickup work and they try to be done by the middle of January
b.	By Whom?
	Assessor and office staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	Phelps County completes an inspection of 20% of their county annually.
a.	Does the County maintain a tracking process? If yes describe.
	Yes, they are tracked on permits, improvement statements and noted in the file when inspected
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Most valuation groupings or like neighborhoods are completely inspected in one year to maintain equalization within the valuation grouping, rural residential review is completed usually within two years and sales are studied for market analysis and results are applied to the whole grouping.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	265	MEDIAN:	94	COV:	33.38	95% Median C.I.:	91.19 to 95.44
TOTAL Sales Price:	21,180,408	WGT. MEAN:	92	STD:	33.31	95% Wgt. Mean C.I.:	89.82 to 95.11
TOTAL Adj.Sales Price:	21,232,333	MEAN:	100	AVG.ABS.DEV:	20.39	95% Mean C.I.:	95.78 to 103.81
TOTAL Assessed Value:	19,632,112						
AVG. Adj. Sales Price:	80,122	COD:	21.71	MAX Sales Ratio:	337.00		
AVG. Assessed Value:	74,083	PRD:	107.93	MIN Sales Ratio:	34.11		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/07 TO 09/30/07	30	86.17	99.71	94.53	28.03	105.48	61.95	198.70	79.43 to 111.07	78,515	74,217
10/01/07 TO 12/31/07	26	92.89	93.88	89.44	14.32	104.97	49.65	155.61	84.78 to 98.20	74,617	66,735
01/01/08 TO 03/31/08	22	94.62	94.94	89.66	12.82	105.89	71.03	132.04	82.00 to 103.34	91,144	81,715
04/01/08 TO 06/30/08	43	94.70	101.34	91.23	21.12	111.08	56.25	256.87	87.53 to 100.56	83,530	76,208
07/01/08 TO 09/30/08	36	93.90	94.73	91.19	13.90	103.89	63.87	133.63	87.08 to 99.80	74,050	67,525
10/01/08 TO 12/31/08	32	92.43	95.44	88.77	26.06	107.51	34.11	222.96	78.13 to 102.37	80,655	71,598
01/01/09 TO 03/31/09	31	93.30	106.39	98.97	25.62	107.49	70.56	232.00	88.49 to 106.14	84,785	83,916
04/01/09 TO 06/30/09	45	94.67	106.78	94.45	28.22	113.05	65.05	337.00	85.97 to 109.53	76,993	72,716
<u>Study Years</u>											
07/01/07 TO 06/30/08	121	94.33	98.17	91.35	19.39	107.47	49.65	256.87	87.14 to 97.67	81,756	74,680
07/01/08 TO 06/30/09	144	93.76	101.16	93.44	23.62	108.27	34.11	337.00	91.43 to 96.50	78,748	73,581
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	133	93.60	97.07	90.34	19.05	107.45	34.11	256.87	90.35 to 97.55	81,532	73,660
<u>ALL</u>											
	265	93.92	99.80	92.46	21.71	107.93	34.11	337.00	91.19 to 95.44	80,122	74,083

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	205	93.60	98.18	91.91	20.14	106.82	34.11	256.87	89.39 to 96.50	78,495	72,149
02	5	98.07	126.52	84.07	47.48	150.50	65.05	232.00	N/A	7,300	6,137
03	20	93.06	110.25	96.82	33.17	113.86	58.61	337.00	85.06 to 112.90	66,965	64,837
04	4	93.16	99.45	91.47	9.75	108.73	88.98	122.50	N/A	47,750	43,676
05	15	94.49	97.08	89.01	22.57	109.07	46.44	174.24	76.50 to 111.27	62,666	55,777
14	9	94.59	110.82	103.05	30.08	107.54	75.58	189.18	80.34 to 154.05	134,166	138,263
15	7	94.74	89.93	88.22	10.07	101.94	73.96	104.92	73.96 to 104.92	203,771	179,769
<u>ALL</u>											
	265	93.92	99.80	92.46	21.71	107.93	34.11	337.00	91.19 to 95.44	80,122	74,083

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	254	93.76	99.64	92.54	21.13	107.67	46.44	337.00	91.04 to 95.44	82,998	76,805
2	11	99.80	103.50	81.92	33.10	126.34	34.11	151.67	67.20 to 151.67	13,700	11,222
<u>ALL</u>											
	265	93.92	99.80	92.46	21.71	107.93	34.11	337.00	91.19 to 95.44	80,122	74,083

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:	74,083	PRD:	107.93	MIN Sales Ratio:	34.11		

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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
01	260	94.45	100.39	92.93	21.48	108.02	34.11	337.00	91.70 to 95.98	80,230	74,557
06											
07	5	71.03	69.02	66.34	8.70	104.04	56.25	76.88	N/A	74,500	49,424
ALL											
	265	93.92	99.80	92.46	21.71	107.93	34.11	337.00	91.19 to 95.44	80,122	74,083

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	8	111.15	122.93	113.47	37.37	108.33	67.20	232.00	67.20 to 232.00	1,962	2,226
5000 TO 9999	4	116.23	163.82	147.61	61.84	110.98	85.81	337.00	N/A	7,000	10,332
Total \$											
1 TO 9999	12	111.15	136.56	135.34	46.47	100.90	67.20	337.00	82.00 to 151.67	3,641	4,928
10000 TO 29999	28	119.46	127.90	125.64	26.74	101.80	65.05	256.87	109.53 to 133.14	21,831	27,430
30000 TO 59999	70	98.72	103.09	101.48	19.70	101.59	34.11	214.82	94.70 to 103.60	46,321	47,005
60000 TO 99999	75	91.70	92.49	92.55	16.27	99.94	49.65	189.18	85.39 to 94.91	76,993	71,255
100000 TO 149999	51	90.51	90.59	90.59	15.30	100.00	46.44	154.05	86.28 to 94.67	119,340	108,107
150000 TO 249999	26	83.46	83.69	83.78	9.26	99.89	56.25	104.92	80.34 to 86.33	176,729	148,069
250000 TO 499999	3	94.74	92.34	91.82	11.47	100.56	74.84	107.43	N/A	293,000	269,040
ALL											
	265	93.92	99.80	92.46	21.71	107.93	34.11	337.00	91.19 to 95.44	80,122	74,083

**2010 Correlation Section
for Phelps County**

Residential Real Property

I. Correlation

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

RESIDENTIAL:In correlating the assessment practices and the calculated statistics for the residential class of property in Phelps County, it is the opinion of the Division that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population. All valuation groupings are within the acceptable range of 92% to 100%. Both qualitative measures are slightly above the acceptable range, however Phelps County tries to utilize as many sales as possible. Consequently, low dollar sales and outliers have negatively affected the coefficient of dispersion and the price-related differential.

