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2010 Commission Summary

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Residential Real Property - Current

| | | | |
|------------------------|--------------|------------------------------------|----------|
| Number of Sales | 173 | Median | 96 |
| Total Sales Price | \$17,713,174 | Mean | 96 |
| Total Adj. Sales Price | \$17,653,294 | Wgt. Mean | 95 |
| Total Assessed Value | \$16,743,010 | Average Assessed Value of the Base | \$71,947 |
| Avg. Adj. Sales Price | \$102,042 | Avg. Assessed Value | \$96,780 |

Confidence Interval - Current

| | |
|-------------------|----------------|
| 95% Median C.I | 94.69 to 97.62 |
| 95% Mean C.I | 94.30 to 97.64 |
| 95% Wgt. Mean C.I | 93.10 to 96.59 |

| | |
|--|-------|
| % of Value of the Class of all Real Property Value in the County | 33.01 |
| % of Records Sold in the Study Period | 3.30 |
| % of Value Sold in the Study Period | 4.44 |

Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2009 | 235 | 96 | 96 |
| 2008 | 296 | 98 | 98 |
| 2007 | 343 | 99 | 99 |
| 2006 | 428 | 95 | 95 |

2010 Commission Summary

76 Saline

Commercial Real Property - Current

| | | | |
|------------------------|-------------|------------------------------------|-----------|
| Number of Sales | 29 | Median | 96 |
| Total Sales Price | \$5,783,600 | Mean | 98 |
| Total Adj. Sales Price | \$5,176,345 | Wgt. Mean | 101 |
| Total Assessed Value | \$5,233,215 | Average Assessed Value of the Base | \$204,931 |
| Avg. Adj. Sales Price | \$178,495 | Avg. Assessed Value | \$180,456 |

Confidence Interval - Current

| | |
|-------------------|-----------------|
| 95% Median C.I | 93.93 to 98.64 |
| 95% Mean C.I | 93.01 to 102.84 |
| 95% Wgt. Mean C.I | 89.86 to 112.33 |

| | |
|--|-------|
| % of Value of the Class of all Real Property Value in the County | 11.95 |
| % of Records Sold in the Study Period | 4.35 |
| % of Value Sold in the Study Period | 3.83 |

Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|------|-----------------|-----|--------|
| 2009 | 32 | 99 | 99 |
| 2008 | 38 | 99 | 99 |
| 2007 | 44 | 99 | 99 |
| 2006 | 43 | 99 | 99 |

2010 Opinions of the Property Tax Administrator for Saline 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 Saline County is 96% of market value. The quality of assessment for the class of residential real property in Saline 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 Saline County is 96% of market value. The quality of assessment for the class of commercial real property in Saline 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 Saline County is 71% of market value. The quality of assessment for the class of agricultural land in Saline 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 Saline County

taken to address the following property classes/subclasses:

Residential:

A physical review and reappraisal of rural acreages in five precincts was completed. New photographs were taken, measurements were checked, and an exterior review was completed. Interior inspections were completed where permitted. Door hangars were used when no one was home.

A sales study was completed of all valuation groupings. The study indicated a decreasing market in DeWitt due to the closing of a major industrial employer. All improvements in DeWitt were decreased by 5% as a result of the study.

The pickup work and sales reviews were also completed.

2010 Assessment Survey for Saline County

Residential Appraisal Information

| | |
|----|---|
| 1. | Valuation data collection done by: |
| | The contract appraiser and the office appraiser |
| 2. | List the valuation groupings used by the County: |
| | 01 Wilber |
| | 02 Crete |
| | 03 DeWitt |
| | 04 Dorchester |
| | 05 Friend |
| | 06 Tobias |
| | 07 Western |
| | 08 Y-BRL |
| | 09 Y-Cabin |
| | 10 Rural residential area 4500 |
| | 11 Rural residential area 4505 |
| | 12 Rural residential area 4510 |
| a. | Describe the specific characteristics of the valuation groupings that make them unique. |
| | <ol style="list-style-type: none"> 1. Wilber is the county seat and is a local trade center. 2. Crete is influenced by its proximity to Lincoln and also has a significant amount of industry and employment opportunities within the community. 3. DeWitt is currently experience a depressed market due to the lingering effects of the loss of a major industrial employer. 4-7 The communities of Dorchester, Friend, Tobias and Western are small communities within Saline County. The assessor has maintained these as separate valuation groupings. 8. The Y-BRL valuation grouping consists of the cabins at the Blue River Lodge and gets significant influence from the recreational opportunities present. 9. The Y-Cabins valuation grouping consists of rural cabins with recreational influence. 10-12 The three rural valuation groupings are aligned with the agricultural market areas. The assessor notes that the areas closest to Lincoln and Crete are more desirable because of the commuting opportunities; the influence decreases the further southwest you move through the county. |
| 3. | What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe. |
| | Only the cost approach to value is used. |
| 4 | When was the last lot value study completed? |
| | A lot value study is completed each time a valuation grouping is reappraised. |
| a. | What methodology was used to determine the residential lot values? |
| | A market analysis is conducting using vacant lot sales. |

| | |
|----|--|
| 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 vendor? |
| | Depreciation tables are developed using local market information. |
| a. | How often does the County update depreciation tables? |
| | Depreciation tables are established for individual valuation groupings each time a reappraisal is completed. |
| 7. | Pickup work: |
| a. | Is pickup work done annually and is it completed by March 19th? |
| | Yes |
| b. | By Whom? |
| | The office appraiser and the contract appraiser completed the pickup work. |
| 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) |
| | The county is on track to complete the six year review requirement. To date, all the towns have been reviewed as have a portion of the rural improvements. |
| a. | Does the County maintain a tracking process? If yes describe. |
| | Yes, the assessor maintains a log of review work. |
| b. | How are the results of the portion of the properties inspected and reviewed applied to the balance of the county? |
| | A sales study is conducted in the valuation groupings that were not reviewed to determine if an adjustment is needed to maintain equalization throughout 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

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

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|
| NUMBER of Sales: | 173 | MEDIAN: | 96 | COV: | 11.69 | 95% Median C.I.: | 94.69 to 97.62 |
| TOTAL Sales Price: | 17,713,174 | WGT. MEAN: | 95 | STD: | 11.22 | 95% Wgt. Mean C.I.: | 93.10 to 96.59 |
| TOTAL Adj.Sales Price: | 17,653,294 | MEAN: | 96 | AVG.ABS.DEV: | 7.91 | 95% Mean C.I.: | 94.30 to 97.64 |
| TOTAL Assessed Value: | 16,743,010 | | | | | | |
| AVG. Adj. Sales Price: | 102,042 | COD: | 8.20 | MAX Sales Ratio: | 130.50 | | |
| AVG. Assessed Value: | 96,780 | PRD: | 101.19 | MIN Sales Ratio: | 47.91 | | |

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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 | 37 | 95.18 | 95.10 | 94.17 | 6.66 | 100.99 | 69.63 | 115.55 | 92.16 to 97.61 | 97,172 | 91,506 |
| 10/01/07 TO 12/31/07 | 23 | 95.82 | 95.84 | 94.61 | 6.25 | 101.29 | 68.98 | 114.04 | 92.69 to 99.83 | 116,869 | 110,575 |
| 01/01/08 TO 03/31/08 | 17 | 94.19 | 96.34 | 95.98 | 6.65 | 100.38 | 79.45 | 123.27 | 91.41 to 99.40 | 87,535 | 84,013 |
| 04/01/08 TO 06/30/08 | 22 | 96.44 | 95.74 | 95.03 | 9.29 | 100.75 | 72.07 | 120.08 | 87.81 to 101.94 | 102,154 | 97,080 |
| 07/01/08 TO 09/30/08 | 30 | 94.77 | 94.61 | 94.80 | 7.23 | 99.79 | 77.61 | 118.24 | 89.70 to 98.24 | 107,024 | 101,462 |
| 10/01/08 TO 12/31/08 | 20 | 99.44 | 98.44 | 95.61 | 10.65 | 102.96 | 54.05 | 124.08 | 90.67 to 107.17 | 104,767 | 100,170 |
| 01/01/09 TO 03/31/09 | 7 | 92.86 | 88.24 | 88.51 | 14.17 | 99.70 | 47.91 | 103.99 | 47.91 to 103.99 | 111,446 | 98,635 |
| 04/01/09 TO 06/30/09 | 17 | 100.23 | 100.65 | 97.68 | 8.73 | 103.03 | 72.86 | 130.50 | 94.85 to 105.01 | 91,070 | 88,960 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/07 TO 06/30/08 | 99 | 95.43 | 95.63 | 94.75 | 7.19 | 100.92 | 68.98 | 123.27 | 94.07 to 97.49 | 101,201 | 95,888 |
| 07/01/08 TO 06/30/09 | 74 | 97.53 | 96.43 | 94.97 | 9.40 | 101.54 | 47.91 | 130.50 | 93.89 to 99.30 | 103,167 | 97,973 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/08 TO 12/31/08 | 89 | 96.49 | 96.08 | 95.24 | 8.57 | 100.88 | 54.05 | 124.08 | 92.76 to 98.60 | 101,590 | 96,755 |
| <u>ALL</u> | | | | | | | | | | | |
| | 173 | 96.46 | 95.97 | 94.84 | 8.20 | 101.19 | 47.91 | 130.50 | 94.69 to 97.62 | 102,042 | 96,780 |

| VALUATION GROUP | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| 01 | 27 | 95.32 | 94.69 | 94.66 | 8.42 | 100.04 | 69.63 | 123.27 | 89.70 to 100.14 | 117,134 | 110,873 |
| 02 | 84 | 96.44 | 96.41 | 96.09 | 8.27 | 100.33 | 72.07 | 130.50 | 92.86 to 98.76 | 109,401 | 105,126 |
| 03 | 4 | 94.57 | 93.95 | 93.37 | 1.86 | 100.63 | 90.21 | 96.46 | N/A | 56,250 | 52,518 |
| 04 | 13 | 94.69 | 94.54 | 93.78 | 5.03 | 100.82 | 84.49 | 104.34 | 89.79 to 102.08 | 88,573 | 83,062 |
| 05 | 23 | 98.24 | 100.12 | 98.05 | 4.13 | 102.11 | 92.01 | 124.73 | 97.13 to 99.44 | 91,652 | 89,865 |
| 06 | 1 | 115.55 | 115.55 | 115.55 | | | 115.55 | 115.55 | N/A | 5,500 | 6,355 |
| 07 | 4 | 100.10 | 97.77 | 97.37 | 7.10 | 100.40 | 83.70 | 107.17 | N/A | 38,250 | 37,245 |
| 08 | 2 | 91.63 | 91.63 | 88.22 | 7.99 | 103.87 | 84.31 | 98.96 | N/A | 22,475 | 19,827 |
| 09 | 1 | 100.00 | 100.00 | 100.00 | | | 100.00 | 100.00 | N/A | 700 | 700 |
| 10 | 5 | 91.91 | 91.60 | 88.25 | 6.83 | 103.79 | 79.85 | 103.89 | N/A | 83,965 | 74,101 |
| 11 | 5 | 92.76 | 99.45 | 98.95 | 8.01 | 100.51 | 91.34 | 118.24 | N/A | 138,700 | 137,238 |
| 12 | 4 | 61.52 | 73.76 | 62.06 | 37.02 | 118.85 | 47.91 | 124.08 | N/A | 124,750 | 77,416 |
| <u>ALL</u> | | | | | | | | | | | |
| | 173 | 96.46 | 95.97 | 94.84 | 8.20 | 101.19 | 47.91 | 130.50 | 94.69 to 97.62 | 102,042 | 96,780 |

