

# Table of Contents

## **2010 Commission Summary**

## **2010 Opinions of the Property Tax Administrator**

### **Residential Reports**

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

### **Residential Correlation**

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

### **Commercial Reports**

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

### **Commercial Correlation**

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

### **Agricultural or Special Valuation Reports**

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

### **Agricultural or Special Valuation Correlation**

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

**County Reports**

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

**Certification****Maps**

Market Areas  
Registered Wells > 500 GPM  
Geo Codes  
Soil Classes

**Valuation History Charts**



## 2010 Commission Summary

75 Rock

---

### Residential Real Property - Current

Number of Sales	47	Median	97
Total Sales Price	\$2,197,499	Mean	97
Total Adj. Sales Price	\$2,197,499	Wgt. Mean	88
Total Assessed Value	\$1,939,800	Average Assessed Value of the Base	\$30,522
Avg. Adj. Sales Price	\$46,755	Avg. Assessed Value	\$41,272

---

### Confidence Interval - Current

95% Median C.I	94.17 to 100.00
95% Mean C.I	90.27 to 103.57
95% Wgt. Mean C.I	83.64 to 92.90

% of Value of the Class of all Real Property Value in the County	7.40
% of Records Sold in the Study Period	6.27
% of Value Sold in the Study Period	8.47

---

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	39	97	97
2008	29	99	99
2007	37	97	97
2006	48	98	98

## 2010 Commission Summary

75 **Rock**

---

### Commercial Real Property - Current

Number of Sales	6	Median	99
Total Sales Price	\$296,500	Mean	103
Total Adj. Sales Price	\$296,500	Wgt. Mean	96
Total Assessed Value	\$284,575	Average Assessed Value of the Base	\$45,600
Avg. Adj. Sales Price	\$49,417	Avg. Assessed Value	\$47,429

---

### Confidence Interval - Current

95% Median C.I	87.41 to 135.75
95% Mean C.I	85.07 to 120.88
95% Wgt. Mean C.I	86.03 to 105.93

% of Value of the Class of all Real Property Value in the County	2.04
% of Records Sold in the Study Period	4.35
% of Value Sold in the Study Period	4.52

---

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	6	100	96
2008	6	100	94
2007	10	96	96
2006	14	97	97



## 2010 Opinions of the Property Tax Administrator for Rock 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 Rock County is 97% of market value. The quality of assessment for the class of residential real property in Rock 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 Rock County is 100% of market value. The quality of assessment for the class of commercial real property in Rock 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 Rock County is 75% of market value. The quality of assessment for the class of agricultural land in Rock 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 Rock County**

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

### **Residential**

For assessment year 2010 the only changes made were those found through sales review and pick up work.

## 2010 Assessment Survey for Rock County

### Residential Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Assessor and Deputy
2.	<b>List the valuation groupings used by the County:</b>
	01-Bassett, 02-Bassett Suburban and Bassett Suburban Vacant, 03-Newport, Newport Suburban and Newport Suburban Vacant, 04-Rural
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	<p><b>01-Bassett:</b> all improved and unimproved properties located within the City of Bassett. The population is approximately 740. The City consists of various services and goods such as two banks, convenience/gas store, restaurants, hardware/lumberyard store, grocery store, local newspaper, and sale barn.</p> <p><b>02- Bassett Suburban:</b> all improved and unimproved properties located outside of the limits of the City of Bassett, but within the legal jurisdiction of the incorporated City.</p> <p><b>03-Newport, Newport Suburban:</b> all improved and unimproved properties located within the Village of Newport. Also, all improved and unimproved properties located outside of the limits of the Village of Newport, but within the legal jurisdiction of the incorporated Village. Newport's population is approximately 136 and consists of a convenience/gas station along HWY 20, post office, and a grocery store.</p> <p><b>04-Rural:</b> all improved and unimproved properties located outside the City limits in the rural areas.</p>
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.
4	<b>When was the last lot value study completed?</b>
	2004 for all residential lots.
a.	<b>What methodology was used to determine the residential lot values?</b>
	A vacant land sales analysis was performed on five years' worth of sales.
5.	<b>Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?</b>
	Yes
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?</b>
	Depreciation studies are based on local market information.
a.	<b>How often does the County update depreciation tables?</b>
	Within every six years.
7.	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>

	Yes
b.	<b>By Whom?</b>
	Assessor and Deputy
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?</b>
	Yes
8.	<b>What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	Bassett, Newport and Suburban residential properties were reviewed and inspected in 2004. The south half of the county all rural improvements were reviewed for 2010. The north half will be reviewed for 2011.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Yes, this is maintained on the property record cards in the county CAMA system.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Usually the entire class or subclass that is reviewed and inspected is done in one year. If not, then once the entire class or subclass is done the results are put on. Therefore no adjustments are applied to the balance of the county.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	47	<b>MEDIAN:</b>	<b>97</b>	COV:	24.00	95% Median C.I.:	94.17 to 100.00	(! : Derived)
TOTAL Sales Price:	2,197,499	WGT. MEAN:	88	STD:	23.26	95% Wgt. Mean C.I.:	83.64 to 92.90	
TOTAL Adj.Sales Price:	2,197,499	MEAN:	97	AVG.ABS.DEV:	13.90	95% Mean C.I.:	90.27 to 103.57	
TOTAL Assessed Value:	1,939,800							
AVG. Adj. Sales Price:	46,755	COD:	14.27	MAX Sales Ratio:	204.42			
AVG. Assessed Value:	41,272	PRD:	109.79	MIN Sales Ratio:	53.40			

Printed: 03/16/2010 20:42:56

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/07 TO 09/30/07	6	97.53	97.51	102.12	7.07	95.48	82.64	106.84	82.64 to 106.84	36,083	36,848
10/01/07 TO 12/31/07	9	97.48	100.13	93.07	11.50	107.59	73.98	133.55	83.33 to 113.73	31,444	29,263
01/01/08 TO 03/31/08	5	97.41	95.33	90.56	2.89	105.27	85.62	98.40	N/A	66,000	59,768
04/01/08 TO 06/30/08	6	94.69	88.52	86.23	11.75	102.66	63.08	100.54	63.08 to 100.54	54,749	47,209
07/01/08 TO 09/30/08	8	100.18	101.34	88.97	13.61	113.90	76.64	142.80	76.64 to 142.80	52,375	46,596
10/01/08 TO 12/31/08	3	94.46	90.00	82.38	7.01	109.24	77.83	97.70	N/A	45,000	37,071
01/01/09 TO 03/31/09	6	94.73	106.86	93.49	32.55	114.30	53.40	204.42	53.40 to 204.42	32,916	30,775
04/01/09 TO 06/30/09	4	73.10	84.84	71.04	23.76	119.42	66.98	126.17	N/A	72,000	51,150
____Study Years____											
07/01/07 TO 06/30/08	26	97.47	95.92	92.10	8.80	104.14	63.08	133.55	94.17 to 100.00	44,538	41,021
07/01/08 TO 06/30/09	21	94.86	98.15	84.01	21.45	116.84	53.40	204.42	78.25 to 102.21	49,500	41,582
____Calendar Yrs____											
01/01/08 TO 12/31/08	22	97.56	94.93	87.92	10.15	107.97	63.08	142.80	85.62 to 100.00	55,113	48,458
____ALL____											
	47	97.41	96.92	88.27	14.27	109.79	53.40	204.42	94.17 to 100.00	46,755	41,272