As documented in the residential assessment actions, Phelps County implemented all new pricing for all residential parcels. Additionally, depreciation tables were reviewed and updated if necessary. Phelps County does an excellent job with their physical inspection. Discussions throughout the past year between the Phelps County Assessor and her field liaison have revealed that the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county.

Phelps County is committed to moving forward technologically. The County maintains a web site with parcel search as well as utilizing a comprehensive GIS system. They plan to begin submission of supplemental worksheet data electronically in the summer of 2010.

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

**2010 Correlation Section
for Phelps County**

II. Analysis of Sales Verification

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

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

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

RESIDENTIAL:Phelps County strives to use every sale possible in their sales file. The total number of sales has declined over the past three years. Over seventy percent of the sales were deemed to be arms-length transactions. Of the sales disqualified, approximately one-third were sales as a result of a foreclosure action. Additionally, 34 residential sales were excluded from the qualified sales file due to a substantial change that had been made to the property since the time of the sale. The remainder of the disqualified sales were a mixture of partial interest sales, family transactions, and estate settlements or other legal actions. Phelps County has had in place a sales review process for many years. A letter along with a sales verification document is mailed to the seller and/or the buyer of the parcel. Occasionally phone calls will be made to other parties involved in the sale such as the seller, the title company or to the attorney involved in the sale. The contract appraiser also assists in the review of the sales information. The verification information is documented on the physical property record card as well as in the electronic file.

**2010 Correlation Section
for Phelps County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	94	92	100

**2010 Correlation Section
for Phelps County**

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section
for Phelps County**

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

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

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

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

	COD	PRD
R&O Statistics	21.71	107.93

RESIDENTIAL: The calculations accurately reflect that both the COD and PRD are above the acceptable range for qualitative measures indicating that there could be a problem with uniformity and regressive assessments. Removal of two of the extreme outliers, both of which have assessed values of \$5,000 or less, brings the measures much closer to the acceptable range. Knowing the Phelps County assessment practices it is believed that they have achieved good uniformity within the residential class of property.

2010 Assessment Actions for Phelps County

taken to address the following property classes/subclasses:

Commercial

In 2009 all commercial and industrial parcels were reviewed and inspected.

For 2010 Loomis, Bertrand, and Atlanta will have all commercial parcels reviewed.

A market analysis and economic study were done and depreciation schedules were reviewed and updated if necessary in all commercial areas.

All pickup work was completed by mid-January.

554 commercial parcels were inspected as part of the 6 year inspection cycle and another 132 parcels were reviewed as part of the pickup work for the commercial class of property.

2010 Assessment Survey for Phelps County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	Assessor and staff
2.	List the valuation groupings used by the County:
	1 – Holdrege 3 – Bertrand 5 – Loomis 14 - Rural 15 - Rural H
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	1 - Largest Community, good economic growth, county seat, active businesses, schools 3 - Bertrand – Middle-sized community, on the highway, has school, western edge of county, 700+ population, solid business district, strong village 5 - Loomis – Small community, on the highway, no grocery store, good community development, size is between Bertrand and Funk 14 - All rural commercial property except for area surrounding Holdrege 15 – Commercial property adjacent to Holdrege but just outside city limits, closer to amenities of the largest community in the county
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Sales comparison and cost as well as income where information is available
4	When was the last lot value study completed?
	2009
a.	What methodology was used to determine the commercial lot values?
	Lots are priced by the square foot and by the acre, broken down in each neighborhood, village and the rural areas
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?
	Phelps County and their contract appraiser develop depreciation studies based on local market information
a.	How often does the County update the depreciation tables?
	Annually depreciation tables are reviewed and updated if necessary
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes, Phelps County begins in the fall doing pickup work and they try to be done by

	the middle of January
b.	By Whom?
	Jerry Knoche, contracted appraisal service
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	In 2009 a complete commercial/industrial review was completed.
a.	Does the County maintain a tracking process? If yes describe.
	Yes, through the permits and improvement statements and notations in the property record file.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Economic and market trends are studied and all commercial parcels were completely inspected in one year for equalization purposes.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	50	MEDIAN:	98	COV:	22.20	95% Median C.I.:	95.97 to 99.18
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TOTAL Adj.Sales Price:	7,218,376	MEAN:	98	AVG.ABS.DEV:	11.02	95% Mean C.I.:	92.05 to 104.12
TOTAL Assessed Value:	6,676,249						
AVG. Adj. Sales Price:	144,367	COD:	11.23	MAX Sales Ratio:	202.69		
AVG. Assessed Value:	133,524	PRD:	106.05	MIN Sales Ratio:	41.68		

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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	6	97.85	97.43	97.27	1.29	100.17	94.36	99.47	94.36 to 99.47	59,833	58,200
10/01/06 TO 12/31/06	8	96.09	93.25	83.81	5.96	111.26	77.85	100.00	77.85 to 100.00	342,375	286,939
01/01/07 TO 03/31/07	1	92.77	92.77	92.77			92.77	92.77	N/A	65,000	60,300
04/01/07 TO 06/30/07	4	99.38	101.66	105.01	4.12	96.81	96.53	111.33	N/A	223,531	234,725
07/01/07 TO 09/30/07	3	98.57	98.56	98.55	0.66	100.01	97.58	99.54	N/A	53,000	52,233
10/01/07 TO 12/31/07	5	98.35	86.91	95.10	12.39	91.39	41.68	100.00	N/A	166,400	158,245
01/01/08 TO 03/31/08	1	99.20	99.20	99.20			99.20	99.20	N/A	200,000	198,400
04/01/08 TO 06/30/08	6	96.24	92.15	93.78	6.65	98.27	77.75	99.26	77.75 to 99.26	97,875	91,783
07/01/08 TO 09/30/08	4	101.88	98.37	101.13	8.83	97.26	79.78	109.92	N/A	131,875	133,368
10/01/08 TO 12/31/08	3	99.50	123.11	99.67	45.41	123.52	67.14	202.69	N/A	101,666	101,330
01/01/09 TO 03/31/09	2	85.52	85.52	80.10	7.96	106.77	78.71	92.33	N/A	147,500	118,140
04/01/09 TO 06/30/09	7	112.00	108.30	102.37	19.76	105.79	63.33	151.00	63.33 to 151.00	36,500	37,365
<u>Study Years</u>											
07/01/06 TO 06/30/07	19	97.69	96.31	89.82	4.20	107.24	77.85	111.33	94.36 to 99.47	213,532	191,785
07/01/07 TO 06/30/08	15	98.35	92.16	95.43	7.02	96.57	41.68	100.00	94.74 to 99.20	118,550	113,135
07/01/08 TO 06/30/09	16	99.23	105.75	96.55	23.11	109.52	63.33	202.69	79.78 to 121.50	86,437	83,456
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	13	98.57	94.59	99.85	6.66	94.73	41.68	111.33	95.97 to 100.00	150,009	149,779
01/01/08 TO 12/31/08	14	98.81	101.07	97.95	15.45	103.18	67.14	202.69	79.78 to 104.80	115,696	113,326
<u>ALL</u>											
	50	98.18	98.09	92.49	11.23	106.05	41.68	202.69	95.97 to 99.18	144,367	133,524