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)

| | | | | | | | |
|------------------------|------------|----------------|-----------|------------------|--------|---------------------|----------------|
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| AVG. Assessed Value: | 96,780 | PRD: | 101.19 | MIN Sales Ratio: | 47.91 | | |

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STATUS: IMPROVED, UNIMPROVED & IOLL

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------|-------|--------|--------|-----------|------|--------|--------|--------|-----------------|----------------------|---------------|
| 1 | 169 | 96.46 | 95.83 | 94.82 | 8.11 | 101.06 | 47.91 | 130.50 | 94.63 to 97.61 | 104,057 | 98,669 |
| 2 | 1 | 124.73 | 124.73 | 124.73 | | | 124.73 | 124.73 | N/A | 22,000 | 27,440 |
| 3 | 3 | 98.96 | 94.42 | 88.40 | 5.28 | 106.81 | 84.31 | 100.00 | N/A | 15,216 | 13,451 |
| ALL | 173 | 96.46 | 95.97 | 94.84 | 8.20 | 101.19 | 47.91 | 130.50 | 94.69 to 97.62 | 102,042 | 96,780 |

PROPERTY TYPE *

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------|-------|--------|--------|-----------|------|--------|--------|--------|-----------------|----------------------|---------------|
| 01 | 169 | 96.46 | 95.93 | 94.85 | 8.21 | 101.14 | 47.91 | 130.50 | 94.63 to 97.61 | 104,080 | 98,718 |
| 06 | 3 | 98.96 | 94.42 | 88.40 | 5.28 | 106.81 | 84.31 | 100.00 | N/A | 15,216 | 13,451 |
| 07 | 1 | 107.17 | 107.17 | 107.17 | | | 107.17 | 107.17 | N/A | 18,000 | 19,290 |
| ALL | 173 | 96.46 | 95.97 | 94.84 | 8.20 | 101.19 | 47.91 | 130.50 | 94.69 to 97.62 | 102,042 | 96,780 |

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 | 1 | 100.00 | 100.00 | 100.00 | | | 100.00 | 100.00 | N/A | 700 | 700 |
| 5000 TO 9999 | 1 | 115.55 | 115.55 | 115.55 | | | 115.55 | 115.55 | N/A | 5,500 | 6,355 |
| Total \$ | | | | | | | | | | | |
| 1 TO 9999 | 2 | 107.78 | 107.78 | 113.79 | 7.21 | 94.71 | 100.00 | 115.55 | N/A | 3,100 | 3,527 |
| 10000 TO 29999 | 9 | 99.83 | 104.59 | 105.14 | 12.16 | 99.48 | 84.53 | 130.50 | 86.18 to 124.73 | 19,055 | 20,034 |
| 30000 TO 59999 | 26 | 96.86 | 97.47 | 97.31 | 9.24 | 100.17 | 72.86 | 124.08 | 91.53 to 102.58 | 46,186 | 44,944 |
| 60000 TO 99999 | 54 | 96.65 | 96.62 | 96.30 | 6.84 | 100.33 | 69.63 | 123.27 | 94.19 to 98.60 | 79,673 | 76,724 |
| 100000 TO 149999 | 54 | 93.98 | 93.84 | 93.84 | 8.58 | 99.99 | 47.91 | 118.24 | 91.38 to 97.66 | 125,325 | 117,610 |
| 150000 TO 249999 | 27 | 97.13 | 93.68 | 93.78 | 7.05 | 99.90 | 54.05 | 107.49 | 91.34 to 100.23 | 181,437 | 170,144 |
| 250000 TO 499999 | 1 | 97.74 | 97.74 | 97.74 | | | 97.74 | 97.74 | N/A | 306,000 | 299,090 |
| ALL | 173 | 96.46 | 95.97 | 94.84 | 8.20 | 101.19 | 47.91 | 130.50 | 94.69 to 97.62 | 102,042 | 96,780 |

**2010 Correlation Section
for Saline County**

Residential Real Property

I. Correlation

The level of value for the residential real property in Saline County, as determined by the PTA is 96%. The mathematically calculated median is 96%.

RESIDENTIAL:In determining the level of value for the residential class in Saline County, the ratio study and the assessment practices of the assessor were considered. Because a sufficient number of sales have been used in the ratio study, and because the assessor applies assessment actions to the sold and unsold parcels uniformly, the median is the best indicator of the level of value in the county. All three measures of central tendency are similar and within the required range, giving further support for the use of the median as the level of value. The qualitative measures are also within the standard range, it is believed that assessment uniformity has been achieved. There is no information to suggest that a non-binding recommendation is necessary in the residential class.

**2010 Correlation Section
for Saline 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:A review of the non-qualified residential sales reveals the reasons given for disqualifying sales and provides information regarding the county's sales verification practices. The majority of sales that were disqualified appear to be foreclosure transactions, substantially changed properties, family sales or private sales that were not available on the open market. It is evident that the county uses a sales verification questionnaire to help them discover terms of the sales. The county notes that they will contact buyers, sellers, auctioneers, realtors or other real estate professionals occasionally to clarify sale terms. The county also relies upon their knowledge of the local market when verifying sales.

**2010 Correlation Section
for Saline 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 | 96 | 95 | 96 |

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

| | COD | PRD |
|---------------------------|-------------|---------------|
| R&O Statistics | 8.20 | 101.19 |

RESIDENTIAL: The qualitative statistics are within the standard range, and support that assessments are uniform within the residential class.

2010 Assessment Actions for Saline County

taken to address the following property classes/subclasses:

Commercial:

A review of all commercial properties in DeWitt, Tobias and Swanton was completed.

A sales study was completed. The study indicated that assessments in the town of Wilber were too high. All commercial improvements within Wilber were decreased by 5% as a result of the study.

The pickup work was completed, which included the review of several industrial or large commercial facilities. These included Nestle Purina, Omaha Cold Storage, and TransCanada Crude Oil Pipeline.

2010 Assessment Survey for Saline County

Commercial / Industrial Appraisal Information

| | |
|----|--|
| 1. | Valuation data collection done by: |
| | The contract appraiser and the office appraiser |
| 2. | List the valuation groupings used by the County: |
| | 01 Wilber |
| | 02 Crete |
| | 03 DeWitt |
| | 04 Dorchester |
| | 05 Friend |
| | 06 Tobias |
| | 07 Western |
| | 08 Rural |
| a. | Describe the specific characteristics of the valuation groupings that make them unique. |
| | <ol style="list-style-type: none"> 1. Wilber is the county seat of Saline County, and is a local trade center. 2. Crete is influenced by its proximity to Lincoln and is a significant trade center offering a good amount of industry which keeps the local market strong. 3. DeWitt is currently experiencing a depressed market after the loss of a major local industrial business. 4-7 Dorchester, Friend, Tobias and Western are small communities within the county that the assessor has maintained as separate valuation groupings. 8. The rural valuation grouping contains all commercial properties that do not lie within one of the towns of Saline County. |
| 3. | What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe. |
| | Only the cost approach is used in most of the county. The income approach is also used in Crete. |
| 4 | When was the last lot value study completed? |
| | A lot value study is completed each time a valuation grouping is reappraised. |
| a. | What methodology was used to determine the commercial lot values? |
| | The front foot method is used in the downtown/main street areas; other areas are assessed using the square foot method. When limited sales of vacant lots are available to establish lot values, a method that abstracts the improvement value from the selling price may be developed. |
| 5. | Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences? |
| | Yes, the costing table is updated for each valuation grouping when a reappraisal is completed. |
| 6. | Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor? |

| | |
|----|--|
| | The CAMA depreciation tables are used; however, market adjustments are applied when needed. |
| a. | How often does the County update the depreciation tables? |
| | The depreciation tables are updated by valuation grouping each time a reappraisal is completed. |
| 7. | Pickup work: |
| a. | Is pickup work done annually and is it completed by March 19th? |
| | Yes |
| b. | By Whom? |
| | The contract appraiser and the office appraiser complete the pickup work. |
| 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) |
| | The county is on track to complete the review requirement. The Crete, DeWitt, Tobias and Swanton areas have been reviewed to date. |
| a. | Does the County maintain a tracking process? If yes describe. |
| | Yes, the assessor maintains a log of review work. |
| b. | How are the results of the portion of the properties inspected and reviewed applied to the balance of the county? |
| | A sales study is conducted in the valuations groupings that are not reviewed. Values are adjusted when necessary to maintain equalization throughout 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: | 29 | MEDIAN: | 96 | COV: | 13.19 | 95% Median C.I.: | 93.93 to 98.64 | (! : Derived) |
| TOTAL Sales Price: | 5,783,600 | WGT. MEAN: | 101 | STD: | 12.92 | 95% Wgt. Mean C.I.: | 89.86 to 112.33 | |
| TOTAL Adj.Sales Price: | 5,176,345 | MEAN: | 98 | AVG.ABS.DEV: | 6.65 | 95% Mean C.I.: | 93.01 to 102.84 | |
| TOTAL Assessed Value: | 5,233,215 | | | | | | | |
| AVG. Adj. Sales Price: | 178,494 | COD: | 6.91 | MAX Sales Ratio: | 148.19 | | | |
| AVG. Assessed Value: | 180,455 | PRD: | 96.86 | MIN Sales Ratio: | 80.20 | | | |