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	32	97.39	95.74	90.42	13.82	105.89	53.40	204.42	90.99 to 100.00	38,375	34,699
02	9	85.62	88.57	83.23	12.21	106.42	67.96	111.30	78.12 to 100.00	97,388	81,056
03	3	114.50	117.68	127.69	8.31	92.16	105.00	133.55	N/A	4,333	5,533
04	3	100.00	113.73	104.15	14.80	109.20	98.40	142.80	N/A	26,666	27,773
____ALL____											
	47	97.41	96.92	88.27	14.27	109.79	53.40	204.42	94.17 to 100.00	46,755	41,272

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	45	97.37	96.78	88.20	14.79	109.73	53.40	204.42	92.09 to 98.40	48,533	42,806
2	2	100.00	100.00	100.00	0.00	100.00	100.00	100.00	N/A	6,750	6,750
____ALL____											
	47	97.41	96.92	88.27	14.27	109.79	53.40	204.42	94.17 to 100.00	46,755	41,272

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	47	97.41	96.92	88.27	14.27	109.79	53.40	204.42	94.17 to 100.00	46,755	41,272
06											
07											
____ALL____											
	47	97.41	96.92	88.27	14.27	109.79	53.40	204.42	94.17 to 100.00	46,755	41,272

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	47	<b>MEDIAN:</b>	<b>97</b>	COV:	24.00	95% Median C.I.:	94.17 to 100.00	(!: Derived)
TOTAL Sales Price:	2,197,499	WGT. MEAN:	88	STD:	23.26	95% Wgt. Mean C.I.:	83.64 to 92.90	
TOTAL Adj.Sales Price:	2,197,499	MEAN:	97	AVG.ABS.DEV:	13.90	95% Mean C.I.:	90.27 to 103.57	
TOTAL Assessed Value:	1,939,800							
AVG. Adj. Sales Price:	46,755	COD:	14.27	MAX Sales Ratio:	204.42			
AVG. Assessed Value:	41,272	PRD:	109.79	MIN Sales Ratio:	53.40			

Printed: 03/16/2010 20:42:56

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	6	102.50	107.32	107.11	7.71	100.20	98.25	126.17	98.25 to 126.17	2,333	2,499	
5000 TO 9999	2	159.08	159.08	154.04	28.51	103.27	113.73	204.42	N/A	6,750	10,397	
Total \$ _____												
1 TO 9999	8	109.37	120.26	130.15	17.78	92.40	98.25	204.42	98.25 to 204.42	3,437	4,473	
10000 TO 29999	14	97.59	100.06	97.90	12.56	102.21	53.40	142.80	94.17 to 111.30	16,107	15,768	
30000 TO 59999	9	96.96	89.61	90.90	11.87	98.58	63.08	106.84	73.98 to 102.21	44,666	40,601	
60000 TO 99999	9	92.09	89.49	90.06	10.57	99.37	66.98	106.32	76.64 to 98.40	69,722	62,792	
100000 TO 149999	4	86.49	86.86	86.91	10.28	99.95	77.83	96.64	N/A	104,499	90,817	
150000 TO 249999	3	79.31	77.63	78.36	7.42	99.07	67.96	85.62	N/A	165,666	129,813	
ALL	47	97.41	96.92	88.27	14.27	109.79	53.40	204.42	94.17 to 100.00	46,755	41,272	



**2010 Correlation Section  
for Rock County**

---

**Residential Real Property**

**I. Correlation**

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

RESIDENTIAL: The opinion of the Division is that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency at 97%. The county utilized a sufficient number of qualified sales in the analysis of residential properties. All valuation groupings that are adequately represented in the sales file are within the acceptable range. Based on the known assessment practices of the Rock County Assessor, it is believed that assessments are uniform in the residential class of property.

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

**2010 Correlation Section  
for Rock 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:Residential sales are reviewed to determine if they are arms length transactions by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. Phone calls are also made when there are further questions regarding the sale. Many times sellers or buyers come to the assessors office and details of the sale are discussed at that time.

Further review of the non-qualified sales roster indicates sixty-seven percent of the sales were deemed arms length transactions. Of the sales disqualified the majority consisted of being family sales.

**2010 Correlation Section  
for Rock 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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97</b>	<b>88</b>	<b>97</b>

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>14.27</b>	<b>109.79</b>

RESIDENTIAL: The coefficient of dispersion is within the acceptable range, while the price related differential is above the range. Even though the PRD measure is above the required standard, based on the known assessment practices it is believed the residential properties are being treated in a uniform and proportionate manner.



## **2010 Assessment Actions for Rock County**

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

#### **Commercial**

The only changes made to the commercial file were those found through sales review and pick up work.

Due to the insufficient number of qualified commercial sales no other changes were done to the class of property.

## 2010 Assessment Survey for Rock County

### Commercial / Industrial Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Assessor and Deputy
2.	<b>List the valuation groupings used by the County:</b>
	01-Bassett, 02-Suburban, 03-Newport, 04-Rural
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	<p><b>01-Bassett:</b> all improved and unimproved properties located within the City of Bassett. The population is approximately 740. The City consists of various services and goods such as two banks, convenience/gas store, restaurants, hardware/lumberyard store, grocery store, local newspaper, and sale barn.</p> <p><b>02-Suburban:</b> all improved and unimproved properties located outside of the limits of the City of Bassett and Newport, but within the legal jurisdiction of the incorporated City.</p> <p><b>03-Newport:</b> all improved and unimproved properties located within the Village of Newport. Newport's population is approximately 136 and consists of a convenience/gas station along HWY 20, post office, and a grocery store.</p> <p><b>04-Rural:</b> all improved and unimproved properties located outside the City limits in the rural areas.</p>
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.
4	<b>When was the last lot value study completed?</b>
	2006
a.	<b>What methodology was used to determine the commercial lot values?</b>
	A vacant land sales analysis was performed.
5.	<b>Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?</b>
	Yes
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?</b>
	The depreciation study is developed based on local market information.
a.	<b>How often does the County update the depreciation tables?</b>
	Within every six years.
7.	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	Assessor and Deputy
c.	<b>Is the valuation process (cost date and depreciation schedule or market</b>

	<b>comparison) used for the pickup work the same as the one that was used for the valuation group?</b>
	Yes
8.	<b>What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	All commercial properties were reviewed and inspected in 2006.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Yes, this is maintained on the property record cards in the county CAMA system.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Usually the entire class or subclass that is reviewed and inspected is done in one year. If not, then once the entire class or subclass is done the results are put on. Therefore no adjustments are applied to the balance of the county.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	6	<b>MEDIAN:</b>	<b>99</b>	COV:	16.57	95% Median C.I.:	87.41 to 135.75	(!: Derived)
TOTAL Sales Price:	296,500	WGT. MEAN:	96	STD:	17.06	95% Wgt. Mean C.I.:	86.03 to 105.93	
TOTAL Adj.Sales Price:	296,500	MEAN:	103	AVG.ABS.DEV:	10.33	95% Mean C.I.:	85.07 to 120.88	
TOTAL Assessed Value:	284,575							
AVG. Adj. Sales Price:	49,416	COD:	10.46	MAX Sales Ratio:	135.75			
AVG. Assessed Value:	47,429	PRD:	107.29	MIN Sales Ratio:	87.41			