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	29	98.60	99.64	90.72	10.91	109.84	63.33	202.69	94.74 to 99.47	174,182	158,012
03	9	97.58	95.63	92.86	8.35	102.98	77.75	121.50	84.78 to 99.54	54,166	50,300
05	4	99.00	97.67	96.17	28.11	101.56	41.68	151.00	N/A	31,250	30,051
14	4	98.15	98.33	105.02	6.77	93.63	85.68	111.33	N/A	160,642	168,700
15	4	95.60	92.52	92.78	5.81	99.71	78.71	100.17	N/A	228,000	211,545
<u>ALL</u>											
	50	98.18	98.09	92.49	11.23	106.05	41.68	202.69	95.97 to 99.18	144,367	133,524

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	48	98.18	98.97	92.79	10.20	106.67	63.33	202.69	95.97 to 99.18	149,497	138,712
2	2	76.84	76.84	42.51	45.76	180.75	41.68	112.00	N/A	21,250	9,033
<u>ALL</u>											
	50	98.18	98.09	92.49	11.23	106.05	41.68	202.69	95.97 to 99.18	144,367	133,524

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

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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	50	98.18	98.09	92.49	11.23	106.05	41.68	202.69	95.97 to 99.18	144,367	133,524
04											
<u>ALL</u>	<u>50</u>	<u>98.18</u>	<u>98.09</u>	<u>92.49</u>	<u>11.23</u>	<u>106.05</u>	<u>41.68</u>	<u>202.69</u>	<u>95.97 to 99.18</u>	<u>144,367</u>	<u>133,524</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	2	120.00	120.00	125.33	6.67	95.74	112.00	128.00	N/A	1,500	1,880
5000 TO 9999	1	100.00	100.00	100.00			100.00	100.00	N/A	8,000	8,000
<u>Total \$</u>											
1 TO 9999	3	112.00	113.33	106.91	8.33	106.01	100.00	128.00	N/A	3,666	3,920
10000 TO 29999	7	96.53	94.86	95.18	3.81	99.66	84.78	99.47	84.78 to 99.47	23,879	22,728
30000 TO 59999	11	94.36	103.14	102.27	29.23	100.85	41.68	202.69	63.33 to 151.00	40,181	41,095
60000 TO 99999	9	97.58	96.39	96.19	3.37	100.21	85.68	104.80	92.77 to 99.54	71,944	69,200
100000 TO 149999	8	97.29	91.01	91.30	8.27	99.68	67.14	99.78	67.14 to 99.78	117,925	107,668
150000 TO 249999	6	99.38	100.81	100.49	2.35	100.31	96.95	109.92	96.95 to 109.92	190,958	191,895
250000 TO 499999	4	99.57	97.29	99.05	8.49	98.22	78.71	111.33	N/A	337,892	334,695
500000 +	2	88.10	88.10	82.83	11.63	106.36	77.85	98.35	N/A	1,255,000	1,039,518
<u>ALL</u>	<u>50</u>	<u>98.18</u>	<u>98.09</u>	<u>92.49</u>	<u>11.23</u>	<u>106.05</u>	<u>41.68</u>	<u>202.69</u>	<u>95.97 to 99.18</u>	<u>144,367</u>	<u>133,524</u>

PAD 2010 R&O Statistics

Base Stat

State Stat Run

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	76.84	76.84	42.51	45.76	180.75	41.68	112.00	N/A	21,250	9,033
172	1	91.02	91.02	91.02			91.02	91.02	N/A	102,500	93,300
325	2	76.41	76.41	74.59	12.13	102.44	67.14	85.68	N/A	92,000	68,625
326	2	113.74	113.74	102.79	12.54	110.65	99.47	128.00	N/A	10,750	11,050
340	1	84.78	84.78	84.78			84.78	84.78	N/A	23,000	19,500
343	1	77.85	77.85	77.85			77.85	77.85	N/A	1,900,000	1,479,115
344	10	98.93	100.87	100.29	3.26	100.58	94.74	121.50	97.73 to 100.17	95,685	95,960
349	3	98.66	98.84	98.60	0.39	100.24	98.35	99.50	N/A	296,466	292,307
350	3	91.33	88.52	85.91	6.83	103.04	77.75	96.47	N/A	73,333	63,000
353	9	97.69	111.97	103.69	22.03	107.99	79.78	202.69	91.25 to 151.00	90,555	93,893
381	1	95.97	95.97	95.97			95.97	95.97	N/A	144,000	138,200
386	1	99.78	99.78	99.78			99.78	99.78	N/A	137,500	137,200
389	1	111.33	111.33	111.33			111.33	111.33	N/A	403,570	449,300
391	1	109.92	109.92	109.92			109.92	109.92	N/A	150,000	164,875
406	8	97.06	93.30	95.63	6.64	97.56	63.33	104.80	63.33 to 104.80	55,131	52,725
408	1	99.18	99.18	99.18			99.18	99.18	N/A	110,000	109,100
528	1	78.71	78.71	78.71			78.71	78.71	N/A	265,000	208,581
851	2	98.47	98.47	98.74	1.55	99.73	96.95	100.00	N/A	206,250	203,650
<u>ALL</u>	<u>50</u>	<u>98.18</u>	<u>98.09</u>	<u>92.49</u>	<u>11.23</u>	<u>106.05</u>	<u>41.68</u>	<u>202.69</u>	<u>95.97 to 99.18</u>	<u>144,367</u>	<u>133,524</u>

**2010 Correlation Section
for Phelps County**

Commerical Real Property

I. Correlation

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

COMMERCIAL:In correlating the assessment practices and the calculated statistics for the commercial class of property in Phelps County, it is the opinion of the Division that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population. All valuation groupings are within the acceptable range of 92% to 100%. Both qualitative measures sufficiently support that the class of property has been assessed uniformly.