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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 | 3 | 97.69 | 96.10 | 93.35 | 4.04 | 102.94 | 89.38 | 101.23 | N/A | 93,108 | 86,920 |
| 10/01/06 TO 12/31/06 | 5 | 99.09 | 107.37 | 130.96 | 11.91 | 81.99 | 92.22 | 148.19 | N/A | 170,200 | 222,901 |
| 01/01/07 TO 03/31/07 | 2 | 99.92 | 99.92 | 99.21 | 0.72 | 100.71 | 99.20 | 100.64 | N/A | 404,300 | 401,117 |
| 04/01/07 TO 06/30/07 | 2 | 92.66 | 92.66 | 93.43 | 6.46 | 99.17 | 86.67 | 98.64 | N/A | 115,000 | 107,447 |
| 07/01/07 TO 09/30/07 | 3 | 95.48 | 95.03 | 95.49 | 0.61 | 99.53 | 93.93 | 95.69 | N/A | 103,333 | 98,668 |
| 10/01/07 TO 12/31/07 | 1 | 96.12 | 96.12 | 96.12 | | | 96.12 | 96.12 | N/A | 72,000 | 69,205 |
| 01/01/08 TO 03/31/08 | 1 | 88.65 | 88.65 | 88.65 | | | 88.65 | 88.65 | N/A | 32,500 | 28,810 |
| 04/01/08 TO 06/30/08 | 2 | 100.64 | 100.64 | 98.69 | 4.53 | 101.98 | 96.08 | 105.20 | N/A | 87,500 | 86,352 |
| 07/01/08 TO 09/30/08 | 5 | 96.21 | 96.59 | 96.24 | 0.43 | 100.37 | 96.16 | 98.13 | N/A | 397,514 | 382,561 |
| 10/01/08 TO 12/31/08 | 4 | 91.31 | 98.79 | 102.54 | 14.02 | 96.34 | 82.21 | 130.32 | N/A | 18,087 | 18,546 |
| 01/01/09 TO 03/31/09 | | | | | | | | | | | |
| 04/01/09 TO 06/30/09 | 1 | 80.20 | 80.20 | 80.20 | | | 80.20 | 80.20 | N/A | 358,000 | 287,105 |
| <u>Study Years</u> | | | | | | | | | | | |
| 07/01/06 TO 06/30/07 | 12 | 98.87 | 100.86 | 110.30 | 7.31 | 91.44 | 86.67 | 148.19 | 92.22 to 100.64 | 180,743 | 199,366 |
| 07/01/07 TO 06/30/08 | 7 | 95.69 | 95.88 | 96.14 | 2.89 | 99.73 | 88.65 | 105.20 | 88.65 to 105.20 | 84,214 | 80,960 |
| 07/01/08 TO 06/30/09 | 10 | 96.18 | 95.83 | 94.05 | 7.89 | 101.89 | 80.20 | 130.32 | 82.21 to 98.13 | 241,792 | 227,409 |
| <u>Calendar Yrs</u> | | | | | | | | | | | |
| 01/01/07 TO 12/31/07 | 8 | 95.91 | 95.80 | 97.31 | 2.98 | 98.45 | 86.67 | 100.64 | 86.67 to 100.64 | 177,575 | 172,792 |
| 01/01/08 TO 12/31/08 | 12 | 96.18 | 97.34 | 96.52 | 6.64 | 100.85 | 82.21 | 130.32 | 89.76 to 98.13 | 188,951 | 182,375 |
| <u>ALL</u> | | | | | | | | | | | |
| | 29 | 96.19 | 97.92 | 101.10 | 6.91 | 96.86 | 80.20 | 148.19 | 93.93 to 98.64 | 178,494 | 180,455 |

| VALUATION GROUP | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-----------------|-------|--------|--------|-----------|-------|--------|--------|--------|-----------------|----------------------|---------------|
| 01 | 4 | 100.66 | 105.26 | 96.86 | 12.42 | 108.66 | 89.38 | 130.32 | N/A | 76,828 | 74,420 |
| 02 | 12 | 96.18 | 94.58 | 95.11 | 2.98 | 99.44 | 80.20 | 99.20 | 95.48 to 97.69 | 316,395 | 300,921 |
| 03 | 4 | 99.38 | 108.90 | 143.55 | 15.61 | 75.86 | 88.65 | 148.19 | N/A | 149,980 | 215,293 |
| 04 | 1 | 101.23 | 101.23 | 101.23 | | | 101.23 | 101.23 | N/A | 34,010 | 34,430 |
| 05 | 3 | 92.22 | 89.45 | 90.12 | 4.24 | 99.26 | 82.21 | 93.93 | N/A | 15,000 | 13,518 |
| 06 | 1 | 92.86 | 92.86 | 92.86 | | | 92.86 | 92.86 | N/A | 350 | 325 |
| 07 | 2 | 93.47 | 93.47 | 90.34 | 3.96 | 103.46 | 89.76 | 97.17 | N/A | 19,000 | 17,165 |
| 10 | 2 | 99.41 | 99.41 | 99.62 | 0.78 | 99.79 | 98.64 | 100.19 | N/A | 177,500 | 176,832 |
| <u>ALL</u> | | | | | | | | | | | |
| | 29 | 96.19 | 97.92 | 101.10 | 6.91 | 96.86 | 80.20 | 148.19 | 93.93 to 98.64 | 178,494 | 180,455 |

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: | 29 | MEDIAN: | 96 | COV: | 13.19 | 95% Median C.I.: | 93.93 to 98.64 | (! : Derived) |
| TOTAL Sales Price: | 5,783,600 | WGT. MEAN: | 101 | STD: | 12.92 | 95% Wgt. Mean C.I.: | 89.86 to 112.33 | |
| TOTAL Adj.Sales Price: | 5,176,345 | MEAN: | 98 | AVG.ABS.DEV: | 6.65 | 95% Mean C.I.: | 93.01 to 102.84 | |
| TOTAL Assessed Value: | 5,233,215 | | | | | | | |
| AVG. Adj. Sales Price: | 178,494 | COD: | 6.91 | MAX Sales Ratio: | 148.19 | | | |
| AVG. Assessed Value: | 180,455 | PRD: | 96.86 | MIN Sales Ratio: | 80.20 | | | |

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STATUS: IMPROVED, UNIMPROVED & IOLL

| RANGE | COUNT | MEDIAN | MEAN | WGT. MEAN | COD | PRD | MIN | MAX | 95% Median C.I. | Avg. Adj. Sale Price | Avg. Assd Val |
|-------|-------|--------|-------|-----------|------|-------|-------|--------|-----------------|----------------------|---------------|
| 1 | 28 | 96.20 | 98.10 | 101.10 | 7.03 | 97.04 | 80.20 | 148.19 | 95.48 to 98.64 | 184,856 | 186,888 |
| 2 | 1 | 92.86 | 92.86 | 92.86 | | | 92.86 | 92.86 | N/A | 350 | 325 |
| ALL | 29 | 96.19 | 97.92 | 101.10 | 6.91 | 96.86 | 80.20 | 148.19 | 93.93 to 98.64 | 178,494 | 180,455 |

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 | 29 | 96.19 | 97.92 | 101.10 | 6.91 | 96.86 | 80.20 | 148.19 | 93.93 to 98.64 | 178,494 | 180,455 |
| 04 | | | | | | | | | | | |
| ALL | 29 | 96.19 | 97.92 | 101.10 | 6.91 | 96.86 | 80.20 | 148.19 | 93.93 to 98.64 | 178,494 | 180,455 |

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 | 95.02 | 95.02 | 96.72 | 2.27 | 98.24 | 92.86 | 97.17 | N/A | 1,675 | 1,620 |
| 5000 TO 9999 | 2 | 99.38 | 99.38 | 99.37 | 1.26 | 100.02 | 98.13 | 100.64 | N/A | 8,710 | 8,655 |
| Total \$ | | | | | | | | | | | |
| 1 TO 9999 | 4 | 97.65 | 97.20 | 98.94 | 2.24 | 98.24 | 92.86 | 100.64 | N/A | 5,192 | 5,137 |
| 10000 TO 29999 | 4 | 93.08 | 99.67 | 104.48 | 13.38 | 95.40 | 82.21 | 130.32 | N/A | 17,500 | 18,283 |
| 30000 TO 59999 | 5 | 99.09 | 96.79 | 97.70 | 5.66 | 99.07 | 88.65 | 105.20 | N/A | 41,302 | 40,351 |
| 60000 TO 99999 | 3 | 96.21 | 96.67 | 96.76 | 0.54 | 99.91 | 96.12 | 97.69 | N/A | 72,333 | 69,988 |
| 100000 TO 149999 | 4 | 95.88 | 94.27 | 94.70 | 3.22 | 99.54 | 86.67 | 98.64 | N/A | 118,750 | 112,457 |
| 150000 TO 249999 | 4 | 95.84 | 95.31 | 95.79 | 3.01 | 99.49 | 89.38 | 100.19 | N/A | 198,828 | 190,466 |
| 250000 TO 499999 | 2 | 88.18 | 88.18 | 89.37 | 9.05 | 98.66 | 80.20 | 96.16 | N/A | 420,875 | 376,150 |
| 500000 + | 3 | 99.20 | 114.55 | 108.38 | 17.45 | 105.69 | 96.27 | 148.19 | N/A | 850,000 | 921,271 |
| ALL | 29 | 96.19 | 97.92 | 101.10 | 6.91 | 96.86 | 80.20 | 148.19 | 93.93 to 98.64 | 178,494 | 180,455 |

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: | 29 | MEDIAN: | 96 | COV: | 13.19 | 95% Median C.I.: | 93.93 to 98.64 | (! : Derived) |
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| TOTAL Assessed Value: | 5,233,215 | | | | | | | |
| AVG. Adj. Sales Price: | 178,494 | COD: | 6.91 | MAX Sales Ratio: | 148.19 | | | |
| AVG. Assessed Value: | 180,455 | PRD: | 96.86 | MIN Sales Ratio: | 80.20 | | | |