Printed: 03/16/2010 20:43:02

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	2	90.24	90.24	89.83	3.13	100.46	87.41	93.06	N/A	76,000	68,267
10/01/06 TO 12/31/06	1	104.17	104.17	104.17			104.17	104.17	N/A	84,000	87,500
01/01/07 TO 03/31/07	1	135.75	135.75	135.75			135.75	135.75	N/A	4,000	5,430
04/01/07 TO 06/30/07											
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07	1	100.00	100.00	100.00			100.00	100.00	N/A	1,500	1,500
01/01/08 TO 03/31/08	1	97.47	97.47	97.47			97.47	97.47	N/A	55,000	53,610
04/01/08 TO 06/30/08											
07/01/08 TO 09/30/08											
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/06 TO 06/30/07	4	98.62	105.10	95.61	15.07	109.92	87.41	135.75	N/A	60,000	57,366
07/01/07 TO 06/30/08	2	98.74	98.74	97.54	1.28	101.23	97.47	100.00	N/A	28,250	27,555
07/01/08 TO 06/30/09											
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	2	117.88	117.88	126.00	15.16	93.55	100.00	135.75	N/A	2,750	3,465
01/01/08 TO 12/31/08	1	97.47	97.47	97.47			97.47	97.47	N/A	55,000	53,610
<u>ALL</u>											
	6	98.74	102.98	95.98	10.46	107.29	87.41	135.75	87.41 to 135.75	49,416	47,429

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	5	97.47	103.57	95.96	12.20	107.94	87.41	135.75	N/A	59,000	56,615
04	1	100.00	100.00	100.00			100.00	100.00	N/A	1,500	1,500
<u>ALL</u>											
	6	98.74	102.98	95.98	10.46	107.29	87.41	135.75	87.41 to 135.75	49,416	47,429

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	5	97.47	103.57	95.96	12.20	107.94	87.41	135.75	N/A	59,000	56,615
2	1	100.00	100.00	100.00			100.00	100.00	N/A	1,500	1,500
<u>ALL</u>											
	6	98.74	102.98	95.98	10.46	107.29	87.41	135.75	87.41 to 135.75	49,416	47,429

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	6	<b>MEDIAN:</b>	<b>99</b>	COV:	16.57	95% Median C.I.:	87.41 to 135.75	(! : Derived)
TOTAL Sales Price:	296,500	WGT. MEAN:	96	STD:	17.06	95% Wgt. Mean C.I.:	86.03 to 105.93	
TOTAL Adj.Sales Price:	296,500	MEAN:	103	AVG.ABS.DEV:	10.33	95% Mean C.I.:	85.07 to 120.88	
TOTAL Assessed Value:	284,575							
AVG. Adj. Sales Price:	49,416	COD:	10.46	MAX Sales Ratio:	135.75			
AVG. Assessed Value:	47,429	PRD:	107.29	MIN Sales Ratio:	87.41			

Printed: 03/16/2010 20:43:02

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	93.06	93.06	93.06			93.06	93.06	N/A	65,000	60,490
03	5	100.00	104.96	96.80	11.01	108.43	87.41	135.75	N/A	46,300	44,817
04											
ALL	6	98.74	102.98	95.98	10.46	107.29	87.41	135.75	87.41 to 135.75	49,416	47,429

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	117.88	117.88	126.00	15.16	93.55	100.00	135.75	N/A	2,750	3,465
Total \$											
1 TO 9999	2	117.88	117.88	126.00	15.16	93.55	100.00	135.75	N/A	2,750	3,465
30000 TO 59999	1	97.47	97.47	97.47			97.47	97.47	N/A	55,000	53,610
60000 TO 99999	3	93.06	94.88	94.93	6.00	99.95	87.41	104.17	N/A	78,666	74,678
ALL	6	98.74	102.98	95.98	10.46	107.29	87.41	135.75	87.41 to 135.75	49,416	47,429

**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	96.53	96.53	93.22	3.59	103.55	93.06	100.00	N/A	33,250	30,995
341	1	97.47	97.47	97.47			97.47	97.47	N/A	55,000	53,610
343	1	104.17	104.17	104.17			104.17	104.17	N/A	84,000	87,500
353	1	87.41	87.41	87.41			87.41	87.41	N/A	87,000	76,045
406	1	135.75	135.75	135.75			135.75	135.75	N/A	4,000	5,430
ALL	6	98.74	102.98	95.98	10.46	107.29	87.41	135.75	87.41 to 135.75	49,416	47,429



**2010 Correlation Section  
for Rock County**

---

**Commerical Real Property**

**I. Correlation**

The level of value for the commercial real property in Rock County, as determined by the PTA is 100%. The mathematically calculated median is 99%.

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

There will be no non-binding recommendation.

**2010 Correlation Section  
for Rock 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:Commercial sales are reviewed to determine if they are arms length transactions by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. Phone calls are also made when there are further questions regarding the sale. Many times sellers or buyers come to the assessors office and details of the sale are discussed at that time.

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

**2010 Correlation Section  
for Rock 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.

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>99</b>	<b>96</b>	<b>103</b>

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>10.46</b>	<b>107.29</b>

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



## **2010 Assessment Actions for Rock County**

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

#### **Agricultural**

The assessor performed a market analysis on all qualified agricultural sales. The assessor worked with the department to identify comparable sales that could be used for the expansion of the agricultural sample. Based on the analysis it was determined the agricultural values would remain the same for assessment year 2010.

The 2009 aerials through GIS have been reviewed for the entire county.

The soil conversion from alpha to numeric has been fully implemented for 2010.

All pick up work and sales verification was completed for assessment year 2010.

## 2010 Assessment Survey for Rock County

### Agricultural Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Assessor and Deputy
2.	<b>Does the County maintain more than one market area / valuation grouping in the agricultural property class?</b>
	Yes, the county maintains three market areas.
a.	<b>What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe.</b> Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	The market areas are developed by similar topography, soil characteristics and geographic characteristics.
b.	<b>Describe the specific characteristics of the market area / valuation groupings that make them unique?</b>
	<b>Market Area 1:</b> the majority is wet meadow, hay ground and pasture. Valentine, Tryon, Loup, and Elsmere soils which are predominately hay meadows. <b>Market Area 2:</b> mostly rolling sand hills with valentine soils. <b>Market Area 3:</b> Pivot-valentine complex soils, associations related to pivot complex soils and hard grass pastures.
3.	<b>Agricultural Land</b>
a.	<b>How is agricultural land defined in this county?</b>
	Agricultural land is defined according to Neb. Rev. Stat. 77-1359.
b.	<b>When is it agricultural land, when is it residential, when is it recreational?</b>
	Land is classified as agricultural, residential or recreational based on the primary use of the parcel at assessment date. The county uses Directive 08-04 to help determine how land should be classified. Recreational land is defined according to Regulation 10.001.05E.
c.	<b>Are these definitions in writing?</b>
	Yes
d.	<b>What are the recognized differences?</b>
	The recognized differences are the nature they are being used.
e.	<b>How are rural home sites valued?</b>
	Rural home sites are valued at \$4,000 for the first acre.
f.	<b>Are rural home sites valued the same as rural residential home sites?</b>
	Yes
g.	<b>Are all rural home sites valued the same or are market differences recognized?</b>
	Yes, they are valued the same.
h.	<b>What are the recognized differences?</b>
	N/A
4.	<b>What is the status of the soil conversion from the alpha to numeric notation?</b>
	Fully implemented for 2010.
a.	<b>Are land capability groupings (LCG) used to determine assessed value?</b>