As documented in the commercial assessment actions, Phelps County reviewed all commercial parcels in the towns of Loomis, Bertrand and Atlanta. Additionally, depreciation tables were reviewed and updated if necessary. Phelps County does an excellent job with their physical inspection. Discussions throughout the past year between the Phelps County Assessor and her field liaison have revealed that the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county.

Phelps County is committed to moving forward technologically. The County maintains a web site with parcel search as well as utilizing a comprehensive GIS system. They plan to begin submission of supplemental worksheet data electronically in the summer of 2010.

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

**2010 Correlation Section
for Phelps County**

II. Analysis of Sales Verification

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

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

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

COMMERCIAL:Phelps County strives to use every sale possible in their sales file. The total number of commercial sales has held steady over the past two years but the number of qualified sales has increased. Over fifty-seven percent of the sales were deemed to be arms-length transactions. Of the sales disqualified, fourteen were found to be substantially changed since the time of the sale. The remainder of the disqualified sales were a mixture of partial interest sales, exempt properties, and other legal actions. Phelps County has had in place a sales review process for many years. A letter along with a sales verification document is mailed to the seller and/or the buyer of the parcel. Occasionally phone calls will be made to other parties involved in the sale such as the seller, the title company or to the attorney involved in the sale. The contract appraiser also assists in the review of the sales information. The verification information is documented on the physical property record card as well as in the electronic file.

**2010 Correlation Section
for Phelps County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	98	92	98

**2010 Correlation Section
for Phelps County**

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section
for Phelps County**

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

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

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

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

	COD	PRD
R&O Statistics	11.23	106.05

COMMERCIAL: A review of the qualitative measures indicates good assessment uniformity. The co-efficient of dispersion is within the range and the price-related differential is slightly above the acceptable range. Knowing the Phelps County assessment practices it is believed that they have achieved good uniformity within the commercial class of property.

2010 Assessment Actions for Phelps County

taken to address the following property classes/subclasses:

Agricultural

Sales were plotted for review of market areas.

A market analysis was completed.

Land use was reviewed and updated.

Four townships were physically inspected, Anderson, Center, Cottonwood and Divide.

Water transfers were reviewed.

2567 agricultural parcels were physically inspected and an additional 1691 parcels were reviewed during pickup work.

2010 Assessment Survey for Phelps County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Assessor and staff
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	Yes, Phelps County has two market areas
a.	What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe. Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	The area was mapped according to soils and topography by the former assessor and a county board member. Annually, sales are plotted and reviewed for market support for the two market areas.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	Market Area 1 is more flat land and mainly irrigated agland. Market Area 2 is primarily hills and canyons, made up of mostly dry or grass, very little irrigation.
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	By statute and by usage
b.	When is it agricultural land, when is it residential, when is it recreational?
	All land is determined by use. Agricultural land is determined by use for the production of crops or livestock, residential is for primarily a home and/or homesite and recreational land is used for fun, hunting or other activities.
c.	Are these definitions in writing?
	Regulations – Chapter 14
d.	What are the recognized differences?
	The primary use of the parcel, excluding any building or enclosed structure, determines how the land is classified.
e.	How are rural home sites valued?
	By market and location
f.	Are rural home sites valued the same as rural residential home sites?
	Yes
g.	Are all rural home sites valued the same or are market differences recognized?
	Yes, although Rural H designates that the rural homes around Holdrege are more accessible to the city amenities.
h.	What are the recognized differences?
	Proximity to city amenities as identified through the sales.
4.	What is the status of the soil conversion from the alpha to numeric notation?
	It was completely implemented in 2009.
a.	Are land capability groupings (LCG) used to determine assessed value?
	Yes they are used as a inventory tool along with land usage

b.	What other land characteristics or analysis are/is used to determine assessed values?
	Market areas, sales analysis, sales plotting, sales verification, soils
5.	Is land use updated annually?
	Yes
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection, FSA maps, irrigated acre certification, GIS
6.	Is there agricultural land in the County that has a non-agricultural influence?
	None has been determined
a.	How is the County developing the value for non-agricultural influences?
	n/a
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	n/a
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes, Phelps County begins in the fall doing pickup work and they try to be done by the middle of January
b.	By Whom?
	Assessor and office staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?
	Yes
d.	Is the pickup work schedule the same for the land as for the improvements?
	Yes
8.	What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	20% or at least 4 townships are completed annually
a.	Does the County maintain a tracking process?
	Yes, through permits, improvement statements and notations in the property record file
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	All agricultural land is treated similarly through land use determination and market analysis and the results are applied across the whole county.



Phelps County 69

2010 Analysis of Agricultural Land

Proportionality Among Study Years

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

Preliminary Results:

Study Year	County	Area 1	Area 2
07/01/06 - 06/30/07	14	14	0
07/01/07 - 06/30/08	12	9	3
07/01/08 - 06/30/09	7	7	0
Totals	33	30	3

Added Sales:

Study Year	Total	Mkt 1	Mkt 2
7/1/06 - 6/30/07	1	0	1
7/1/07 - 6/30/08	2	2	0
7/1/08 - 6/30/09	4	3	1
	7	5	2

Final Results:

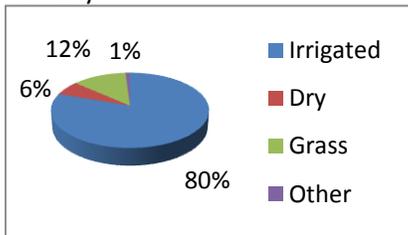
Study Year	County	Area 1	Area 2
07/01/06 - 06/30/07	15	14	1
07/01/07 - 06/30/08	14	11	3
07/01/08 - 06/30/09	11	10	1
Totals	40	35	5