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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) | 5 | 89.76 | 90.32 | 89.17 | 4.49 | 101.29 | 82.21 | 98.13 | N/A | 17,734 | 15,814 |
| 297 | 1 | 80.20 | 80.20 | 80.20 | | | 80.20 | 80.20 | N/A | 358,000 | 287,105 |
| 306 | 1 | 96.12 | 96.12 | 96.12 | | | 96.12 | 96.12 | N/A | 72,000 | 69,205 |
| 340 | 2 | 109.85 | 109.85 | 94.91 | 18.63 | 115.75 | 89.38 | 130.32 | N/A | 92,657 | 87,937 |
| 343 | 1 | 99.20 | 99.20 | 99.20 | | | 99.20 | 99.20 | N/A | 800,000 | 793,580 |
| 344 | 1 | 92.22 | 92.22 | 92.22 | | | 92.22 | 92.22 | N/A | 18,000 | 16,600 |
| 351 | 1 | 96.21 | 96.21 | 96.21 | | | 96.21 | 96.21 | N/A | 60,000 | 57,725 |
| 353 | 4 | 97.43 | 97.78 | 98.51 | 1.19 | 99.26 | 96.08 | 100.19 | N/A | 109,500 | 107,872 |
| 384 | 1 | 100.64 | 100.64 | 100.64 | | | 100.64 | 100.64 | N/A | 8,600 | 8,655 |
| 406 | 3 | 98.64 | 99.26 | 99.96 | 3.81 | 99.30 | 93.93 | 105.20 | N/A | 65,000 | 64,973 |
| 407 | 1 | 148.19 | 148.19 | 148.19 | | | 148.19 | 148.19 | N/A | 550,000 | 815,055 |
| 419 | 1 | 96.19 | 96.19 | 96.19 | | | 96.19 | 96.19 | N/A | 235,000 | 226,050 |
| 442 | 3 | 99.09 | 95.66 | 92.90 | 4.90 | 102.97 | 86.67 | 101.23 | N/A | 63,003 | 58,531 |
| 455 | 1 | 96.27 | 96.27 | 96.27 | | | 96.27 | 96.27 | N/A | 1,200,000 | 1,155,180 |
| 526 | 1 | 95.48 | 95.48 | 95.48 | | | 95.48 | 95.48 | N/A | 175,000 | 167,085 |
| 528 | 1 | 95.69 | 95.69 | 95.69 | | | 95.69 | 95.69 | N/A | 120,000 | 114,830 |
| 544 | 1 | 96.16 | 96.16 | 96.16 | | | 96.16 | 96.16 | N/A | 483,750 | 465,195 |
| <u>ALL</u> | <u>29</u> | <u>96.19</u> | <u>97.92</u> | <u>101.10</u> | <u>6.91</u> | <u>96.86</u> | <u>80.20</u> | <u>148.19</u> | <u>93.93 to 98.64</u> | <u>178,494</u> | <u>180,455</u> |

**2010 Correlation Section
for Saline County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Saline County, as determined by the PTA is 96%. The mathematically calculated median is 96%.

COMMERCIAL:In determining the level of value for the commercial class, both the assessment practices and the ratio study were considered. The sample contains a sufficient number of sales, and it is believed that the assessor applies assessment actions to sold and unsold parcels similarly. Therefore, the median is the best indicator of the level of value in the commercial class. In correlating the three measures of central tendency, it appears that both the median and the mean are similar and within the required range. The weighted mean is slightly high, but is being affected by one apparent outlier. The temporary removal of this sale reduces the weighted mean to 96%, without significantly impacting the other two measures. It is believed that assessments are uniform and proportionate in the commercial class; the qualitative statements and the assessment actions taken by the assessor support uniformity. There are no areas to suggest that a non-binding recommendation is necessary in the commercial class.

**2010 Correlation Section
for Saline 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:A review of the non-qualified commercial sales reveals the reasons given for disqualifying sales and provides information regarding the county's sales verification practices. The majority of the sales that were disqualified appear to be substantially changed properties, sales involving a tax exempt entity, family transactions, and private sales that were not available on the open market. It is evident that the county uses a sales verification questionnaire to help them discover terms of sales. The county notes that they will occasionally contact buyers, sellers, auctioneers, realtors or other real estate professionals to clarify sale terms. The county also relies upon their knowledge of the local market when verifying sales.

**2010 Correlation Section
for Saline 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 | 96 | 101 | 98 |

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

| | COD | PRD |
|---------------------------|-------------|--------------|
| R&O Statistics | 6.91 | 96.86 |

COMMERCIAL: The coefficient of dispersion is within the acceptable range. The price related differential is slightly low, but is being impacted by one apparent outlier in the sales file. Sale 352-89 has an assessment/sale ratio of 148.19%; when this sale is temporarily removed from the sales file, the PRD is improved to 101%.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Saline County

taken to address the following property classes/subclasses:

Agricultural:

A physical review of all agricultural improvements was completed in five precincts. New photographs were taken, measurements were checked, and exterior reviews were completed. An interior review was completed where permitted.

The pickup work and sales reviews were also completed.

A market analysis of agricultural sales by land classification group and by market area was completed. The following adjustments to values were made to bring the class within the statutorily required range.

- Market Area 1: the upper classifications of dry land were increased approximately 8%. Adjustments were also made to grassland by LCG, with increases varying. Irrigated land received no adjustment for 2010.
- Market Area 2: The upper three classifications of irrigated land increased approximately 4%. Dry land increased about 4%, and grassland was adjusted by LCG with increases varying.
- Market Area 3: The upper five classifications of irrigated land were increased 14-19%. Dry land increased 0-4% by LCG, and grassland was adjusted by LCG with increases varying.

2010 Assessment Survey for Saline County

Agricultural Appraisal Information

| | |
|----|--|
| 1. | Valuation data collection done by: |
| | The office appraiser and other office staff |
| 2. | Does the County maintain more than one market area / valuation grouping in the agricultural property class? |
| | Yes, the county recognizes three different 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 county considers topography and access to ground water for irrigation development in developing the market areas. |
| b. | Describe the specific characteristics of the market area / valuation groupings that make them unique? |
| | Market area 1 is predominantly dry land, as irrigation is not feasible in this area. The topography is rolling. Market area 2 has topography similar to area 1, but ground water is available for irrigation. Market area 3 is the flattest area of the county and irrigation is prolific in this area. |
| 3. | Agricultural Land |
| a. | How is agricultural land defined in this county? |
| | Agricultural land is defined by statute. |
| b. | When is it agricultural land, when is it residential, when is it recreational? |
| | The primary use of the parcel dictates how it is classified. The county has a policy to help them classify agricultural and residential parcels. The county will review any parcel smaller than 40 acres for non-agricultural uses. |
| c. | Are these definitions in writing? |
| | There is currently a policy in place for agricultural and residential parcels. The policy is currently being revised. There is not a written definition of recreation in place at this time, other than the definition provided in statute. |
| d. | What are the recognized differences? |
| | The primary use of the parcel dictates how a parcel is classified. |
| e. | How are rural home sites valued? |
| | Home sites are valued using local market information. |
| 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? |
| | Market differences are recognized. |
| h. | What are the recognized differences? |
| | There are three rural valuation groupings, which also follow the boundaries used for the agricultural market areas. The primary difference is location; the county notes |

| | |
|----|--|
| | that properties that are within commuting distance to Lincoln and Crete will sell better than those further out. |
| 4. | What is the status of the soil conversion from the alpha to numeric notation? |
| | The conversion from the alpha to numeric notation has been completed. Some minor cleanup needs to be done with the implementation of the new GIS mapping. |
| a. | Are land capability groupings (LCG) used to determine assessed value? |
| | Yes, LCG's are generally used as the counties unit of comparison for analyzing the market and then distributing the value back across the general agricultural population. |
| b. | What other land characteristics or analysis are/is used to determine assessed values? |
| | Irrigation potential, general soils, field size, slope of the terrain, and flood potential are also considered. |
| 5. | Is land use updated annually? |
| | Yes |
| a. | By what method? (Physical inspection, FSA maps, etc.) |
| | The office is just beginning to use their new GIS to complete the land use study. Information is also obtained from the local NRD office and some physical inspections are completed in updating land use annually. |
| 6. | Is there agricultural land in the County that has a non-agricultural influence? |
| | Yes |
| a. | How is the County developing the value for non-agricultural influences? |
| | At this time there is no value attributed to the non-agricultural influence. The county has begun analyzing sales data to attempt to identify and classify the non-ag influence. At this time, it is believed that the influence is primarily around rivers and ponds. |
| b. | Has the County received applications for special valuation? |
| | The county received one in 2009 |
| c. | Describe special value methodology |
| | n/a |
| 7 | Pickup work: |
| a. | Is pickup work done annually and is it completed by March 19th? |
| | Yes |
| b. | By Whom? |
| | 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? |
| | No, the pickup work for the improvements is completed separately from the pickup work for the land. |
| 8. | What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03) |
| | The county is currently on track to complete the six year inspection cycle timely; at |

| | |
|----|--|
| | this time 5 of the townships have been reviewed. |
| a. | Does the County maintain a tracking process? |
| | Yes, the assessor maintains a log of review work. |
| b. | How are the results of the portion of the properties inspected and reviewed applied to the balance of the county? |
| | Values are adjusted in the un-reviewed portion when necessary to maintain equalization within the county. |

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 | 23 | 10 | 4 | 9 |
| 07/01/07 - 06/30/08 | 20 | 10 | 2 | 8 |
| 07/01/08 - 06/30/09 | 10 | 5 | 2 | 3 |
| Totals | 53 | 25 | 8 | 20 |

Added Sales:

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

Final Results:

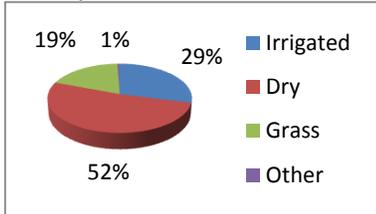
| Study Year | County | Area 1 | Area 2 | Area 3 |
|---------------------|--------|--------|--------|--------|
| 07/01/06 - 06/30/07 | 23 | 10 | 4 | 9 |
| 07/01/07 - 06/30/08 | 20 | 10 | 2 | 8 |
| 07/01/08 - 06/30/09 | 19 | 7 | 3 | 9 |
| Totals | 62 | 27 | 9 | 26 |

Representativeness by Majority Land Use

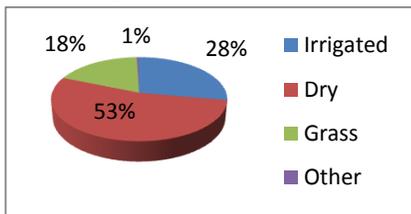
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

| | Entire County | | |
|-----------|---------------|------------|--------|
| | county | sales file | Sample |
| Irrigated | 29% | 28% | 33% |
| Dry | 52% | 53% | 52% |
| Grass | 19% | 18% | 14% |
| Other | 1% | 1% | 1% |

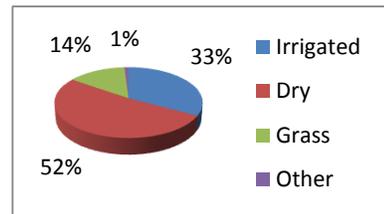
County



Original Sales File

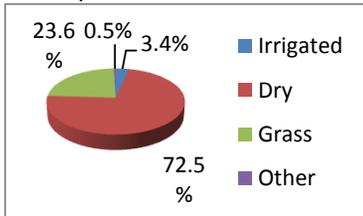


Representative Sample

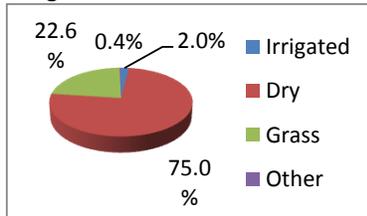


| | Mkt Area 1 | | |
|-----------|------------|------------|--------|
| | county | sales file | sample |
| Irrigated | 3% | 2% | 2% |
| Dry | 72% | 75% | 78% |
| Grass | 24% | 23% | 20% |
| Other | 0% | 0% | 1% |