	Yes
b.	<b>What other land characteristics or analysis are/is used to determine assessed values?</b>
	CRP, Meadow, WRP, and Tree Cover
5.	<b>Is land use updated annually?</b>
	Yes
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	GIS 2009 aerial photos, physical inspections
6.	<b>Is there agricultural land in the County that has a non-agricultural influence?</b>
	Not at this time.
a.	<b>How is the County developing the value for non-agricultural influences?</b>
	N/A
b.	<b>Has the County received applications for special valuation?</b>
	No
c.	<b>Describe special value methodology</b>
	N/A
7	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	Assessor and Deputy
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?</b>
	Yes
d.	<b>Is the pickup work schedule the same for the land as for the improvements?</b>
	Yes
8.	<b>What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)</b>
	With implementation of GIS the entire county has been reviewed by the 2009 aerial photos. The south half of the county all rural improvements were reviewed for 2010. The north half will be reviewed for 2011.
a.	<b>Does the County maintain a tracking process?</b>
	Yes, this is maintained on the property record cards in the county CAMA system.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Usually the entire class or subclass that is reviewed and inspected is done in one year. If not, then once the entire class or subclass is done the results are put on. Therefore no adjustments are applied to the balance of the county.



Rock County 75

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	Area 3
07/01/06 - 06/30/07	16	5	3	8
07/01/07 - 06/30/08	15	4	3	8
07/01/08 - 06/30/09	14	3	6	5
Totals	45	12	12	21

**Added Sales:**

Study Year	Total	Mkt 1	Mkt 2	Mkt 3
7/1/06 - 6/30/07	2	0	2	0
7/1/07 - 6/30/08	2	0	2	0
7/1/08 - 6/30/09	5	1	0	4
	9	1	4	4

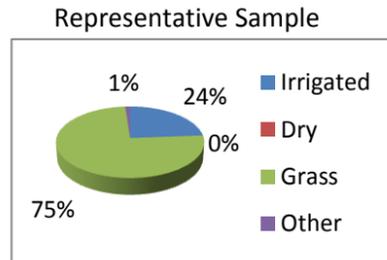
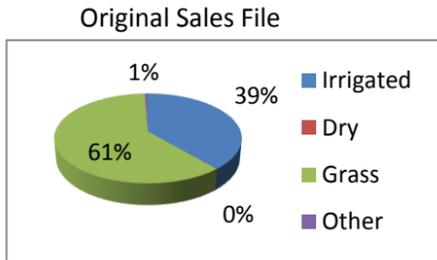
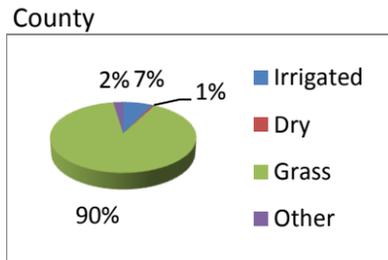
**Final Results:**

Study Year	County	Area 1	Area 2	Area 3
07/01/06 - 06/30/07	18	5	5	8
07/01/07 - 06/30/08	17	4	5	8
07/01/08 - 06/30/09	19	4	6	9
Totals	54	13	16	25

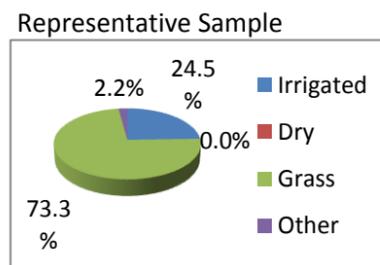
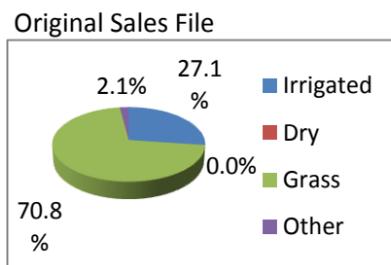
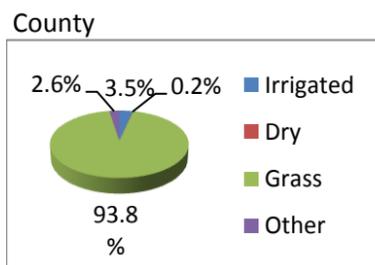
## Representativeness by Majority Land Use

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

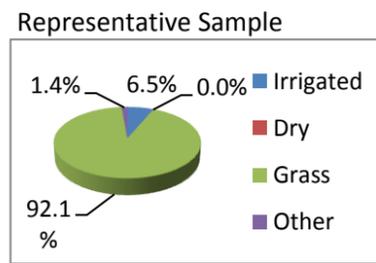
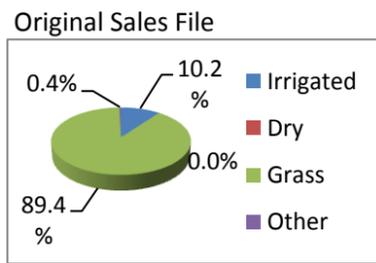
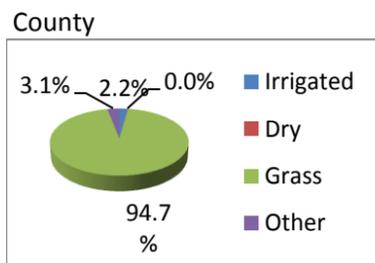
	Entire County		
	county	sales file	Sample
Irrigated	7%	39%	24%
Dry	1%	0%	0%
Grass	90%	61%	75%
Other	2%	1%	1%



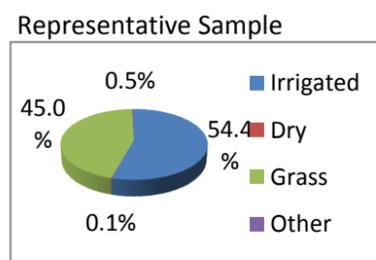
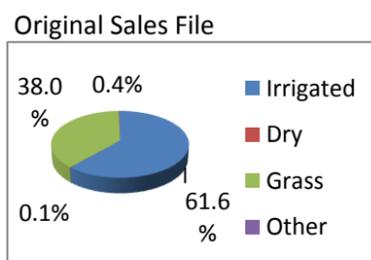
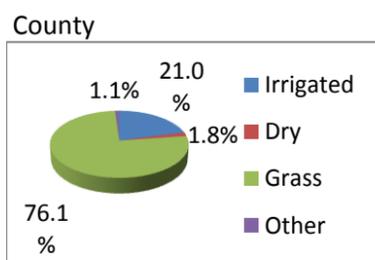
	Mkt Area 1		
	county	sales file	sample
Irrigated	3%	27%	25%
Dry	0%	0%	0%
Grass	94%	71%	73%
Other	3%	2%	2%



	Mkt Area 2		
	county	sales file	sample
Irrigated	2%	10%	6%
Dry	0%	0%	0%
Grass	95%	89%	92%
Other	3%	0%	1%



	Mkt Area 3		
	county	sales file	sample
Irrigated	21%	62%	54%
Dry	2%	0%	0%
Grass	76%	38%	45%
Other	1%	0%	0%



## Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2	Mrkt Area 3
Number of Sales - Original Sales File	45	12	12	21
Number of Sales - Expanded Sample	54	13	16	25
Total Number of Acres Added	15456	321	13361	1775