Representativeness by Majority Land Use

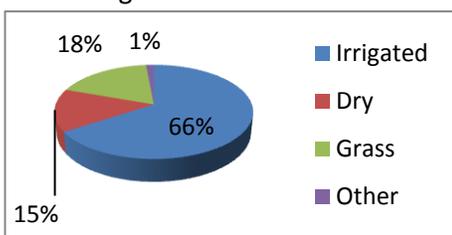
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	80%	66%	68%
Dry	6%	15%	13%
Grass	12%	18%	17%
Other	1%	1%	2%

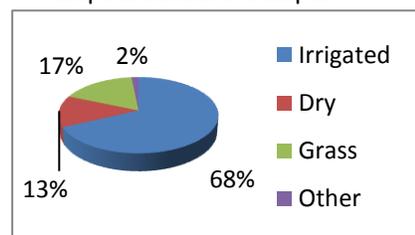
County



Original Sales File

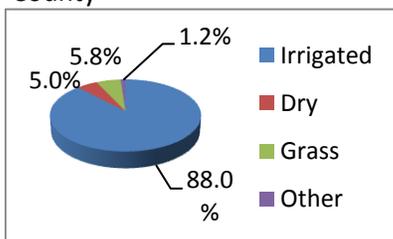


Representative Sample

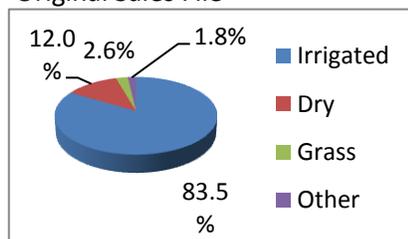


	Mkt Area 1		
	county	sales file	sample
Irrigated	88%	84%	84%
Dry	5%	12%	11%
Grass	6%	3%	3%
Other	1%	2%	2%

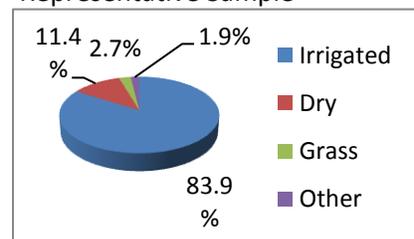
County



Original Sales File

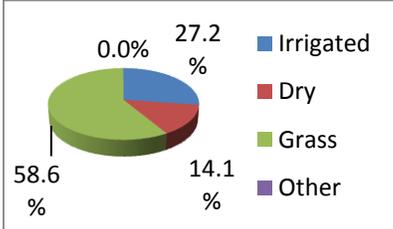


Representative Sample

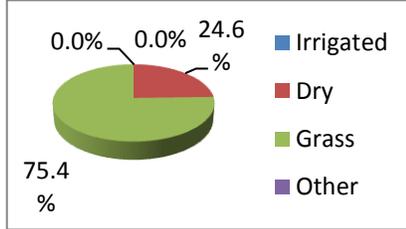


Mkt Area 2			
	county	sales file	sample
Irrigated	27%	0%	11%
Dry	14%	25%	20%
Grass	59%	75%	68%
Other	0%	0%	0%

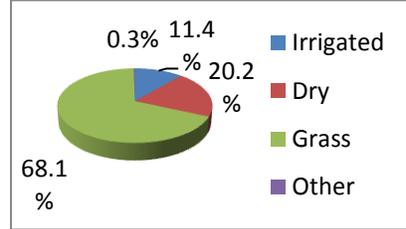
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2
Number of Sales - Original Sales File	33	30	3
Number of Sales - Expanded Sample	40	35	5
Total Number of Acres Added	915	680	235

Ratio Study

Final Statistics

County # sales	40	Median	72%	AAD	9.39%
		Mean	70%	COD	13.12%
		W. Mean	72%	PRD	96.74%

Preliminary Statistics

Median	66%	AAD	8.90%
Mean	65%	COD	13.39%
W. Mean	67%	PRD	96.20%

Market Area 1 # sales	35	Median	72%	AAD	9.91%
		Mean	70%	COD	13.82%
		W. Mean	69%	PRD	101.10%

Median	67%	AAD	9.35%
Mean	65%	COD	13.89%
W. Mean	65%	PRD	100.94%

Market Area 2 # sales	5	Median	71%	AAD	5.73%
		Mean	68%	COD	8.04%
		W. Mean	65%	PRD	104.12%

Median	61%	AAD	5.80%
Mean	62%	COD	9.52%
W. Mean	58%	PRD	107.15%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	21	71.30%	2	70.43%	3	71.85%
Mkt Area 1	20	71.37%	2	70.43%	0	N/A
Mkt Area 2	1	54.93%	0	N/A	3	71.85%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	31	71.43%	2	70.43%	3	71.85%
Mkt Area 1	30	71.59%	2	70.43%	0	N/A
Mkt Area 2	1	54.93%	0	N/A	3	71.85%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Phelps County

Agricultural Land

I. Correlation

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

AGRICULTURAL LAND:

Phelps County has two market areas. Market area one consists of the majority of the county. Market area two is a small portion of the county in the southwest corner. The market area lines appear to be appropriately drawn. The market area is supported by the soils and the topography of the area. It is made up of hilly canyon ground while the remainder of the county is fairly flat irrigated crop ground.

A review of the agricultural sales in Phelps County from 7/1/06 to 6/30/09 revealed a total of 33 sales further broken down by 30 sales in market area 1 and 3 sales in market area 2. In market area 1 there were 14 sales in the oldest year and only 7 sales in the newest year. Phelps County has seen the value of farm ground increasing over the past several years. It is possible that how these sales are distributed across the sales file study years; they could misrepresent the market in Phelps County. Measurement of the level of value might show a time bias with a majority of the sales in the first year of the sales study. Market area two only contained three sales that were all in the 07-08 study year.

A review of the breakdown of the sales revealed that market area 1 was slightly under-represented in both irrigated and grass sales while slightly over-represented in dry sales. Market area 2 was under-represented in irrigated sales having no sales with irrigated acres in the sales file and over-represented in both dry and grass sales.

Information on comparable sales from the surrounding counties was gathered in an excel spreadsheet and provided to the county assessor. After discussions with the Phelps County Assessor the sales that were recognized to be the most comparable (soils, topography, proximity, market, usage) were found to be located in Dawson and Gosper counties. Sales were then sorted according to sale date and usage and reviewed for possible inclusion in the sales file. Five irrigated sales were added to market area one and two sales, one irrigated and one grass, were added to market area two.

As a result of the inclusion of the Dawson and Gosper County's sales, the sales representing the county were now proportionate to the time frame and the potential time bias was removed as well as the sales being more representative of the land usage of Phelps County.