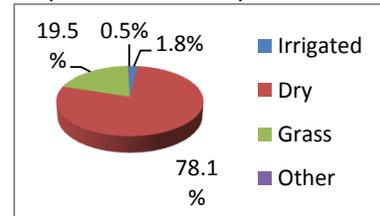
County



Original Sales File

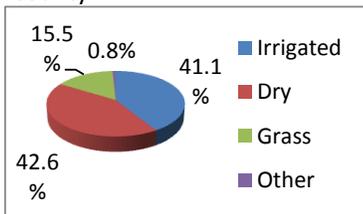


Representative Sample

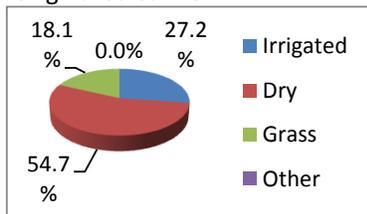


| | Mkt Area 2 | | |
|-----------|------------|------------|--------|
| | county | sales file | sample |
| Irrigated | 41% | 27% | 39% |
| Dry | 43% | 55% | 50% |
| Grass | 16% | 18% | 11% |
| Other | 1% | 0% | 0% |

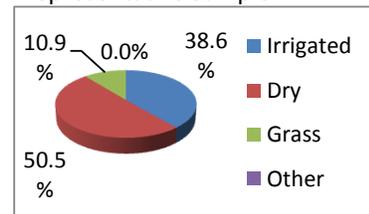
County



Original Sales File

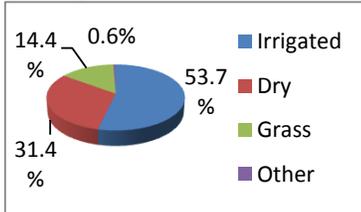


Representative Sample

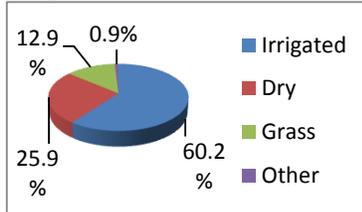


| Mkt Area 3 | | | |
|------------|--------|------------|--------|
| | county | sales file | sample |
| Irrigated | 54% | 60% | 63% |
| Dry | 31% | 26% | 25% |
| Grass | 14% | 13% | 10% |
| Other | 1% | 1% | 2% |

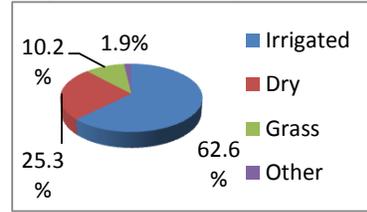
County



Original Sales File



Representative Sample



Adequacy of Sample

| | County Total | Mrkt Area 1 | Mrkt Area 2 | Mrkt Area 3 |
|---------------------------------------|--------------|-------------|-------------|-------------|
| Number of Sales - Original Sales File | 53 | 25 | 8 | 20 |
| Number of Sales - Expanded Sample | 62 | 27 | 9 | 26 |
| Total Number of Acres Added | 1141 | 277 | 167 | 696 |

Ratio Study

Final Statistics

Preliminary Statistics

| | | | | | |
|---------|----|---------|-----|-----|---------|
| County | | Median | 71% | AAD | 12.57% |
| # sales | 62 | Mean | 69% | COD | 17.83% |
| | | W. Mean | 66% | PRD | 104.94% |

| | | | |
|---------|-----|-----|---------|
| Median | 65% | AAD | 12.06% |
| Mean | 64% | COD | 18.65% |
| W. Mean | 61% | PRD | 105.43% |

| | | | | | |
|---------------|----|---------|-----|-----|---------|
| Market Area 1 | | Median | 68% | AAD | 13.29% |
| # sales | 27 | Mean | 66% | COD | 19.56% |
| | | W. Mean | 61% | PRD | 109.16% |

| | | | |
|---------|-----|-----|---------|
| Median | 65% | AAD | 13.55% |
| Mean | 62% | COD | 20.97% |
| W. Mean | 57% | PRD | 109.87% |

| | | | | | |
|---------------|---|---------|-----|-----|---------|
| Market Area 2 | | Median | 70% | AAD | 9.91% |
| # sales | 9 | Mean | 69% | COD | 14.11% |
| | | W. Mean | 64% | PRD | 106.84% |

| | | | |
|---------|-----|-----|---------|
| Median | 65% | AAD | 9.74% |
| Mean | 65% | COD | 14.95% |
| W. Mean | 61% | PRD | 105.46% |

| | | | | | |
|---------------|----|---------|-----|-----|---------|
| Market Area 3 | | Median | 71% | AAD | 12.75% |
| # sales | 26 | Mean | 72% | COD | 17.97% |
| | | W. Mean | 69% | PRD | 103.79% |

| | | | |
|---------|-----|-----|---------|
| Median | 64% | AAD | 11.31% |
| Mean | 65% | COD | 17.76% |
| W. Mean | 63% | PRD | 103.94% |

Majority Land Use

| 95% MLU | Irrigated | | Dry | | Grass | |
|------------|-----------|--------|-----|--------|---------|--------|
| | # Sales | Median | # | Median | # Sales | Median |
| County | 4 | 72.41% | 9 | 60.15% | 0 | N/A |
| Mkt Area 1 | 0 | N/A | 5 | 69.31% | 0 | N/A |
| Mkt Area 2 | 2 | 73.68% | 2 | 58.87% | 0 | N/A |
| Mkt Area 3 | 2 | 71.96% | 2 | 60.88% | 0 | N/A |

| 80% MLU | Irrigated | | Dry | | Grass | |
|------------|-----------|--------|-----|--------|---------|--------|
| | # Sales | Median | # | Median | # Sales | Median |
| County | 17 | 70.94% | 19 | 67.91% | 0 | N/A |
| Mkt Area 1 | 0 | N/A | 15 | 69.31% | 0 | N/A |
| Mkt Area 2 | 4 | 68.24% | 2 | 58.87% | 0 | N/A |
| Mkt Area 3 | 13 | 70.98% | 2 | 60.88% | 0 | N/A |

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Saline County

Agricultural Land

I. Correlation

The level of value for the agricultural land in Saline County, as determined by the PTA is 71%. The mathematically calculated median is 71%.

AGRICULTURAL LAND:

An analysis of the agricultural land values in Saline County must begin with an examination of the market areas. Saline County recognizes three market areas. The potential for irrigation development is the primary difference between the established areas. In area one irrigation is not feasible; area two is similar topographically to area one, but irrigation is available here. Area three is the flattest area of the county where irrigation is prolific.

The county's boundary lines for market area 1 do correspond to the placement of irrigation wells within the county; however, the inability to irrigate the land is not necessarily a value driving characteristic. There appears to be significant disparity between Saline County's area one values and all comparable areas surrounding it, indicating that the market area line may not be appropriately drawn. Further, the values for areas two and three are so similar that there does not appear to be a need for two separate areas. At this time, the department has not conducted enough analysis to determine whether the market area lines are appropriate. The department will be conducting an in depth analysis of the agricultural market in Saline County, and will work with the assessor to reestablish the market area lines for 2011 if necessary.

Because the validity of the market areas cannot be determined, only the overall sample has been analyzed. The sales were analyzed to determine if they were representative of the population, and adequate for use in the ratio study. Because the portion of irrigated, dry, and grass land acres in the sales file was very similar to the portion present in the county, the sample was determined to be representative of the population. The sample was also determined to be large enough for use in the ratio study.

The sample was further analyzed to determine if the distribution of sales among the three years of the study period was skewed toward a specific time period. The sample contained a larger number of sales in year one than it did in years two or three; because Saline County has experienced a rapidly increasing agricultural market, it is probable that a measurement produced from this sample would be skewed toward the oldest time period.

An attempt was made to expand the sample in the second and third year of the study period. Only nine comparable sales occurred within a reasonable distance of the county border that could be used in Saline County's sample. All of these sales occurred in the newest year of the study period; because the sample still contained a disproportionate number of sales, six sales were randomly removed from the oldest year of the sample. This corrects any time skew that may have existed, and helps to achieve a uniform measurement.

2010 Correlation Section

For Saline County

The median and the mean are similar and within the statutorily required range. The weighted mean is below the statutorily acceptable range, but is being pulled down by three high dollar sales; their hypothetical removal brings the weighted mean up to 69% without affecting the median or mean. Because the assessor uses a systematic approach to assign agricultural land values, it is believed that assessments are uniform within the agricultural class.

A look at the ratio study will indicate that the median for market area 1 is below the statutorily acceptable range, as is the median for dry land in the county overall sample at both the 95% and the 80% majority land use categories. Until the market areas can be fully analyzed by the department, statistical measures produced for any subclass of agricultural property cannot be relied upon. There will be no recommended adjustment for the agricultural class of property.

2010 Correlation Section

For Saline County

II. Analysis of Sales Verification

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

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

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

AGRICULTURAL LAND:

A review of the non-qualified agricultural sales reveals the reasons given for disqualifying sales and provides information regarding the county's sales verification practices. The majority of the sales that were disqualified appear to be substantially changed properties, family transactions, or private sales that were not available on the open market. It is evident that the county uses a sales verification questionnaire to help them discover terms of sales. The county also notes that occasionally they will also contact buyers, sellers, auctioneers, realtors or other real estate professionals from time to time to clarify sale terms. The county also relies upon their knowledge of the local market when verifying sales.