## Ratio Study

### Final Statistics

County # sales	54	Median	75%	AAD	11.26%
		Mean	74%	COD	15.10%
		W. Mean	72%	PRD	103.05%

Market Area 1 # sales	13	Median	73%	AAD	11.08%
		Mean	73%	COD	15.11%
		W. Mean	71%	PRD	102.16%

Market Area 2 # sales	16	Median	75%	AAD	8.51%
		Mean	74%	COD	11.28%
		W. Mean	72%	PRD	103.67%

Market Area 3 # sales	25	Median	71%	AAD	13.12%
		Mean	74%	COD	18.38%
		W. Mean	72%	PRD	103.35%

### Preliminary Statistics

County # sales	54	Median	74%	AAD	12.19%
		Mean	72%	COD	16.53%
		W. Mean	71%	PRD	102.16%

Market Area 1 # sales	13	Median	69%	AAD	11.78%
		Mean	70%	COD	17.12%
		W. Mean	71%	PRD	99.26%

Market Area 2 # sales	16	Median	76%	AAD	10.77%
		Mean	71%	COD	14.26%
		W. Mean	69%	PRD	102.51%

Market Area 3 # sales	25	Median	71%	AAD	13.30%
		Mean	74%	COD	18.65%
		W. Mean	72%	PRD	103.60%

## Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	2	58.52%	0	N/A	29	75.65%
Mkt Area 1	2	58.52%	0	N/A	7	77.38%
Mkt Area 2	0	N/A	0	N/A	14	74.89%
Mkt Area 3	0	N/A	0	N/A	8	80.73%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	14	70.11%	0	N/A	31	76.01%
Mkt Area 1	2	58.52%	0	N/A	8	78.05%
Mkt Area 2	1	88.95%	0	N/A	14	74.89%
Mkt Area 3	11	71.38%	0	N/A	9	80.44%

**Agricultural or Special  
Valuation Correlation**

## 2010 Correlation Section

### For Rock County

---

#### Agricultural Land

##### I. Correlation

The level of value for the agricultural land in Rock County, as determined by the PTA is 75%. The mathematically calculated median is 75%.

##### AGRICULTURAL LAND:

An analysis of the agricultural sales in Rock County was conducted. Rock County has three market areas. After analyzing the market areas and discussing their characteristics with the assessor, it appears that the market area lines are appropriate. In the current study period there were a total of 45 qualified agricultural sales within the three market areas. Further analysis was conducted on each market area individually. The distribution of sales among the three years of the study period was reviewed to determine if the sample was skewed toward a specific time period. Market area one contained more sales in the oldest and middle years, market area two contained more sales in the newest year, and market area three contained more sales in the oldest and middle years. The land values in Rock County have been increasing during the last several years, making it probable that a measurement produced from these samples would be skewed toward the time period containing the most sales. The samples were expanded by bringing in sales in each year where a deficiency existed.

Further analysis was done to determine if the land use samples were representative of the population and adequate for measurement. In market area two the portion of irrigated, dry, and grass land acres in the sales file was reasonably similar to the portion present in the sample, indicating that the sales file was representative of the population. In market areas one and three irrigated land was significantly over represented, and an attempt was made to bring in additional dry and grass land sales to make the sample more representative of the population.

Land characteristics were reviewed in and around the county with the county assessor. It was determined Brown, Keya Paha, Holt, and Loup counties were comparable to Rock County. Based on proximity, soils, land use and year of sale, a total of nine sales were selected to expand the sample. One sale was identified for market area one from Holt County. Four sales were identified for market area two, two from Loup, one from Brown, and one from Holt. In market area three there were four comparable sales identified, three from Holt and one from Brown. These sales were the closest comparable sales to Rock County that occurred in each year where a deficiency existed.

With the inclusion of these sales the county sales file was more proportionate with respect to time frame. Despite the attempt to make it so, the samples in market areas one and three are still not representative of the population because of the significantly over representation of irrigated sales. The percent that is irrigated in market area one population is 3% compared to the sample that is 25%. In market area three the percent that is irrigated in the population is 21% compared

## 2010 Correlation Section

### For Rock County

---

to the sample of 54%. Because the assessor works to treat all subclasses of agricultural property uniformly, the sample can still be used for measurement purposes.

The expansion of the sales file helped the assessor achieve equalization in the county by ensuring that the levels of value for the three market areas were not biased toward different time points. The values established by the assessor are reasonably comparable to the surrounding areas.

Based on the analysis by the assessor it was determined the agricultural values would remain the same for assessment year 2010. All three market areas reflect an acceptable level of value. Rock County has achieved equalization of agricultural land and has a level of value of 75% as well as a calculated median of 75%.

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

## 2010 Correlation Section

### For Rock 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:

Agricultural sales are reviewed to determine if they are arms length transactions by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. Phone calls are also made when there are further questions regarding the sale. Many times sellers or buyers come to the assessor's office and details of the sale are discussed at that time.

Further analysis of the non-qualified sales roster shows the majority of the sales were between family members and sales that have substantially changed since the date of sale.

## 2010 Correlation Section

### For Rock 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**

<b>R&amp;O Statistics</b>	<b>75</b>	<b>72</b>	<b>74</b>
---------------------------	-----------	-----------	-----------

## 2010 Correlation Section

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

	COD	PRD
<b>R&amp;O Statistics</b>	<b>15.10</b>	<b>103.05</b>

#### AGRICULTURAL LAND:

The qualitative statistics all fall into the acceptable ranges supporting assessment uniformity.



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 3,021</b>	<b>Value : 309,171,395</b>	<b>Growth 655,935</b>	<b>Sum Lines 17, 25, &amp; 41</b>
--	------------------------	----------------------------	-----------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	64	100,775	34	99,245	4	10,300	102	210,320	
<b>02. Res Improve Land</b>	461	909,860	97	485,305	49	477,085	607	1,872,250	
<b>03. Res Improvements</b>	470	11,311,455	97	5,998,180	64	2,787,925	631	20,097,560	
<b>04. Res Total</b>	534	12,322,090	131	6,582,730	68	3,275,310	733	22,180,130	127,030
<b>% of Res Total</b>	72.85	55.55	17.87	29.68	9.28	14.77	24.26	7.17	19.37
<b>05. Com UnImp Land</b>	15	59,970	5	185,570	4	15,180	24	260,720	
<b>06. Com Improve Land</b>	79	361,410	11	122,555	15	183,400	105	667,365	
<b>07. Com Improvements</b>	80	3,532,140	12	443,410	22	1,389,115	114	5,364,665	
<b>08. Com Total</b>	95	3,953,520	17	751,535	26	1,587,695	138	6,292,750	5,770
<b>% of Com Total</b>	68.84	62.83	12.32	11.94	18.84	25.23	4.57	2.04	0.88
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	10	172,340	10	172,340	
<b>14. Rec Improve Land</b>	0	0	0	0	4	321,330	4	321,330	
<b>15. Rec Improvements</b>	0	0	0	0	7	217,635	7	217,635	
<b>16. Rec Total</b>	0	0	0	0	17	711,305	17	711,305	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.56	0.23	0.00
<b>Res &amp; Rec Total</b>	534	12,322,090	131	6,582,730	85	3,986,615	750	22,891,435	127,030
<b>% of Res &amp; Rec Total</b>	71.20	53.83	17.47	28.76	11.33	17.42	24.83	7.40	19.37
<b>Com &amp; Ind Total</b>	95	3,953,520	17	751,535	26	1,587,695	138	6,292,750	5,770
<b>% of Com &amp; Ind Total</b>	68.84	62.83	12.32	11.94	18.84	25.23	4.57	2.04	0.88
<b>17. Taxable Total</b>	629	16,275,610	148	7,334,265	111	5,574,310	888	29,184,185	132,800
<b>% of Taxable Total</b>	70.83	55.77	16.67	25.13	12.50	19.10	29.39	9.44	20.25