2010 Correlation Section

For Phelps County

An agricultural analysis resulted in values in market area one increasing in a range from 1% (lower capability grass) to just over 10% (middle capability dry cropland) to just over 8% (high capability irrigated cropland).

Phelps County has achieved good equalization of agricultural land and has a level of value of 72% of market as well as a calculated median of 72%. Both market areas reflect an acceptable level of value.

There will be no non-binding recommendations made for the agricultural class of property.

2010 Correlation Section

For Phelps County

II. Analysis of Sales Verification

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

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

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

AGRICULTURAL LAND:

Approximately one-third of the agricultural sales in Phelps County are verified to be family sales and not suitable for measurement in the sales file. There were also 9 sales that were removed as substantially changed. The remainder of the disqualified sales was a mixture of partial interest sales, adjoining land purchases, and estate settlements or other legal actions. Phelps County has had in place a sales review process for many years. A letter along with a sales verification document is mailed to the seller and/or the buyer of the parcel. The questionnaire asks for details to assist the assessor in discovering information about the sale. The document asks how the selling price was established, whether any personal property was involved in the sale, how the property was listed for sale, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. Occasionally phone calls will be made to other parties involved in the sale such as the seller, the title company or to the attorney involved in the sale. The contract appraiser also assists in the review of the sales information.

2010 Correlation Section

For Phelps County

III. Measures of Central Tendency

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

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

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

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

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

Median Wgt.Mean Mean

R&O Statistics	72	72	70
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2010 Correlation Section

For Phelps County

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

2010 Correlation Section

For Phelps County

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

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

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

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

	COD	PRD
R&O Statistics	13.12	96.74

AGRICULTURAL LAND:

The coefficient of dispersion calculates to 13.12% which is within the acceptable range. The price-related differential is slightly low at 96.74%. However, the removal of two outlier sales that will likely be developed for a use other than agriculture brings the PRD to 98.04%. The COD indicates that the assessed to adjusted sale price ratios (on average) fall within a reasonable distance of the median measure of central tendency.

Total Real Property Sum Lines 17, 25, & 30	Records : 6,964	Value : 914,814,139	Growth 5,223,649	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	362	2,586,358	0	0	13	765,241	375	3,351,599	
02. Res Improve Land	2,802	27,044,480	0	0	492	15,581,680	3,294	42,626,160	
03. Res Improvements	2,937	182,466,395	0	0	511	58,010,747	3,448	240,477,142	
04. Res Total	3,299	212,097,233	0	0	524	74,357,668	3,823	286,454,901	2,581,909
% of Res Total	86.29	74.04	0.00	0.00	13.71	25.96	54.90	31.31	49.43
05. Com UnImp Land	92	1,043,368	0	0	15	134,359	107	1,177,727	
06. Com Improve Land	386	5,483,590	0	0	64	1,414,482	450	6,898,072	
07. Com Improvements	386	39,237,206	0	0	59	10,350,050	445	49,587,256	
08. Com Total	478	45,764,164	0	0	74	11,898,891	552	57,663,055	1,166,855
% of Com Total	86.59	79.36	0.00	0.00	13.41	20.64	7.93	6.30	22.34
09. Ind UnImp Land	3	22,505	0	0	0	0	3	22,505	
10. Ind Improve Land	3	63,920	0	0	3	320,440	6	384,360	
11. Ind Improvements	3	806,880	0	0	3	10,201,660	6	11,008,540	
12. Ind Total	6	893,305	0	0	3	10,522,100	9	11,415,405	0
% of Ind Total	66.67	7.83	0.00	0.00	33.33	92.17	0.13	1.25	0.00
13. Rec UnImp Land	0	0	0	0	1	2,040	1	2,040	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	1	2,040	1	2,040	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.01	0.00	0.00
Res & Rec Total	3,299	212,097,233	0	0	525	74,359,708	3,824	286,456,941	2,581,909
% of Res & Rec Total	86.27	74.04	0.00	0.00	13.73	25.96	54.91	31.31	49.43
Com & Ind Total	484	46,657,469	0	0	77	22,420,991	561	69,078,460	1,166,855
% of Com & Ind Total	86.27	67.54	0.00	0.00	13.73	32.46	8.06	7.55	22.34
17. Taxable Total	3,783	258,754,702	0	0	602	96,780,699	4,385	355,535,401	3,748,764
% of Taxable Total	86.27	72.78	0.00	0.00	13.73	27.22	62.97	38.86	71.77

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	29	257,283	525,917	0	0	0
19. Commercial	16	563,666	6,104,410	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	29	257,283	525,917
19. Commercial	0	0	0	16	563,666	6,104,410
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				45	820,949	6,630,327

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	420	0	424	844

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,833	353,224,570	1,833	353,224,570
28. Ag-Improved Land	0	0	0	0	746	153,937,300	746	153,937,300
29. Ag Improvements	0	0	0	0	746	52,116,868	746	52,116,868
30. Ag Total							2,579	559,278,738

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	9	9.02	205,500	9	9.02	205,500	
32. HomeSite Improv Land	370	393.67	9,403,210	370	393.67	9,403,210	
33. HomeSite Improvements	385	0.00	33,277,315	385	0.00	33,277,315	680,545
34. HomeSite Total				394	402.69	42,886,025	
35. FarmSite UnImp Land	59	300.95	497,922	59	300.95	497,922	
36. FarmSite Improv Land	622	3,199.77	6,385,999	622	3,199.77	6,385,999	
37. FarmSite Improvements	720	0.00	18,839,553	720	0.00	18,839,553	794,340
38. FarmSite Total				779	3,500.72	25,723,474	
39. Road & Ditches	2,207	6,742.73	0	2,207	6,742.73	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,173	10,646.14	68,609,499	1,474,885