2010 Correlation Section

For Saline 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 | 71 | 69 | 66 |

2010 Correlation Section

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

| | COD | PRD |
|---------------------------|--------------|---------------|
| R&O Statistics | 17.83 | 104.94 |

AGRICULTURAL LAND:

The COD is within the standard established by the IAAO. The PRD is slightly above the standard, but is being affected by three high dollar sales. The hypothetical removal of these sales brings the PRD down to 102.19%.

| | | | | |
|--|------------------------|------------------------------|-------------------------|-----------------------------------|
| Total Real Property Sum Lines 17, 25, & 30 | Records : 9,707 | Value : 1,142,574,489 | Growth 7,484,480 | Sum Lines 17, 25, & 41 |
|--|------------------------|------------------------------|-------------------------|-----------------------------------|

Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---------------------------------|---------|-------------|----------|------------|---------|------------|---------|-------------|-----------|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 521 | 5,024,765 | 58 | 605,750 | 14 | 342,035 | 593 | 5,972,550 | |
| 02. Res Improve Land | 3,755 | 45,821,110 | 206 | 5,114,790 | 353 | 8,998,440 | 4,314 | 59,934,340 | |
| 03. Res Improvements | 3,929 | 257,892,684 | 237 | 19,837,510 | 378 | 30,569,330 | 4,544 | 308,299,524 | |
| 04. Res Total | 4,450 | 308,738,559 | 295 | 25,558,050 | 392 | 39,909,805 | 5,137 | 374,206,414 | 3,733,830 |
| % of Res Total | 86.63 | 82.50 | 5.74 | 6.83 | 7.63 | 10.67 | 52.92 | 32.75 | 49.89 |
| 05. Com UnImp Land | 78 | 956,510 | 9 | 480,185 | 3 | 34,770 | 90 | 1,471,465 | |
| 06. Com Improve Land | 495 | 10,955,785 | 27 | 1,391,625 | 6 | 156,400 | 528 | 12,503,810 | |
| 07. Com Improvements | 522 | 59,113,665 | 34 | 27,399,475 | 8 | 1,406,200 | 564 | 87,919,340 | |
| 08. Com Total | 600 | 71,025,960 | 43 | 29,271,285 | 11 | 1,597,370 | 654 | 101,894,615 | 1,543,570 |
| % of Com Total | 91.74 | 69.71 | 6.57 | 28.73 | 1.68 | 1.57 | 6.74 | 8.92 | 20.62 |
| 09. Ind UnImp Land | 0 | 0 | 3 | 21,500 | 0 | 0 | 3 | 21,500 | |
| 10. Ind Improve Land | 5 | 597,660 | 3 | 813,400 | 1 | 615,000 | 9 | 2,026,060 | |
| 11. Ind Improvements | 5 | 7,555,575 | 3 | 11,101,600 | 1 | 13,885,000 | 9 | 32,542,175 | |
| 12. Ind Total | 5 | 8,153,235 | 6 | 11,936,500 | 1 | 14,500,000 | 12 | 34,589,735 | 400,000 |
| % of Ind Total | 41.67 | 23.57 | 50.00 | 34.51 | 8.33 | 41.92 | 0.12 | 3.03 | 5.34 |
| 13. Rec UnImp Land | 1 | 5,240 | 13 | 76,570 | 16 | 506,970 | 30 | 588,780 | |
| 14. Rec Improve Land | 4 | 120,790 | 5 | 260,600 | 5 | 284,895 | 14 | 666,285 | |
| 15. Rec Improvements | 5 | 209,460 | 45 | 1,262,960 | 26 | 284,815 | 76 | 1,757,235 | |
| 16. Rec Total | 6 | 335,490 | 58 | 1,600,130 | 42 | 1,076,680 | 106 | 3,012,300 | 0 |
| % of Rec Total | 5.66 | 11.14 | 54.72 | 53.12 | 39.62 | 35.74 | 1.09 | 0.26 | 0.00 |
| Res & Rec Total | 4,456 | 309,074,049 | 353 | 27,158,180 | 434 | 40,986,485 | 5,243 | 377,218,714 | 3,733,830 |
| % of Res & Rec Total | 84.99 | 81.93 | 6.73 | 7.20 | 8.28 | 10.87 | 54.01 | 33.01 | 49.89 |
| Com & Ind Total | 605 | 79,179,195 | 49 | 41,207,785 | 12 | 16,097,370 | 666 | 136,484,350 | 1,943,570 |
| % of Com & Ind Total | 90.84 | 58.01 | 7.36 | 30.19 | 1.80 | 11.79 | 6.86 | 11.95 | 25.97 |
| 17. Taxable Total | 5,061 | 388,253,244 | 402 | 68,365,965 | 446 | 57,083,855 | 5,909 | 513,703,064 | 5,677,400 |
| % of Taxable Total | 85.65 | 75.58 | 6.80 | 13.31 | 7.55 | 11.11 | 60.87 | 44.96 | 75.86 |

Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|------------------|---------|------------|--------------|----------|------------|--------------|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| 18. Residential | 100 | 3,693,995 | 564,265 | 0 | 0 | 0 |
| 19. Commercial | 76 | 4,392,965 | 508,535 | 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 | 100 | 3,693,995 | 564,265 |
| 19. Commercial | 0 | 0 | 0 | 76 | 4,392,965 | 508,535 |
| 20. Industrial | 0 | 0 | 0 | 0 | 0 | 0 |
| 21. Other | 0 | 0 | 0 | 0 | 0 | 0 |
| 22. Total Sch II | | | | 176 | 8,086,960 | 1,072,800 |

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 | 441 | 143 | 345 | 929 |

Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------|---------|----------|------------|---------|-------------|---------|-------------|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| 27. Ag-Vacant Land | 14 | 115,160 | 349 | 47,747,965 | 2,111 | 297,367,560 | 2,474 | 345,230,685 |
| 28. Ag-Improved Land | 4 | 189,660 | 162 | 30,047,130 | 1,052 | 197,705,710 | 1,218 | 227,942,500 |
| 29. Ag Improvements | 16 | 131,685 | 170 | 7,555,575 | 1,138 | 48,010,980 | 1,324 | 55,698,240 |
| 30. Ag Total | | | | | | | 3,798 | 628,871,425 |

Schedule VI : Agricultural Records :Non-Agricultural Detail

| | Urban | | | SubUrban | | | Growth |
|---------------------------|---------|----------|------------|--------------|------------------|-------------------|------------------|
| | Records | Acres | Value | Records | Acres | Value | |
| 31. HomeSite UnImp Land | 0 | 0.00 | 0 | 1 | 1.00 | 15,000 | |
| 32. HomeSite Improv Land | 1 | 1.00 | 17,500 | 91 | 91.60 | 1,442,000 | |
| 33. HomeSite Improvements | 1 | 1.00 | 80,325 | 89 | 86.60 | 5,500,125 | |
| 34. HomeSite Total | | | | | | | |
| 35. FarmSite UnImp Land | 0 | 0.00 | 0 | 9 | 70.65 | 183,615 | |
| 36. FarmSite Improv Land | 2 | 1.50 | 2,250 | 150 | 363.11 | 1,324,545 | |
| 37. FarmSite Improvements | 15 | 0.00 | 51,360 | 164 | 0.00 | 2,055,450 | |
| 38. FarmSite Total | | | | | | | |
| 39. Road & Ditches | 0 | 2.50 | 0 | 0 | 781.31 | 0 | |
| 40. Other- Non Ag Use | 0 | 0.37 | 155 | 0 | 34.71 | 14,580 | |
| | Records | Acres | Value | Records | Acres | Value | Growth |
| 31. HomeSite UnImp Land | 5 | 5.00 | 72,500 | 6 | 6.00 | 87,500 | |
| 32. HomeSite Improv Land | 602 | 610.22 | 8,772,575 | 694 | 702.82 | 10,232,075 | |
| 33. HomeSite Improvements | 592 | 587.22 | 29,723,045 | 682 | 674.82 | 35,303,495 | 1,807,080 |
| 34. HomeSite Total | | | | 688 | 708.82 | 45,623,070 | |
| 35. FarmSite UnImp Land | 22 | 31.11 | 149,560 | 31 | 101.76 | 333,175 | |
| 36. FarmSite Improv Land | 1,018 | 2,859.93 | 8,031,915 | 1,170 | 3,224.54 | 9,358,710 | |
| 37. FarmSite Improvements | 1,126 | 0.00 | 18,287,935 | 1,305 | 0.00 | 20,394,745 | 0 |
| 38. FarmSite Total | | | | 1,336 | 3,326.30 | 30,086,630 | |
| 39. Road & Ditches | 0 | 6,806.19 | 0 | 0 | 7,590.00 | 0 | |
| 40. Other- Non Ag Use | 0 | 92.83 | 38,995 | 0 | 127.91 | 53,730 | |
| 41. Total Section VI | | | | 2,024 | 11,753.03 | 75,763,430 | 1,807,080 |

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 | 2 | 310.77 | 206,140 | 2 | 310.77 | 206,140 |

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 | 796.85 | 15.37% | 1,373,665 | 16.92% | 1,723.87 |
| 46. 1A | 2,045.66 | 39.45% | 3,269,575 | 40.26% | 1,598.30 |
| 47. 2A1 | 588.63 | 11.35% | 896,935 | 11.05% | 1,523.77 |
| 48. 2A | 598.08 | 11.53% | 911,955 | 11.23% | 1,524.80 |
| 49. 3A1 | 447.44 | 8.63% | 670,260 | 8.25% | 1,497.99 |
| 50. 3A | 51.04 | 0.98% | 76,560 | 0.94% | 1,500.00 |
| 51. 4A1 | 548.09 | 10.57% | 767,330 | 9.45% | 1,400.01 |
| 52. 4A | 110.29 | 2.13% | 154,405 | 1.90% | 1,399.99 |
| 53. Total | 5,186.08 | 100.00% | 8,120,685 | 100.00% | 1,565.86 |
| Dry | | | | | |
| 54. 1D1 | 2,800.34 | 2.51% | 3,918,060 | 2.79% | 1,399.14 |
| 55. 1D | 49,042.12 | 43.97% | 68,570,765 | 48.80% | 1,398.20 |
| 56. 2D1 | 4,488.91 | 4.02% | 5,602,245 | 3.99% | 1,248.02 |
| 57. 2D | 26,262.99 | 23.55% | 31,499,840 | 22.42% | 1,199.40 |
| 58. 3D1 | 9,970.97 | 8.94% | 10,958,805 | 7.80% | 1,099.07 |
| 59. 3D | 1,357.87 | 1.22% | 1,492,810 | 1.06% | 1,099.38 |
| 60. 4D1 | 15,781.55 | 14.15% | 16,570,860 | 11.79% | 1,050.01 |
| 61. 4D | 1,824.17 | 1.64% | 1,910,520 | 1.36% | 1,047.34 |
| 62. Total | 111,528.92 | 100.00% | 140,523,905 | 100.00% | 1,259.98 |
| Grass | | | | | |
| 63. 1G1 | 368.83 | 0.00% | 301,900 | 1.00% | 818.53 |
| 64. 1G | 3,417.63 | 9.36% | 3,476,635 | 11.53% | 1,017.26 |
| 65. 2G1 | 1,260.52 | 3.45% | 1,062,120 | 3.52% | 842.60 |
| 66. 2G | 7,324.95 | 20.06% | 6,874,350 | 22.79% | 938.48 |
| 67. 3G1 | 2,401.17 | 6.58% | 2,102,120 | 6.97% | 875.46 |
| 68. 3G | 1,966.45 | 5.39% | 1,723,225 | 5.71% | 876.31 |
| 69. 4G1 | 9,550.39 | 26.16% | 7,522,075 | 24.94% | 787.62 |
| 70. 4G | 10,218.84 | 27.99% | 7,097,475 | 23.53% | 694.55 |
| 71. Total | 36,508.78 | 100.00% | 30,159,900 | 100.00% | 826.10 |
| Irrigated Total | | | | | |
| Irrigated Total | 5,186.08 | 3.37% | 8,120,685 | 4.54% | 1,565.86 |
| Dry Total | | | | | |
| Dry Total | 111,528.92 | 72.45% | 140,523,905 | 78.56% | 1,259.98 |
| Grass Total | | | | | |
| Grass Total | 36,508.78 | 23.72% | 30,159,900 | 16.86% | 826.10 |
| Waste | | | | | |
| Waste | 721.56 | 0.47% | 72,160 | 0.04% | 100.01 |
| Other | | | | | |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | | | | | |
| Exempt | 20.03 | 0.01% | 0 | 0.00% | 0.00 |
| Market Area Total | 153,945.34 | 100.00% | 178,876,650 | 100.00% | 1,161.95 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|--------------------------|------------------|----------------|-------------------|----------------|-------------------------|
| 45. 1A1 | 2,724.19 | 11.81% | 7,331,960 | 13.34% | 2,691.43 |
| 46. 1A | 9,730.06 | 42.17% | 25,263,745 | 45.96% | 2,596.46 |
| 47. 2A1 | 2,965.24 | 12.85% | 7,363,645 | 13.40% | 2,483.32 |
| 48. 2A | 2,684.74 | 11.64% | 5,897,635 | 10.73% | 2,196.72 |
| 49. 3A1 | 2,457.08 | 10.65% | 4,898,705 | 8.91% | 1,993.71 |
| 50. 3A | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 51. 4A1 | 1,856.70 | 8.05% | 3,150,330 | 5.73% | 1,696.74 |
| 52. 4A | 654.66 | 2.84% | 1,062,735 | 1.93% | 1,623.34 |
| 53. Total | 23,072.67 | 100.00% | 54,968,755 | 100.00% | 2,382.42 |
| Dry | | | | | |
| 54. 1D1 | 1,963.07 | 8.32% | 3,237,570 | 9.17% | 1,649.24 |
| 55. 1D | 8,482.63 | 35.97% | 13,977,385 | 39.57% | 1,647.77 |
| 56. 2D1 | 2,616.49 | 11.10% | 4,052,550 | 11.47% | 1,548.85 |
| 57. 2D | 3,623.30 | 15.37% | 5,246,550 | 14.85% | 1,448.00 |
| 58. 3D1 | 3,172.85 | 13.46% | 4,578,640 | 12.96% | 1,443.07 |
| 59. 3D | 13.00 | 0.06% | 16,250 | 0.05% | 1,250.00 |
| 60. 4D1 | 2,810.22 | 11.92% | 3,225,210 | 9.13% | 1,147.67 |
| 61. 4D | 899.17 | 3.81% | 984,985 | 2.79% | 1,095.44 |
| 62. Total | 23,580.73 | 100.00% | 35,319,140 | 100.00% | 1,497.80 |
| Grass | | | | | |
| 63. 1G1 | 190.15 | 0.00% | 173,400 | 2.45% | 911.91 |
| 64. 1G | 784.34 | 9.06% | 756,490 | 10.70% | 964.49 |
| 65. 2G1 | 672.10 | 7.77% | 591,245 | 8.36% | 879.70 |
| 66. 2G | 999.59 | 11.55% | 937,505 | 13.26% | 937.89 |
| 67. 3G1 | 540.10 | 6.24% | 479,340 | 6.78% | 887.50 |
| 68. 3G | 5.00 | 0.06% | 4,500 | 0.06% | 900.00 |
| 69. 4G1 | 1,488.16 | 17.19% | 1,312,385 | 18.56% | 881.88 |
| 70. 4G | 3,975.24 | 45.93% | 2,816,750 | 39.83% | 708.57 |
| 71. Total | 8,654.68 | 100.00% | 7,071,615 | 100.00% | 817.09 |
| Irrigated Total | | | | | |
| Irrigated Total | 23,072.67 | 41.38% | 54,968,755 | 56.43% | 2,382.42 |
| Dry Total | | | | | |
| Dry Total | 23,580.73 | 42.29% | 35,319,140 | 36.26% | 1,497.80 |
| Grass Total | | | | | |
| Grass Total | 8,654.68 | 15.52% | 7,071,615 | 7.26% | 817.09 |
| Waste | | | | | |
| Waste | 448.18 | 0.80% | 44,805 | 0.05% | 99.97 |
| Other | | | | | |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | | | | | |
| Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Market Area Total | 55,756.26 | 100.00% | 97,404,315 | 100.00% | 1,746.97 |

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|--------------------------|------------|-------------|-------------|-------------|-------------------------|
| 45. 1A1 | 11,199.78 | 15.67% | 32,990,515 | 16.58% | 2,945.64 |
| 46. 1A | 33,266.35 | 46.55% | 98,095,650 | 49.30% | 2,948.80 |
| 47. 2A1 | 10,233.18 | 14.32% | 29,127,280 | 14.64% | 2,846.36 |
| 48. 2A | 3,476.90 | 4.87% | 9,876,100 | 4.96% | 2,840.49 |
| 49. 3A1 | 6,357.17 | 8.90% | 16,189,805 | 8.14% | 2,546.70 |
| 50. 3A | 13.00 | 0.02% | 24,700 | 0.01% | 1,900.00 |
| 51. 4A1 | 5,727.93 | 8.02% | 10,584,695 | 5.32% | 1,847.91 |
| 52. 4A | 1,184.58 | 1.66% | 2,073,080 | 1.04% | 1,750.05 |
| 53. Total | 71,458.89 | 100.00% | 198,961,825 | 100.00% | 2,784.28 |
| Dry | | | | | |
| 54. 1D1 | 4,064.65 | 9.95% | 7,100,120 | 11.56% | 1,746.80 |
| 55. 1D | 14,545.69 | 35.61% | 25,346,100 | 41.27% | 1,742.52 |
| 56. 2D1 | 4,987.44 | 12.21% | 7,719,745 | 12.57% | 1,547.84 |
| 57. 2D | 5,143.85 | 12.59% | 7,178,585 | 11.69% | 1,395.57 |
| 58. 3D1 | 5,015.89 | 12.28% | 6,263,070 | 10.20% | 1,248.65 |
| 59. 3D | 430.84 | 1.05% | 473,925 | 0.77% | 1,100.00 |
| 60. 4D1 | 5,489.58 | 13.44% | 6,038,565 | 9.83% | 1,100.00 |
| 61. 4D | 1,171.71 | 2.87% | 1,288,880 | 2.10% | 1,100.00 |
| 62. Total | 40,849.65 | 100.00% | 61,408,990 | 100.00% | 1,503.29 |
| Grass | | | | | |
| 63. 1G1 | 628.84 | 0.00% | 594,675 | 3.63% | 945.67 |
| 64. 1G | 1,522.70 | 8.04% | 1,639,870 | 10.02% | 1,076.95 |
| 65. 2G1 | 1,384.33 | 7.31% | 1,212,440 | 7.41% | 875.83 |
| 66. 2G | 2,145.58 | 11.33% | 2,223,965 | 13.59% | 1,036.53 |
| 67. 3G1 | 1,869.69 | 9.87% | 1,844,595 | 11.27% | 986.58 |
| 68. 3G | 408.02 | 2.15% | 365,560 | 2.23% | 895.94 |
| 69. 4G1 | 4,579.37 | 24.19% | 4,062,530 | 24.82% | 887.14 |
| 70. 4G | 6,395.40 | 33.78% | 4,421,635 | 27.02% | 691.38 |
| 71. Total | 18,933.93 | 100.00% | 16,365,270 | 100.00% | 864.34 |
| Irrigated Total | | | | | |
| Irrigated Total | 71,458.89 | 54.11% | 198,961,825 | 71.87% | 2,784.28 |
| Dry Total | | | | | |
| Dry Total | 40,849.65 | 30.93% | 61,408,990 | 22.18% | 1,503.29 |
| Grass Total | | | | | |
| Grass Total | 18,933.93 | 14.34% | 16,365,270 | 5.91% | 864.34 |
| Waste | | | | | |
| Waste | 826.29 | 0.63% | 90,945 | 0.03% | 110.06 |
| Other | | | | | |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | | | | | |
| Exempt | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Market Area Total | | | | | |
| Market Area Total | 132,068.76 | 100.00% | 276,827,030 | 100.00% | 2,096.08 |

Schedule X : Agricultural Records :Ag Land Total

| | Urban | | SubUrban | | Rural | | Total | |
|----------------------|---------------|----------------|------------------|-------------------|-------------------|--------------------|-------------------|--------------------|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| 76. Irrigated | 27.19 | 79,010 | 16,267.87 | 44,027,085 | 83,422.58 | 217,945,170 | 99,717.64 | 262,051,265 |
| 77. Dry Land | 111.00 | 162,540 | 17,944.32 | 25,421,515 | 157,903.98 | 211,667,980 | 175,959.30 | 237,252,035 |
| 78. Grass | 49.72 | 43,365 | 6,213.92 | 5,328,105 | 57,833.75 | 48,225,315 | 64,097.39 | 53,596,785 |
| 79. Waste | 0.00 | 0 | 386.51 | 38,650 | 1,609.52 | 169,260 | 1,996.03 | 207,910 |
| 80. Other | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| 81. Exempt | 0.00 | 0 | 0.00 | 0 | 20.03 | 0 | 20.03 | 0 |
| 82. Total | 187.91 | 284,915 | 40,812.62 | 74,815,355 | 300,769.83 | 478,007,725 | 341,770.36 | 553,107,995 |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|------------------|-------------------|----------------|--------------------|----------------|-------------------------|
| Irrigated | 99,717.64 | 29.18% | 262,051,265 | 47.38% | 2,627.93 |
| Dry Land | 175,959.30 | 51.48% | 237,252,035 | 42.89% | 1,348.33 |
| Grass | 64,097.39 | 18.75% | 53,596,785 | 9.69% | 836.18 |
| Waste | 1,996.03 | 0.58% | 207,910 | 0.04% | 104.16 |
| Other | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| Exempt | 20.03 | 0.01% | 0 | 0.00% | 0.00 |
| Total | 341,770.36 | 100.00% | 553,107,995 | 100.00% | 1,618.36 |

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

76 Saline

| | 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 | 370,104,860 | 374,206,414 | 4,101,554 | 1.11% | 3,733,830 | 0.10% |
| 02. Recreational | 2,989,530 | 3,012,300 | 22,770 | 0.76% | 0 | 0.76% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 45,507,195 | 45,623,070 | 115,875 | 0.25% | 1,807,080 | -3.72% |
| 04. Total Residential (sum lines 1-3) | 418,601,585 | 422,841,784 | 4,240,199 | 1.01% | 5,540,910 | -0.31% |
| 05. Commercial | 101,379,215 | 101,894,615 | 515,400 | 0.51% | 1,543,570 | -1.01% |
| 06. Industrial | 41,280,955 | 34,589,735 | -6,691,220 | -16.21% | 400,000 | -17.18% |
| 07. Ag-Farmsite Land, Outbuildings | 29,155,060 | 30,086,630 | 931,570 | 3.20% | 0 | 3.20% |
| 08. Minerals | 0 | 0 | 0 | | 0 | |
| 09. Total Commercial (sum lines 5-8) | 171,815,230 | 166,570,980 | -5,244,250 | -3.05% | 1,943,570 | -4.18% |
| 10. Total Non-Agland Real Property | 590,416,815 | 589,466,494 | -950,321 | -0.16% | 7,484,480 | -1.43% |
| 11. Irrigated | 230,790,260 | 262,051,265 | 31,261,005 | 13.55% | | |
| 12. Dryland | 229,071,330 | 237,252,035 | 8,180,705 | 3.57% | | |
| 13. Grassland | 52,096,250 | 53,596,785 | 1,500,535 | 2.88% | | |
| 14. Wasteland | 114,985 | 207,910 | 92,925 | 80.81% | | |
| 15. Other Agland | 0 | 0 | 0 | | | |
| 16. Total Agricultural Land | 512,072,825 | 553,107,995 | 41,035,170 | 8.01% | | |
| 17. Total Value of all Real Property (Locally Assessed) | 1,102,489,640 | 1,142,574,489 | 40,084,849 | 3.64% | 7,484,480 | 2.96% |

**Saline County Assessor
3-Year Plan
June 2009**

Total Parcels = 10,625

Staff:

1 Assessor
1 Deputy Assessor
2 Full-time Clerk's
1 Full-time Appraiser

Contracted Appraiser:

Saline County contracts with Jon Fritz, a Certified General appraiser, who is responsible for a majority of the commercial properties, pick up work and sales analysis. He also updates the Terra Scan tables with the new pricing.

Completed Work Load for Tax Year 2008-2009:

Homestead Applications: 559
Personal Property schedules: 1455
Real Property transfers: 616
Sales Reviews: approximately 168
Building permits/information sheets: approximately 600
Reappraised Friend & Blue River Lodge residential properties.
Reviewed mobile homes in Crete City
Reviewed Friend Golf Course.
Decreased Crete residential improvements/buildings 3% and decreased Wilber City improvements/buildings 4%.
Dorchester Village, Swanton Village and Western Village: pricing adjustments.
Continued work on updating agland records using FSA records in conjunction with GIS
Contracted with a company to attain new oblique photos of rural properties.
Contracted with a company to attain 1ft resolution aerial imagery for all of Saline County.

2009-2010

Residential

We will review DeWitt and Wilber residential properties for any adjustments that need to be made. We will reappraise rural acreages and farm buildings. Sales reviews and pick up work/building permits will continue to be reviewed.

Commercial

Will begin commercial review of properties located in DeWitt, and Friend. Sales reviews and pick up work/building permits will continue to be reviewed. Industrial properties will be reviewed in DeWitt, Crete and rural (Omaha Cold Storage and Transcanada transformer).

Agricultural

In 2009-2010, we will continue to work on updating agland records using the new soil conversion. A market analysis of agricultural sales by land classification group and market area will be conducted to determine if any possible value adjustments are needed to comply with State mandated statistical measures of value. If supported by current sales, market areas will be adjusted. Sales reviews and pick up work/ building permits will also be completed for agricultural properties. A policy will be completed for determining if a parcel qualifies as an agricultural or horticultural parcel.

We will also contract with a company to print new oblique photos of the rural properties that were taken in 2008.

2011

Residential

In 2010-2011, we will review Crete and Tobias residential properties for any adjustments that need to be made. If not completed for 2010, we will continue to reappraise rural acreages and farm buildings. Sales reviews and pick up work/building permits will continue to be reviewed.

Commercial

Dorchester, Swanton and Tobias commercial properties will be reappraised. Sales reviews and pick up work/building permits will continue to be reviewed.

Agricultural

In 2010-2011, we will continue to work on updating agland records using the new soil conversion, if needed. A market analysis of agricultural sales by land classification group and market area will be conducted to determine if any possible value adjustments are needed to comply with State mandated statistical measures of value. If supported by current sales, market areas will be adjusted. Sales reviews and pick up work/ building permits will also be completed for agricultural properties.

2012

Residential

In 2011-2012, we will review Dorchester, Swanton and Western residential properties for any adjustments that need to be made. Sales reviews and pick up work/building permits will continue to be reviewed.

Commercial

Wilber and Western commercial properties will be reviewed. Sales reviews and pick up work/building permits will continue to be reviewed.

Agricultural

A market analysis of agricultural sales by land classification group and market area will be conducted to determine if any possible value adjustments are needed to comply with State mandated statistical measures of value. If supported by current sales, market areas will be adjusted. Sales reviews and pick up work/ building permits will also be completed for agricultural properties.

2013

Residential

In 2012-2013, we will review Friend residential properties for any adjustments that need to be made. Sales reviews and pick up work/building permits will continue to be reviewed.

Commercial

Crete commercial properties will be reviewed. Sales reviews and pick up work/building permits will continue to be reviewed.

Agricultural

A market analysis of agricultural sales by land classification group and market area will be conducted to determine if any possible value adjustments are needed to comply with State mandated statistical measures of value. If supported by current sales, market areas will be adjusted. Sales reviews and pick up work/ building permits will also be completed for agricultural properties.

Comments

The preceding narrative of the Saline County reappraisal is subject to change depending on appraisal needs determined by the Assessor's office staff. During a 6 year reappraisal cycle, there may be years when a class or subclass of property will need appraisal adjustments to comply with statistical measurements as required by law. The appraisal adjustments would be a percentage increase or decrease applied to all properties within a subclass.

2010 Assessment Survey for Saline County

I. General Information

A. Staffing and Funding Information

| | |
|-----|--|
| 1. | Deputy(ies) on staff |
| | 1 |
| 2. | Appraiser(s) on staff |
| | 1 |
| 3. | Other full-time employees |
| | 2 |
| 4. | Other part-time employees |
| | 1 |
| 5. | Number of shared employees |
| | 1 |
| 6. | Assessor's requested budget for current fiscal year |
| | \$235,099 |
| 7. | Adopted budget, or granted budget if different from above |
| | \$222,000 |
| 8. | Amount of the total budget set aside for appraisal work |
| | \$61,500 |
| 9. | Appraisal/Reappraisal budget, if not part of the total budget |
| | \$75,100 |
| 10. | Part of the budget that is dedicated to the computer system |
| | \$22,000 total is dedicated to the computer system, of which \$12,000 is for the GIS system. |
| 11. | Amount of the total budget set aside for education/workshops |
| | \$3,500 |
| 12. | Other miscellaneous funds |
| | 0 |
| 13. | Was any of last year's budget not used: |
| | Yes, less than \$3,000 |

B. Computer, Automation Information and GIS

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

| | |
|----|--|
| | Office staff |
| 5. | Does the county have GIS software? |
| | Yes |
| 6. | Who maintains the GIS software and maps? |
| | The maps are maintained by the office staff, the software is maintained by GIS Workshop. |
| 7. | Personal Property software: |
| | TerraScan |

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? |
| | Crete, DeWitt, Dorchester, Friend, and Wilber |
| 4. | When was zoning implemented? |
| | Zoning was implemented in 1981 and updated in 2006. |

D. Contracted Services

| | |
|----|---|
| 1. | Appraisal Services |
| | Fritz Appraisal Inc. |
| 2. | Other services |
| | Automated Systems Inc for TerraScan support and GIS Workshop for GIS maintenance and support. |

Borrowing of Sales from Surrounding Counties for Measurement Purposes

In January, at the SE Dist meeting, we as a group of Assessor's, were informed that the Dept. would be using "borrowed" sales for measurement purposes. Our liaison came down in mid January and provided us with the sales that he was looking at to use as the borrowed sales. At that time, we were informed that we would not have to use the "borrowed" sales to set our values but that they would be used for the measurement purposes. We used the sales that we felt best represented our county and informed our liaison of these sales. When we presented him the stats, our overall median was at 72%, using Saline County alone.

On March 25th, after my request, we received the sales that would be used to measure and be presented to TERC. We noticed that different Saline County sales were included in the sales plus the "borrowed" sales from the surrounding counties. These stats make our overall median at 70%.

Our concerns are as follows:

1. The timing of the information being presented to the county.
2. How is this going to affect our county taxpayers if we have to set values based on the surrounding counties in order to be in compliance? Are we going to have access to the sales from the surrounding counties throughout the year?
3. Are we always going to be compared to just the adjoining counties to our county or will this process extend onto other counties?

I visited with our County Board this past Tuesday at our meeting. They also share our concerns about using the surrounding counties to set values for Saline County.

We appreciate the opportunity to allow us to express our concern regarding these matters. Thank you for your time.

Respectfully,

Brandi Kelly
Saline County Assessor

From: Sorensen, Ruth
Sent: Monday, April 05, 2010 10:38 AM
To: 'Brandi Kelly'; Tooker, Jerry
Subject: RE: concerns

Brandi:

Thank you for submitting your comments regarding the expanded analysis used to measure the level of value for agricultural and horticultural land in Saline County

The goal of the expanded analysis is to ensure that all taxpayers in the State are being valued and measured proportionately to the actual values of the agricultural land. The information being used is the best information available. Common markets do not necessarily stop at a county line, and often times extend into neighboring or bordering counties.

I want to assure you that sales throughout the state are always available to the county assessors for use in valuing property. The expanded analysis being used by the Property Assessment Division is for the measurement of agricultural land, not the valuation of the land.

I can only apologize for the timing of the information being shared with you.

Again, thanks you for your comments. I am gratified to work with county assessors that are engaged in the assessment process. I know we are all working toward the same goal of uniform and proportionate valuation of property in the State of Nebraska.

Ruth A. Sorensen

Property Tax Administrator

[Dept. of Revenue, Property Assessment Division](#) | 301 Centennial Mall South | P.O. Box 98919 |

Lincoln, NE 68509 | : 402.471.5962 | : 402.471.5993 | : ruth.sorensen@nebraska.gov

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 Saline 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