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	44	12	191	247

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	24	1,957,760	1,739	205,476,545	1,763	207,434,305
28. Ag-Improved Land	0	0	10	636,550	358	57,547,350	368	58,183,900
29. Ag Improvements	0	0	10	226,255	360	14,142,750	370	14,369,005
30. Ag Total							2,133	279,987,210

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	2	2.00	8,000	
33. HomeSite Improvements	0	0.00	0	2	2.00	122,435	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	5.90	4,450	
36. FarmSite Improv Land	0	0.00	0	9	34.00	43,000	
37. FarmSite Improvements	0	0.00	0	10	0.00	103,820	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	28.76	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	6	6.00	18,000	6	6.00	18,000	
32. HomeSite Improv Land	258	309.50	1,238,000	260	311.50	1,246,000	
33. HomeSite Improvements	265	303.50	8,697,180	267	305.50	8,819,615	523,135
34. HomeSite Total				<b>273</b>	<b>317.50</b>	<b>10,083,615</b>	
35. FarmSite UnImp Land	61	272.85	267,850	63	278.75	272,300	
36. FarmSite Improv Land	327	1,684.04	2,819,040	336	1,718.04	2,862,040	
37. FarmSite Improvements	330	0.00	5,445,570	340	0.00	5,549,390	0
38. FarmSite Total				<b>403</b>	<b>1,996.79</b>	<b>8,683,730</b>	
39. Road & Ditches	0	3,034.36	0	0	3,063.12	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>676</b>	<b>5,377.41</b>	<b>18,767,345</b>	<b>523,135</b>

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	10	907.00	254,430	10	907.00	254,430

Schedule VIII : Agricultural Records : Special Value

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

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

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	152.08	3.51%	167,290	3.92%	1,100.01
47. 2A1	55.00	1.27%	57,750	1.35%	1,050.00
48. 2A	262.00	6.04%	275,100	6.45%	1,050.00
49. 3A1	947.28	21.86%	923,600	21.64%	975.00
50. 3A	757.00	17.47%	738,075	17.29%	975.00
51. 4A1	2,119.00	48.89%	2,066,025	48.41%	975.00
52. 4A	42.00	0.97%	39,900	0.93%	950.00
<b>53. Total</b>	<b>4,334.36</b>	<b>100.00%</b>	<b>4,267,740</b>	<b>100.00%</b>	<b>984.63</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	59.00	31.89%	25,075	33.58%	425.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	13.00	7.03%	5,200	6.96%	400.00
59. 3D	81.00	43.78%	32,400	43.39%	400.00
60. 4D1	2.00	1.08%	750	1.00%	375.00
61. 4D	30.00	16.22%	11,250	15.07%	375.00
<b>62. Total</b>	<b>185.00</b>	<b>100.00%</b>	<b>74,675</b>	<b>100.00%</b>	<b>403.65</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	17,474.90	14.94%	9,782,410	15.68%	559.80
65. 2G1	73.00	0.06%	40,880	0.07%	560.00
66. 2G	9,853.15	8.42%	5,519,615	8.85%	560.19
67. 3G1	49,961.68	42.71%	27,924,995	44.77%	558.93
68. 3G	5,066.36	4.33%	2,539,165	4.07%	501.18
69. 4G1	21,558.80	18.43%	10,744,150	17.22%	498.36
70. 4G	12,986.45	11.10%	5,826,225	9.34%	448.64
<b>71. Total</b>	<b>116,974.34</b>	<b>100.00%</b>	<b>62,377,440</b>	<b>100.00%</b>	<b>533.26</b>
<b>Irrigated Total</b>	<b>4,334.36</b>	<b>3.47%</b>	<b>4,267,740</b>	<b>6.31%</b>	<b>984.63</b>
<b>Dry Total</b>	<b>185.00</b>	<b>0.15%</b>	<b>74,675</b>	<b>0.11%</b>	<b>403.65</b>
<b>Grass Total</b>	<b>116,974.34</b>	<b>93.60%</b>	<b>62,377,440</b>	<b>92.23%</b>	<b>533.26</b>
<b>Waste</b>	<b>2,349.10</b>	<b>1.88%</b>	<b>234,910</b>	<b>0.35%</b>	<b>100.00</b>
<b>Other</b>	<b>1,133.10</b>	<b>0.91%</b>	<b>679,860</b>	<b>1.01%</b>	<b>600.00</b>
<b>Exempt</b>	<b>534.63</b>	<b>0.43%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Market Area Total</b>	<b>124,975.90</b>	<b>100.00%</b>	<b>67,634,625</b>	<b>100.00%</b>	<b>541.18</b>

## 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	87.00	0.98%	69,600	1.13%	800.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	705.49	7.94%	529,120	8.61%	750.00
49. 3A1	1,101.51	12.40%	798,595	12.99%	725.00
50. 3A	715.40	8.06%	518,665	8.44%	725.00
51. 4A1	5,295.21	59.63%	3,574,265	58.13%	675.00
52. 4A	975.85	10.99%	658,700	10.71%	675.00
<b>53. Total</b>	<b>8,880.46</b>	<b>100.00%</b>	<b>6,148,945</b>	<b>100.00%</b>	<b>692.41</b>
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	26.00	16.88%	7,540	18.38%	290.00
59. 3D	59.00	38.31%	16,225	39.56%	275.00
60. 4D1	69.00	44.81%	17,250	42.06%	250.00
61. 4D	0.00	0.00%	0	0.00%	0.00
<b>62. Total</b>	<b>154.00</b>	<b>100.00%</b>	<b>41,015</b>	<b>100.00%</b>	<b>266.33</b>
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	14,185.93	4.47%	5,656,570	6.11%	398.75
65. 2G1	29.22	0.01%	11,690	0.01%	400.07
66. 2G	11,354.04	3.58%	4,481,135	4.84%	394.67
67. 3G1	50,525.45	15.92%	19,934,070	21.53%	394.54
68. 3G	1,813.60	0.57%	544,080	0.59%	300.00
69. 4G1	88,440.69	27.87%	24,065,810	26.00%	272.11
70. 4G	150,950.62	47.57%	37,878,035	40.92%	250.93
<b>71. Total</b>	<b>317,299.55</b>	<b>100.00%</b>	<b>92,571,390</b>	<b>100.00%</b>	<b>291.75</b>
<b>Irrigated Total</b>	<b>8,880.46</b>	<b>2.64%</b>	<b>6,148,945</b>	<b>6.10%</b>	<b>692.41</b>
<b>Dry Total</b>	<b>154.00</b>	<b>0.05%</b>	<b>41,015</b>	<b>0.04%</b>	<b>266.33</b>
<b>Grass Total</b>	<b>317,299.55</b>	<b>94.20%</b>	<b>92,571,390</b>	<b>91.86%</b>	<b>291.75</b>
<b>Waste</b>	<b>8,573.83</b>	<b>2.55%</b>	<b>857,385</b>	<b>0.85%</b>	<b>100.00</b>
<b>Other</b>	<b>1,928.13</b>	<b>0.57%</b>	<b>1,156,880</b>	<b>1.15%</b>	<b>600.00</b>
<b>Exempt</b>	<b>3,579.57</b>	<b>1.06%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Market Area Total</b>	<b>336,835.97</b>	<b>100.00%</b>	<b>100,775,615</b>	<b>100.00%</b>	<b>299.18</b>

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	448.00	1.29%	604,800	1.31%	1,350.00
47. 2A1	53.00	0.15%	71,550	0.15%	1,350.00
48. 2A	1,059.20	3.05%	1,429,920	3.09%	1,350.00
49. 3A1	4,732.91	13.62%	6,342,100	13.71%	1,340.00
50. 3A	13,368.39	38.46%	17,872,840	38.63%	1,336.95
51. 4A1	14,157.78	40.73%	18,825,660	40.68%	1,329.70
52. 4A	941.00	2.71%	1,125,020	2.43%	1,195.56
53. Total	34,760.28	100.00%	46,271,890	100.00%	1,331.17
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	443.91	12.42%	221,955	13.08%	500.00
56. 2D1	99.00	2.77%	49,500	2.92%	500.00
57. 2D	64.00	1.79%	32,000	1.89%	500.00
58. 3D1	519.98	14.55%	249,590	14.70%	480.00
59. 3D	1,433.77	40.11%	688,210	40.54%	480.00
60. 4D1	766.86	21.45%	345,085	20.33%	450.00
61. 4D	247.07	6.91%	111,180	6.55%	449.99
62. Total	3,574.59	100.00%	1,697,520	100.00%	474.89
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	2,190.78	1.73%	1,022,825	2.34%	466.88
65. 2G1	117.00	0.09%	53,310	0.12%	455.64
66. 2G	2,118.35	1.67%	988,465	2.26%	466.62
67. 3G1	16,813.27	13.29%	6,376,190	14.58%	379.24
68. 3G	20,877.89	16.51%	7,927,790	18.13%	379.72
69. 4G1	47,359.33	37.44%	15,205,400	34.77%	321.06
70. 4G	37,002.18	29.26%	12,158,175	27.80%	328.58
71. Total	126,478.80	100.00%	43,732,155	100.00%	345.77
<b>Irrigated Total</b>					
Irrigated Total	34,760.28	20.85%	46,271,890	49.98%	1,331.17
<b>Dry Total</b>					
Dry Total	3,574.59	2.14%	1,697,520	1.83%	474.89
<b>Grass Total</b>					
Grass Total	126,478.80	75.88%	43,732,155	47.24%	345.77
<b>Waste</b>					
Waste	505.50	0.30%	49,950	0.05%	98.81
<b>Other</b>					
Other	1,370.55	0.82%	822,330	0.89%	600.00
<b>Exempt</b>					
Exempt	1,076.26	0.65%	0	0.00%	0.00
<b>Market Area Total</b>					
Market Area Total	166,689.72	100.00%	92,573,845	100.00%	555.37

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	0.00	0.00%	0	0.00%	0.00
53. Total	0.00	0.00%	0	0.00%	0.00
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	0.00	0.00%	0	0.00%	0.00
70. 4G	411.39	100.00%	230,380	100.00%	560.00
71. Total	411.39	100.00%	230,380	100.00%	560.00
<hr/>					
<b>Irrigated Total</b>	0.00	0.00%	0	0.00%	0.00
<b>Dry Total</b>	0.00	0.00%	0	0.00%	0.00
<b>Grass Total</b>	411.39	97.86%	230,380	97.71%	560.00
<b>Waste</b>	0.00	0.00%	0	0.00%	0.00
<b>Other</b>	9.00	2.14%	5,400	2.29%	600.00
<b>Exempt</b>	1.50	0.36%	0	0.00%	0.00
<b>Market Area Total</b>	420.39	100.00%	235,780	100.00%	560.86

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	363.70	402,110	47,611.40	56,286,465	47,975.10	56,688,575
<b>77. Dry Land</b>	0.00	0	0.00	0	3,913.59	1,813,210	3,913.59	1,813,210
<b>78. Grass</b>	0.00	0	4,012.53	2,080,000	557,151.55	196,831,365	561,164.08	198,911,365
<b>79. Waste</b>	0.00	0	33.50	3,350	11,394.93	1,138,895	11,428.43	1,142,245
<b>80. Other</b>	0.00	0	89.00	53,400	4,351.78	2,611,070	4,440.78	2,664,470
<b>81. Exempt</b>	0.00	0	26.80	0	5,165.16	0	5,191.96	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>4,498.73</b>	<b>2,538,860</b>	<b>624,423.25</b>	<b>258,681,005</b>	<b>628,921.98</b>	<b>261,219,865</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	47,975.10	7.63%	56,688,575	21.70%	1,181.62
<b>Dry Land</b>	3,913.59	0.62%	1,813,210	0.69%	463.31
<b>Grass</b>	561,164.08	89.23%	198,911,365	76.15%	354.46
<b>Waste</b>	11,428.43	1.82%	1,142,245	0.44%	99.95
<b>Other</b>	4,440.78	0.71%	2,664,470	1.02%	600.00
<b>Exempt</b>	5,191.96	0.83%	0	0.00%	0.00
<b>Total</b>	<b>628,921.98</b>	<b>100.00%</b>	<b>261,219,865</b>	<b>100.00%</b>	<b>415.35</b>

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

75 Rock

	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	21,963,590	22,180,130	216,540	0.99%	127,030	0.41%
02. Recreational	723,075	711,305	-11,770	-1.63%	0	-1.63%
03. Ag-Homesite Land, Ag-Res Dwelling	9,769,445	10,083,615	314,170	3.22%	523,135	-2.14%
<b>04. Total Residential (sum lines 1-3)</b>	<b>32,456,110</b>	<b>32,975,050</b>	<b>518,940</b>	<b>1.60%</b>	<b>650,165</b>	<b>-0.40%</b>
05. Commercial	6,286,980	6,292,750	5,770	0.09%	5,770	0.00%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	8,663,280	8,683,730	20,450	0.24%	0	0.24%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>14,950,260</b>	<b>14,976,480</b>	<b>26,220</b>	<b>0.18%</b>	<b>5,770</b>	<b>0.14%</b>
<b>10. Total Non-Agland Real Property</b>	<b>47,406,370</b>	<b>47,951,530</b>	<b>545,160</b>	<b>1.15%</b>	<b>655,935</b>	<b>-0.23%</b>
11. Irrigated	55,805,160	56,688,575	883,415	1.58%		
12. Dryland	1,411,325	1,813,210	401,885	28.48%		
13. Grassland	199,485,115	198,911,365	-573,750	-0.29%		
14. Wasteland	1,161,205	1,142,245	-18,960	-1.63%		
15. Other Agland	2,308,040	2,664,470	356,430	15.44%		
<b>16. Total Agricultural Land</b>	<b>260,170,845</b>	<b>261,219,865</b>	<b>1,049,020</b>	<b>0.40%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>307,577,215</b>	<b>309,171,395</b>	<b>1,594,180</b>	<b>0.52%</b>	<b>655,935</b>	<b>0.31%</b>

# ROCK COUNTY PLAN OF ASSESSMENT

PURSUANT TO LB 263, THE ASSESSOR SHALL PREPARE A PLAN OF ASSESSMENT FOR THE COUNTY BOARD OF EQUALIZATION EACH YEAR ON OR BEFORE JUNE 15 DESCRIBING THE NEXT YEARS ASSESSMENT PLANS AND EACH OF THE NEXT TWO YEARS THEREAFTER.

ON OR BEFORE JULY 31 EACH YEAR, THE ASSESSOR SHALL PRESENT THE PLAN TO THE COUNTY BOARD OF EQUALIZATION AND ON OR BEFORE OCTOBER 31 EACH YEAR THE ASSESSOR SHALL MAIL A COPY OF THE PLAN WITH ANY ADJUSTMENTS TO THE DEPARTMENT OF REVENUE. THE ASSESSOR SHALL UPDATE THE PLAN EACH YEAR. THE PLAN AND ANY UPDATES SHALL EXAMINE THE LEVEL, QUALITY, AND UNIFORMITY OF ASSESSMENT IN THE COUNTY AND MAY BE DERIVED FROM A PROGRESS REPORT DEVELOPED BY THE DEPARTMENT AND PRESENTED TO THE ASSESSOR ON OR BEFORE JULY 31.

-----

Rock County has a total valuation for Real Property in 2009 of \$307,919,170. The Parcel count for Real Property in 2009 is 3015. Personal Property filings for 2009 were 340, and Homestead Exemptions filed and approved by our office for 2009 totaled 139. Permissive Exemptions filed and approved by our office and the Rock county Commissioners for 2009 were 16.

The levels of value of real property in Rock County for tax year 2009 satisfy the requirements of Neb. Const. .art. V111 §1, and Neb. Stat. §77-5023(Cum. Supp 2008).

As of late 2008 - 2009 we have a website maintained by GISWORKSHOP showing values, photos, taxes, land use, soil types and will have maps and aerial photos later. This has been used by our taxpayers, realtors & appraisers. Calls to our office asking if this information is on-line have excited some taxpayers and been a great time saver for our office when dealing with appraisers and realtors.

For the year 2009 we implemented the GIS system for all of the rural areas. Waste was entered as per the new numeric soils as determined by US Soil Conservation Service. Any errors we find need to be reported to the Dept of Revenue to be passed on to the USGS to be corrected.

For the year 2009 we have identified home sites, farm and building sites, ponds, tree cover, irrigated, grass, dry, CRP, WRP, shelter belts, feed yards, back grounding facilities, rivers, gravel pits, commercial, cemeteries, roads, rails to trails, RRROW, and any other features discernable on 2003, 2006 or 2007 aerial photos. GIS informed me the State of Nebraska has chosen not to fly the state for new aerial photos in 2009.

2010 - All counties must have soils converted to the new numeric system. As of the 2009 Abstract, we had approximately 80% of our soils converted. The rest are soil changes that we will manually enter for each parcel after the tax list is completed for 2009. GIS has not been informed if there will be aerial photos taken in 2010, but they do know the

# ROCK COUNTY PLAN OF ASSESSMENT

next time they are done, it will be in 1 meter resolutions. As part of our agreement with GIS, we will have the new aerial photos when they become available. We will continue to study and if need be, adjust our LCG's implemented in the spring of 2009.

2010 - We will continue to do our pickup work on a timely basis. The system must have changed; we have not had any building permits turned in for 2009 to start on our pick-up work. We do the work ourselves even though we are probably not qualified. In residential we look for any additions that we might have been missed, make sure the measurements are correct, we will not do an interior inspection unless we are notified and ask permission if we notice there have been some renovations.

2010 - TJ will take his test and becoming certified. That will help as he will then be qualified to be Deputy and can help more and sign documents. This includes the Homestead Exemptions which can be filed before the assessment is due or ready for the new tax year. I do not plan to work seven days a week for over two months to have everything ready as I did last year. Hopefully just a few extra days or nights. I hope to be elected.

Terra Scan continues to talk about converting to a Window's based format. To date, we do not know the cost for the new system.

2011 - we will complete a market study on our residential sales file going back to 2005 sales. We will be looking at our files for Quality & Condition, the actual age and the effective age, basements, if they have any finishes, number of fixtures, bathrooms and garages. From the study we can determine if we need to update our depreciation schedules, maybe purchase the Marshall Swift Residential Cost Estimator for a update to possibly 2010. We are currently using Marshall Swift 2004 for all of our cost tables. The entire county is now valued from the 2001 studies done by Wallace Appraisal of Lincoln. A Complete revaluation of Residential Property may be necessary for 2011. New digital photos of all the residences in Bassett and Newport need to be taken. Again, our photo's are mostly from 2001. We can check for additions, decks, out buildings, and air conditioning while we are out walking the town.

2011 - Our Terra Scan system has options for sketches. Only some of the buildings in Bassett have them entered. All other parcels need to have that information manually entered which is time intensive. 2011 may be the time we can do this along with our new photos. We are trying to use the old scanner from the Clerks off to input documents and aerial photos to the Terra Scan System, but it is not working. We will need a scanner to transfer any documents to the parcels in our system.

2012- We need to do a study of our Commercial Property. We have not had enough sales to actually have to do a revalue, but we are at a 100% ratio for 2009. I did not have time to look at them in 2009.

We continue to have talks with Brown, Keya Paha, Boyd and Holt Counties about an

# ROCK COUNTY PLAN OF ASSESSMENT

appraiser for our counties to assist us when needed. We always continue to work on our quality and uniformity of assessment.

Our budget runs around 60,000 for the office and this year I didn't put much in our appraisal budget because it will be mainly work that we can do ourselves. Taking pictures doing the pickup work and maybe measuring something here or there. I hope the mileage numbers were sufficient since it seems that many of the CRP acres in the south end of the county are going to or have been farmed. That means I need to physically check them and I noticed a large number of acres in dryland corn in 2009, those need checked also.

I hate to mention it, but we need to have our policy & procedures manual updated. So far, I have not found the original document.

Every parcel in the county needs to be looked at on a rotation or schedule over a six year period. I am hoping to look at most of the rural in the southeast of our county in the fall of 2009. 2010 - look at the southwest, 2011 - the east center portion, 2012 - the west center portion, 2013 - the northeast portion and 2014 - the northwest portion.

Monica J Turpin  
Rock County Assessor

JUNE 15, 2009

## 2010 Assessment Survey for Rock County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	One
2.	<b>Appraiser(s) on staff</b>
	None
3.	<b>Other full-time employees</b>
	None
4.	<b>Other part-time employees</b>
	None
5.	<b>Number of shared employees</b>
	None
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$64,702.43
7.	<b>Adopted budget, or granted budget if different from above</b>
	Same as above
8.	<b>Amount of the total budget set aside for appraisal work</b>
	\$621
9.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	None
10.	<b>Part of the budget that is dedicated to the computer system</b>
	\$4,187.35 Terra Scan
11.	<b>Amount of the total budget set aside for education/workshops</b>
	\$500
12.	<b>Other miscellaneous funds</b>
	None
13.	<b>Was any of last year's budget not used:</b>
	No

#### B. Computer, Automation Information and GIS

1.	<b>Administrative software</b>
	Terra Scan
2.	<b>CAMA software</b>
	Terra Scan
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	GIS Workshop along with the assessor and deputy

5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop along with assessor and deputy
7.	<b>Personal Property software:</b>
	Terra Scan

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Bassett
4.	<b>When was zoning implemented?</b>
	1999

### **D. Contracted Services**

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



# 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 Rock 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