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	253.17	0.10%	344,189	0.08%	1,359.52
46. 1A	191,028.43	78.57%	374,377,112	85.28%	1,959.80
47. 2A1	4,426.40	1.82%	7,303,674	1.66%	1,650.03
48. 2A	15,129.09	6.22%	24,946,484	5.68%	1,648.91
49. 3A1	8,208.27	3.38%	10,055,265	2.29%	1,225.02
50. 3A	2,230.40	0.92%	2,732,262	0.62%	1,225.01
51. 4A1	17,854.16	7.34%	16,068,744	3.66%	900.00
52. 4A	3,990.71	1.64%	3,192,568	0.73%	800.00
53. Total	243,120.63	100.00%	439,020,298	100.00%	1,805.77
Dry					
54. 1D1	52.91	0.38%	63,492	0.45%	1,200.00
55. 1D	9,443.31	68.33%	11,331,972	80.31%	1,200.00
56. 2D1	411.73	2.98%	401,449	2.85%	975.03
57. 2D	1,575.07	11.40%	1,260,056	8.93%	800.00
58. 3D1	454.88	3.29%	232,000	1.64%	510.02
59. 3D	229.06	1.66%	105,367	0.75%	460.00
60. 4D1	1,316.46	9.53%	572,663	4.06%	435.00
61. 4D	336.13	2.43%	142,867	1.01%	425.03
62. Total	13,819.55	100.00%	14,109,866	100.00%	1,021.01
Grass					
63. 1G1	145.41	0.00%	62,609	0.83%	430.57
64. 1G	3,672.42	21.96%	2,105,526	27.80%	573.33
65. 2G1	452.37	2.70%	304,083	4.01%	672.20
66. 2G	1,343.04	8.03%	754,012	9.96%	561.42
67. 3G1	348.07	2.08%	157,031	2.07%	451.15
68. 3G	428.96	2.56%	187,015	2.47%	435.97
69. 4G1	6,193.85	37.03%	2,485,326	32.82%	401.26
70. 4G	4,141.15	24.76%	1,518,128	20.04%	366.60
71. Total	16,725.27	100.00%	7,573,730	100.00%	452.83
Irrigated Total					
Irrigated Total	243,120.63	87.75%	439,020,298	94.77%	1,805.77
Dry Total					
Dry Total	13,819.55	4.99%	14,109,866	3.05%	1,021.01
Grass Total					
Grass Total	16,725.27	6.04%	7,573,730	1.63%	452.83
Waste					
Waste	219.30	0.08%	7,674	0.00%	34.99
Other					
Other	3,190.73	1.15%	2,543,269	0.55%	797.08
Exempt					
Exempt	14,469.10	5.22%	0	0.00%	0.00
Market Area Total					
Market Area Total	277,075.48	100.00%	463,254,837	100.00%	1,671.94

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	6,815.39	62.69%	10,461,634	80.62%	1,535.00
47. 2A1	54.72	0.50%	68,402	0.53%	1,250.04
48. 2A	39.62	0.36%	38,631	0.30%	975.04
49. 3A1	1,440.07	13.25%	1,180,860	9.10%	820.00
50. 3A	62.86	0.58%	34,578	0.27%	550.08
51. 4A1	707.27	6.51%	360,710	2.78%	510.00
52. 4A	1,751.36	16.11%	831,916	6.41%	475.01
53. Total	10,871.29	100.00%	12,976,731	100.00%	1,193.67
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	2,300.48	41.13%	2,415,543	53.55%	1,050.02
56. 2D1	19.94	0.36%	16,951	0.38%	850.10
57. 2D	17.04	0.30%	14,059	0.31%	825.06
58. 3D1	1,873.93	33.50%	1,452,609	32.20%	775.17
59. 3D	231.25	4.13%	106,375	2.36%	460.00
60. 4D1	635.42	11.36%	285,969	6.34%	450.05
61. 4D	515.25	9.21%	219,005	4.86%	425.05
62. Total	5,593.31	100.00%	4,510,511	100.00%	806.41
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1,626.80	6.97%	760,294	7.66%	467.36
65. 2G1	249.93	1.07%	114,970	1.16%	460.01
66. 2G	285.88	1.23%	127,218	1.28%	445.00
67. 3G1	599.89	2.57%	268,176	2.70%	447.04
68. 3G	153.68	0.66%	66,851	0.67%	435.00
69. 4G1	1,431.98	6.14%	616,064	6.21%	430.22
70. 4G	18,981.48	81.36%	7,972,982	80.32%	420.04
71. Total	23,329.64	100.00%	9,926,555	100.00%	425.49
Irrigated Total					
Irrigated Total	10,871.29	27.31%	12,976,731	47.34%	1,193.67
Dry Total					
Dry Total	5,593.31	14.05%	4,510,511	16.45%	806.41
Grass Total					
Grass Total	23,329.64	58.60%	9,926,555	36.21%	425.49
Waste					
Waste	17.30	0.04%	605	0.00%	34.97
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	1,044.82	2.62%	0	0.00%	0.00
Market Area Total	39,811.54	100.00%	27,414,402	100.00%	688.60

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	253,991.92	451,997,029	253,991.92	451,997,029
77. Dry Land	0.00	0	0.00	0	19,412.86	18,620,377	19,412.86	18,620,377
78. Grass	0.00	0	0.00	0	40,054.91	17,500,285	40,054.91	17,500,285
79. Waste	0.00	0	0.00	0	236.60	8,279	236.60	8,279
80. Other	0.00	0	0.00	0	3,190.73	2,543,269	3,190.73	2,543,269
81. Exempt	3,398.01	0	0.00	0	12,115.91	0	15,513.92	0
82. Total	0.00	0	0.00	0	316,887.02	490,669,239	316,887.02	490,669,239

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	253,991.92	80.15%	451,997,029	92.12%	1,779.57
Dry Land	19,412.86	6.13%	18,620,377	3.79%	959.18
Grass	40,054.91	12.64%	17,500,285	3.57%	436.91
Waste	236.60	0.07%	8,279	0.00%	34.99
Other	3,190.73	1.01%	2,543,269	0.52%	797.08
Exempt	15,513.92	4.90%	0	0.00%	0.00
Total	316,887.02	100.00%	490,669,239	100.00%	1,548.40

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

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	2009 CTL County Total	2010 Form 45 County Total	Value Difference (2010 form 45 - 2009 CTL)	Percent Change	2010 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	271,574,164	286,454,901	14,880,737	5.48%	2,581,909	4.53%
02. Recreational	12,500	2,040	-10,460	-83.68%	0	-83.68%
03. Ag-Homesite Land, Ag-Res Dwelling	38,976,027	42,886,025	3,909,998	10.03%	680,545	8.29%
04. Total Residential (sum lines 1-3)	310,562,691	329,342,966	18,780,275	6.05%	3,262,454	5.00%
05. Commercial	56,514,978	57,663,055	1,148,077	2.03%	1,166,855	-0.03%
06. Industrial	11,415,405	11,415,405	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	27,078,533	25,723,474	-1,355,059	-5.00%	794,340	-7.94%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	95,008,916	94,801,934	-206,982	-0.22%	1,961,195	-2.28%
10. Total Non-Agland Real Property	405,571,607	424,144,900	18,573,293	4.58%	5,223,649	3.29%
11. Irrigated	418,519,259	451,997,029	33,477,770	8.00%		
12. Dryland	17,391,171	18,620,377	1,229,206	7.07%		
13. Grassland	16,467,211	17,500,285	1,033,074	6.27%		
14. Wasteland	6,483	8,279	1,796	27.70%		
15. Other Agland	2,419,635	2,543,269	123,634	5.11%		
16. Total Agricultural Land	454,803,759	490,669,239	35,865,480	7.89%		
17. Total Value of all Real Property (Locally Assessed)	860,375,366	914,814,139	54,438,773	6.33%	5,223,649	5.72%

GENERAL DESCRIPTION OF REAL PROPERTY IN PHELPS COUNTY

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

	Parcels	% of Total Parcels
Residential	3826	54%
Commercial	551	8%
Industrial	9	1%
Recreational	1	
Agricultural	2573	37%

Agricultural land for taxable acres for 2009 assessment was 343,205.

Agricultural land is approx 55% of the real property valuation base in Phelps County and of that approx 74% is taxed as irrigated.

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

CURRENT RESOURCES

There are currently four full time employees on staff including the Assessor. The Assessor is certified by the Property Tax Administrator. The Assessor will continue to keep her certification current by attending continuing education and obtaining the number of hours as required by the Property Tax Division. The assessor or staff member will attend all the district meetings and workshops provided. Current statues and regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made in them.

Proposed Office Budget for July 1, 2009 – June 30, 2010 will be \$82,465. The proposed appraisal budget for July 1, 2009 – June 30, 2010 will be \$100,530.

Assessment Actions Planned for Assessment Year 2010:

Residential:

Finish with the Villages physical dwelling review. Start on Rural physical dwelling reviews. Do market study to insure residential properties are in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1, 2010.

Commercial:

Continue with 20% of Commercial physical reviews. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be reviewed and completed by March 1, 2010.

Agricultural land:

Continue to review 20% of land use and acres with new aerial. Land use and water transfers will be updated in GIS as reported. Land use and market areas will be reviewed and updated as information becomes available. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick up work and permits will be done by March 1, 2010.

Assessment Actions Planned by Assessment Year 2011:

Residential:

Continue with physical dwelling review of Rural properties. Do market study to insure residential properties are in compliance with state statutes. All residential pick-up work and building permits will be reviewed and completed by March 1, 2011. Start on aerial photos for rural sites.

Commercial:

Continue with 20% of commercial physical reviews. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be reviewed and completed by March 1, 2011.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Continue to review 20% of land use and acres with new aerial. Land use and market areas will be reviewed and updated as information becomes available. Start to review out buildings from aerial photos. Pick up work and permits will be done by March 1, 2011.

Assessment Actions Planned for Assessment Year 2012:

Residential:

Continue with physical dwelling review of Rural properties. Do market analysis to insure that the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1, 2012. Continue with rural site from aerial photos.

Commercial:

Continue with 20% physical reviews of commercial. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up and building permits will be reviewed and completed by March 1, 2012.

Agricultural:

Continue to review 20% of land use and acres with new aerial. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance to state statutes. Land use and market areas will be reviewed and updated as information becomes available. Continue with review of out buildings from aerial photos. Pick up work and permits will be done by March 1, 2012.

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

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the green sheets are worked and forward to the Property Assessment Division. Splits and subdivision changes are made as they become available to the assessor's office from the surveyor or county clerk. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package.
11. Tax List Corrections – prepare tax list correction documents for county board to approve.
12. County Board of Equalization - attend county board of equalization meetings for valuation protests- assemble and provide information.
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization - attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education - Assessor and/or Appraisal Education - attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

For 2009-2010 a budget request of an increase of approximately 3% will be submitted to the County Board for approval.

The Phelps County Assessor's Office will strive to maintain an efficient and professional office.

Respectfully submitted:

_____, Dated this 31th day of July, 2009.

Melodie Marvin
Phelps County Assessor

**2009 PLAN OF ASSESSMENT FOR PHELPS COUNTY
ASSESSMENT YEARS 2010-2011-2012
DATE: 07-31-2009**

Plan of Assessment Requirements:

Pursuant to Nebr. Laws 2005, LB 263, Section 9, on or before June 15th 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 and subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

1. 100% of actual value for all classes of real property excluding agricultural and horticultural land;
 2. 75% of actual value for agricultural land and horticulture land.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
- a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value update w/abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Report
 - f. Homestead Exemption Tax Loss Report
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report

3. Personal Property - administer annual filing of approximately 1400 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions - administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property - annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions - administer approximately 300 annual filings of applications, approval/denial process, taxpayer notifications and assistance.
7. Centrally Assessed - review of valuations as certified by PA&T for railroads and Public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing - management of record/valuation information for Properties in community redevelopment projects for proper reporting on Administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates - management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
10. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.

2010 Assessment Survey for Phelps County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	None
2.	Appraiser(s) on staff
	None
3.	Other full-time employees
	3
4.	Other part-time employees
	None
5.	Number of shared employees
	None
6.	Assessor's requested budget for current fiscal year
	\$82,465
7.	Adopted budget, or granted budget if different from above
	\$82,465
8.	Amount of the total budget set aside for appraisal work
	\$12,500
9.	Appraisal/Reappraisal budget, if not part of the total budget
	\$100,530
10.	Part of the budget that is dedicated to the computer system
	\$13,000 for appraisal and \$2,000 for administrative
11.	Amount of the total budget set aside for education/workshops
	\$1,000 for administration and \$500 for appraisal
12.	Other miscellaneous funds
	\$6,000
13.	Was any of last year's budget not used:
	Yes, \$9,100 on the administration side and \$10,000 on the appraisal side

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS
2.	CAMA software
	MIPS
3.	Cadastral maps: Are they currently being used?
	Yes, from the GIS system
4.	Who maintains the Cadastral Maps?
	Office staff

5.	Does the county have GIS software?
	Yes, with GIS Workshop
6.	Who maintains the GIS software and maps?
	Office staff
7.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	All
4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services
	Knoche appraisal Services
2.	Other services

Certification

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

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

One copy by electronic transmission to the Phelps County Assessor.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts