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2010 Commission Summary

81 Sheridan

Residential Real Property - Current

Number of Sales	136	Median	96
Total Sales Price	\$5,613,318	Mean	106
Total Adj. Sales Price	\$5,613,318	Wgt. Mean	92
Total Assessed Value	\$5,176,603	Average Assessed Value of the Base	\$34,680
Avg. Adj. Sales Price	\$41,274	Avg. Assessed Value	\$38,063

Confidence Interval - Current

95% Median C.I	92.20 to 105.05
95% Mean C.I	99.05 to 113.27
95% Wgt. Mean C.I	86.15 to 98.29

% of Value of the Class of all Real Property Value in the County	14.71
% of Records Sold in the Study Period	5.68
% of Value Sold in the Study Period	6.23

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	155	96	96
2008	135	96	96
2007	123	99	99
2006	152	99	99

2010 Commission Summary

81 Sheridan

Commercial Real Property - Current

Number of Sales	30	Median	94
Total Sales Price	\$1,670,971	Mean	98
Total Adj. Sales Price	\$1,670,971	Wgt. Mean	86
Total Assessed Value	\$1,435,894	Average Assessed Value of the Base	\$48,829
Avg. Adj. Sales Price	\$55,699	Avg. Assessed Value	\$47,863

Confidence Interval - Current

95% Median C.I	72.54 to 110.62
95% Mean C.I	76.41 to 119.17
95% Wgt. Mean C.I	61.26 to 110.60

% of Value of the Class of all Real Property Value in the County	3.96
% of Records Sold in the Study Period	6.55
% of Value Sold in the Study Period	6.42

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	38	94	94
2008	34	96	96
2007	29	112	112
2006	27	97	97

2010 Opinions of the Property Tax Administrator for Sheridan 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 Sheridan County is 96% of market value. The quality of assessment for the class of residential real property in Sheridan County indicates the assessment practices do not 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 Sheridan County is 100% of market value. The quality of assessment for the class of commercial real property in Sheridan County indicates the assessment practices do not 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 Sheridan County is 69% of market value. The quality of assessment for the class of agricultural real property in Sheridan County indicates the assessment practices do not 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 Sheridan County

taken to address the following property classes/subclasses:

Residential

For assessment year 2010, the pick-up work was completed, and a sales study was conducted. All seventeen rural residential sales that occurred during the two-year timeframe of the sales study were plotted on a map of the County. It was noted that virtually all were within close physical proximity to a hard-surfaced road. The Assessor determined that there were two unique valuation groups for rural residential: The valuation group 80 consists of those parcels that are in close physical proximity to a hard-surfaced road; valuation group 81 consists of all other rural residential properties. For 2010, all valuation group 80 parcels received a percentage adjustment to improvements only of 26.5%.

2010 Assessment Survey for Sheridan County

Residential Appraisal Information

1.	Valuation data collection done by:
	An independent lister, the Assessor and her staff.
2.	List the valuation groupings used by the County:
Valuation Grouping	Assessor Location(s)/neighborhood(s) included:
10	Gordon—all residential parcels within Gordon and any that could be considered suburban (since there is no separate suburban market).
20	Hay Springs—all residential parcels within Hay Springs and its environs.
30	Rushville—all residential parcels within Rushville and its environs.
40	Small Towns—consisting of Antioch, Bingham, Ellsworth, Lakeside and Whiteclay.
80	Rural—all rural residential parcels that are in close proximity to a hard-surfaced road.
81	Rural 1—all other rural residential parcels in Sheridan County that are not in close proximity to a hard-surfaced road.
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	The characteristics would be specific geographic location, and market activity.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	The Cost approach—RCN minus depreciation.
4.	When was the last lot value study completed?
	In 1996
a.	What methodology was used to determine the residential lot values?
	Market value—expressed as value per front foot of lot.
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?
	The Assessor bases the depreciation on the local market information.
a.	How often does the County update depreciation tables?
	Yearly (if possible)
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	The lister and the Assessor
c.	Is the valuation process (cost date and depreciation schedule or market

	comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	All rural residential will begin to be reviewed in 2010; it was last done in 1996.
a.	Does the County maintain a tracking process? If yes describe.
	The County's tracking process consists of a list maintained by the Assessor that describes what will be reviewed, and what has been done (and this is all by township and range).
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The non-reviewed properties that constitute a valuation grouping that is not within acceptable range receive a percentage adjustment.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	136	MEDIAN:	96	COV:	39.86	95% Median C.I.:	92.20 to 105.05	(! : Derived)
TOTAL Sales Price:	5,613,318	WGT. MEAN:	92	STD:	42.31	95% Wgt. Mean C.I.:	86.15 to 98.29	
TOTAL Adj.Sales Price:	5,613,318	MEAN:	106	AVG.ABS.DEV:	30.03	95% Mean C.I.:	99.05 to 113.27	
TOTAL Assessed Value:	5,176,603							
AVG. Adj. Sales Price:	41,274	COD:	31.12	MAX Sales Ratio:	285.28			
AVG. Assessed Value:	38,063	PRD:	115.11	MIN Sales Ratio:	38.43			

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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	19	98.16	105.06	85.81	21.50	122.42	52.81	195.48	82.09 to 115.65	44,627	38,296
10/01/07 TO 12/31/07	14	104.00	95.79	90.23	17.68	106.15	46.20	142.81	64.69 to 111.37	37,465	33,806
01/01/08 TO 03/31/08	17	95.30	114.66	102.14	37.50	112.25	38.43	285.28	85.74 to 134.96	39,200	40,040
04/01/08 TO 06/30/08	22	97.46	108.21	91.39	33.19	118.40	43.90	210.91	76.24 to 125.09	39,279	35,899
07/01/08 TO 09/30/08	23	90.81	101.52	89.91	32.94	112.92	47.17	272.86	77.70 to 106.64	31,956	28,730
10/01/08 TO 12/31/08	14	98.47	115.24	100.76	44.48	114.38	47.36	201.44	65.40 to 182.75	41,153	41,465
01/01/09 TO 03/31/09	9	72.08	79.16	77.26	17.20	102.46	61.40	114.39	64.54 to 105.81	63,920	49,386
04/01/09 TO 06/30/09	18	115.62	117.21	99.46	23.92	117.85	68.37	175.30	87.36 to 140.77	45,772	45,523
<u>Study Years</u>											
07/01/07 TO 06/30/08	72	98.31	106.48	92.02	28.12	115.72	38.43	285.28	93.74 to 107.37	40,319	37,102
07/01/08 TO 06/30/09	64	93.09	105.79	92.43	34.84	114.45	47.17	272.86	82.25 to 106.64	42,348	39,144
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	76	95.07	108.92	95.43	36.55	114.14	38.43	285.28	86.98 to 106.64	37,390	35,681
<u>ALL</u>											
	136	96.49	106.16	92.22	31.12	115.11	38.43	285.28	92.20 to 105.05	41,274	38,063

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	54	99.92	108.59	97.24	27.59	111.67	46.20	285.28	92.52 to 107.86	39,313	38,227
20	29	93.67	101.61	96.16	28.61	105.66	43.90	175.60	81.26 to 119.89	26,273	25,264
30	31	96.51	112.94	89.25	38.78	126.54	38.43	272.86	86.98 to 120.78	22,129	19,750
40	5	68.76	89.67	77.08	41.18	116.33	53.33	155.52	N/A	40,150	30,948
80	17	93.74	98.69	87.56	29.24	112.71	52.81	185.06	71.50 to 115.65	108,334	94,860
<u>ALL</u>											
	136	96.49	106.16	92.22	31.12	115.11	38.43	285.28	92.20 to 105.05	41,274	38,063

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	125	96.47	105.67	92.19	29.86	114.63	38.43	285.28	92.20 to 104.45	44,680	41,188
2	11	120.78	111.69	99.05	34.50	112.77	43.90	175.60	46.20 to 175.30	2,568	2,543
<u>ALL</u>											
	136	96.49	106.16	92.22	31.12	115.11	38.43	285.28	92.20 to 105.05	41,274	38,063

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	136	MEDIAN:	96	COV:	39.86	95% Median C.I.:	92.20 to 105.05	(! : Derived)
TOTAL Sales Price:	5,613,318	WGT. MEAN:	92	STD:	42.31	95% Wgt. Mean C.I.:	86.15 to 98.29	
TOTAL Adj.Sales Price:	5,613,318	MEAN:	106	AVG.ABS.DEV:	30.03	95% Mean C.I.:	99.05 to 113.27	
TOTAL Assessed Value:	5,176,603							
AVG. Adj. Sales Price:	41,274	COD:	31.12	MAX Sales Ratio:	285.28			
AVG. Assessed Value:	38,063	PRD:	115.11	MIN Sales Ratio:	38.43			

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	132	96.35	105.99	92.15	31.56	115.02	38.43	285.28	91.07 to 105.05	42,351	39,026
06											
07	4	101.91	111.67	109.28	16.99	102.19	92.20	150.68	N/A	5,730	6,262
ALL											
	136	96.49	106.16	92.22	31.12	115.11	38.43	285.28	92.20 to 105.05	41,274	38,063

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	12	141.35	126.36	125.40	26.55	100.76	46.20	194.60	91.30 to 175.30	1,887	2,367
5000 TO 9999	21	120.78	137.46	138.11	42.72	99.53	43.90	285.28	92.20 to 172.70	6,286	8,682
Total \$											
1 TO 9999	33	138.60	133.42	136.25	33.93	97.93	43.90	285.28	98.45 to 155.52	4,686	6,385
10000 TO 29999	40	97.32	102.89	101.62	28.65	101.25	38.43	210.91	85.52 to 112.27	19,485	19,800
30000 TO 59999	30	95.84	101.26	99.69	20.08	101.57	61.40	185.06	89.39 to 105.05	43,208	43,075
60000 TO 99999	19	86.96	89.89	90.20	21.42	99.66	47.36	148.56	72.77 to 107.37	73,289	66,106
100000 TO 149999	11	79.24	86.20	85.30	19.47	101.05	60.21	119.23	65.68 to 112.00	117,227	99,994
150000 TO 249999	1	78.64	78.64	78.64			78.64	78.64	N/A	166,000	130,543
250000 TO 499999	2	73.28	73.28	73.85	27.93	99.22	52.81	93.74	N/A	267,500	197,550
ALL											
	136	96.49	106.16	92.22	31.12	115.11	38.43	285.28	92.20 to 105.05	41,274	38,063

2010 Correlation Section for Sheridan County

Residential Real Property

I. Correlation

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

RESIDENTIAL: Assessment actions taken to address to residential property class for assessment year 2010 included: pick-up work was completed, and a sales study was conducted. All seventeen rural residential sales that occurred during the two-year timeframe of the sales study were plotted on a map of the County. It was noted that virtually all were within close physical proximity to a hard-surfaced road. The Assessor determined that there were two unique valuation groups for rural residential: The valuation group 80 consists of those parcels that are in close physical proximity to a hard-surfaced road; valuation group 81 consists of all other rural residential properties. For 2010, all valuation group 80 parcels received a percentage adjustment to improvements only of 26.5%.

As the statistical profile and the following tables and narratives will show, the three measures of central tendency consist of a median of 96%, a weighted mean of 92% and a mean of 106%. The median and the mean could act as proxy for the overall level of value for the residential class of real property in Sheridan County. The mean is significantly above the upper limits of acceptable range, and can be explained via further examination of the residential sample. There are fifty-one sales with a sale price of less than \$20,000. These constitute about 38% of the sample and exhibit a median of 121% and a mean of 126%. This group skews the arithmetic mean.

Regarding the measures of quality of assessment, neither is within their IAAO recommended respective parameters--the COD is at 31.12 and the PRD is at 115.11. Removal of the six most extreme outliers would fail to bring either into recommended range.

Therefore, it is believed that Sheridan County is within compliance for overall level of value for the residential property class.

A closer scrutiny of the subclasses indicated in the statistical profile reveals that no valuation grouping with a significant number of sales is outside of range for level of value. Under the heading, Status: Improved, Unimproved & IOLL, there are eleven sales with a median of 121%, a mean of 112% and a weighted mean of 99%. Further examination of these reveals that the eleven sales are comprised of four distinct valuation groups: 10, 20, 30 and 40 (with six sales, two sales, two sales and one sale, respectively). Since each valuation group is a unique stratification and exhibits different geographic and market characteristics, it is not believed that an overall adjustment to this subclass of unimproved land would treat these groups uniformly and proportionately. In fact a decrease to land of 20.52% (multiplying the current value by .7948 (96/120.78) would merely bring the middle ratio to 96%. No other A/S ratio would be within range. Therefore, no non-binding recommendation will be made for any residential subclass.

**2010 Correlation Section
for Sheridan County**

II. Analysis of Sales Verification

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

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

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

RESIDENTIAL: The Division's analysis of the County's agricultural sales qualification and review process reveals that it consists of a questionnaire mailed to the buyer of all three property classes within the County--excluding obvious exceptions, such as partial interests, family sales, etc. The Assessor estimates that the response rate via returned questionnaires is about 90%. The remaining 10% of sales have a questionnaire mailed to the seller of the property. Any remaining non-responses are deemed as qualified sales, unless future information is discovered that would disqualify them.

**2010 Correlation Section
for Sheridan 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	92	106

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

	COD	PRD
R&O Statistics	31.12	115.11

RESIDENTIAL: A review of the two measures of quality of assessment indicates that neither is within their IAAO recommended respective parameters?the COD is at 31.12 and the PRD is at 115.11. Removal of the six most extreme outliers (Bk 116, Pg 431; Bk 116, Pg 513; Bk 116, Pg 587; Bk 117, Pg 42; Bk 117, Pg 93; Bk 117, Pg 293), would fail to bring either into recommended range.

2010 Assessment Actions for Sheridan County

taken to address the following property classes/subclasses:

Commercial

For 2010 the County completed the pick-up work, and the town of Whiteclay was inspected, reviewed and revalued.

2010 Assessment Survey for Sheridan County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	An independent lister, the Assessor and her staff.
2.	List the valuation groupings used by the County:
Valuation Grouping	Assessor Location(s)/neighborhood(s) included:
10	Gordon—all commercial parcels within Gordon and any that could be considered suburban (since there is no separate suburban market).
20	Hay Springs—all commercial parcels within Hay Springs and its environs.
30	Rushville—all commercial parcels within Rushville and its environs.
40	Small Towns—consisting of Antioch, Bingham, Ellsworth, Lakeside and Whiteclay.
80	Rural—all rural commercial parcels.
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	The specific characteristic of the valuation groupings would be geographic location.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	The Cost approach
4	When was the last lot value study completed?
	In 1999
a.	What methodology was used to determine the commercial lot values?
	Market information expressed as value per square foot of lot size.
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?
	The Assessor develops the depreciation study based on the local market.
a.	How often does the County update the depreciation tables?
	Yearly (if possible).
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	The Assessor and her staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?

	Yes
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	Currently, the town of Whiteclay has been inspected and reviewed for 2010. Previously the last complete commercial inspection and review occurred in 1999.
a.	Does the County maintain a tracking process? If yes describe.
	The County's tracking process consists of a list maintained by the Assessor that describes what will be reviewed, and what has been done.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The non-reviewed properties that constitute a valuation grouping that is not within acceptable range receive a percentage adjustment.

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:	30	MEDIAN:	94	COV:	58.55	95% Median C.I.:	72.54 to 110.62
TOTAL Sales Price:	1,670,971	WGT. MEAN:	86	STD:	57.26	95% Wgt. Mean C.I.:	61.26 to 110.60
TOTAL Adj.Sales Price:	1,670,971	MEAN:	98	AVG.ABS.DEV:	41.01	95% Mean C.I.:	76.41 to 119.17
TOTAL Assessed Value:	1,435,894						
AVG. Adj. Sales Price:	55,699	COD:	43.61	MAX Sales Ratio:	280.50		
AVG. Assessed Value:	47,863	PRD:	113.80	MIN Sales Ratio:	14.25		

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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	5	79.15	86.90	118.03	37.86	73.62	24.22	132.47	N/A	115,916	136,820
10/01/06 TO 12/31/06	2	70.16	70.16	46.58	38.79	150.64	42.95	97.38	N/A	112,500	52,399
01/01/07 TO 03/31/07	3	85.92	92.00	75.84	34.13	121.30	51.05	139.02	N/A	23,933	18,152
04/01/07 TO 06/30/07	4	79.08	123.03	70.55	82.57	174.39	53.44	280.50	N/A	43,325	30,564
07/01/07 TO 09/30/07	3	74.49	66.45	72.76	43.12	91.33	14.25	110.62	N/A	15,166	11,035
10/01/07 TO 12/31/07	1	130.59	130.59	130.59			130.59	130.59	N/A	9,900	12,928
01/01/08 TO 03/31/08	3	130.97	141.64	122.06	20.84	116.04	106.03	187.93	N/A	20,666	25,225
04/01/08 TO 06/30/08	4	50.40	53.31	44.66	49.07	119.38	19.16	93.30	N/A	82,150	36,686
07/01/08 TO 09/30/08	3	94.74	107.20	96.40	28.78	111.20	72.54	154.33	N/A	35,333	34,062
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09	1	201.15	201.15	201.15			201.15	201.15	N/A	30,000	60,345
04/01/09 TO 06/30/09	1	100.00	100.00	100.00			100.00	100.00	N/A	39,291	39,291
<u>Study Years</u>											
07/01/06 TO 06/30/07	14	82.54	95.92	91.99	48.48	104.27	24.22	280.50	51.05 to 132.47	74,977	68,972
07/01/07 TO 06/30/08	11	93.30	88.01	60.19	44.57	146.22	14.25	187.93	19.16 to 130.97	40,545	24,405
07/01/08 TO 06/30/09	5	100.00	124.55	115.14	37.64	108.18	72.54	201.15	N/A	35,058	40,364
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	11	85.92	99.82	74.13	53.08	134.67	14.25	280.50	51.05 to 139.02	27,318	20,249
01/01/08 TO 12/31/08	10	94.02	95.98	65.37	41.29	146.83	19.16	187.93	38.01 to 154.33	49,660	32,460
<u>ALL</u>											
	30	94.02	97.79	85.93	43.61	113.80	14.25	280.50	72.54 to 110.62	55,699	47,863

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	12	98.08	103.37	113.72	23.58	90.91	51.05	154.33	79.15 to 130.97	45,839	52,126
20	5	42.95	94.10	61.83	163.26	152.19	14.25	201.15	N/A	51,300	31,719
30	5	120.12	148.61	123.54	35.98	120.30	97.38	280.50	N/A	52,800	65,227
40	5	53.44	55.29	39.73	40.67	139.17	19.16	93.30	N/A	54,120	21,501
80	3	62.78	67.78	66.14	8.78	102.47	62.01	78.54	N/A	109,933	72,714
<u>ALL</u>											
	30	94.02	97.79	85.93	43.61	113.80	14.25	280.50	72.54 to 110.62	55,699	47,863

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	26	96.06	104.07	86.46	43.10	120.37	19.16	280.50	72.54 to 130.59	63,575	54,969
2	4	58.76	56.98	37.18	64.24	153.27	14.25	96.16	N/A	4,500	1,673
<u>ALL</u>											
	30	94.02	97.79	85.93	43.61	113.80	14.25	280.50	72.54 to 110.62	55,699	47,863

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	30	94.02	97.79	85.93	43.61	113.80	14.25	280.50	72.54 to 110.62	55,699	47,863
04											
<u>ALL</u>	<u>30</u>	<u>94.02</u>	<u>97.79</u>	<u>85.93</u>	<u>43.61</u>	<u>113.80</u>	<u>14.25</u>	<u>280.50</u>	<u>72.54 to 110.62</u>	<u>55,699</u>	<u>47,863</u>

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	3	96.16	125.80	132.11	32.80	95.22	93.30	187.93	N/A	2,500	3,302
5000 TO 9999	4	77.41	112.39	125.29	120.35	89.70	14.25	280.50	N/A	8,100	10,148
<u>Total \$</u>											
1 TO 9999	7	96.16	118.14	126.57	69.42	93.33	14.25	280.50	14.25 to 280.50	5,700	7,214
10000 TO 29999	8	101.71	105.87	100.53	21.27	105.31	74.49	154.33	74.49 to 154.33	19,485	19,588
30000 TO 59999	6	97.37	108.41	103.87	36.59	104.37	51.05	201.15	51.05 to 201.15	37,798	39,261
60000 TO 99999	4	57.72	58.00	58.93	21.26	98.43	38.01	78.54	N/A	75,900	44,726
100000 TO 149999	1	19.16	19.16	19.16			19.16	19.16	N/A	100,000	19,159
150000 TO 249999	3	62.78	75.28	75.60	40.97	99.58	42.95	120.12	N/A	189,933	143,588
250000 TO 499999	1	132.47	132.47	132.47			132.47	132.47	N/A	275,000	364,287
<u>ALL</u>	<u>30</u>	<u>94.02</u>	<u>97.79</u>	<u>85.93</u>	<u>43.61</u>	<u>113.80</u>	<u>14.25</u>	<u>280.50</u>	<u>72.54 to 110.62</u>	<u>55,699</u>	<u>47,863</u>

PAD 2010 R&O Statistics

Base Stat

State Stat Run

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	93.30	73.39	75.81	42.17	96.81	14.25	139.02	N/A	5,800	4,396
300	1	94.74	94.74	94.74			94.74	94.74	N/A	55,000	52,105
314	1	62.78	62.78	62.78			62.78	62.78	N/A	159,800	100,329
344	1	97.38	97.38	97.38			97.38	97.38	N/A	15,000	14,607
353	6	66.30	77.19	54.37	54.27	141.99	19.16	154.33	19.16 to 154.33	45,646	24,816
391	2	55.28	55.28	49.88	31.23	110.81	38.01	72.54	N/A	50,900	25,390
406	1	74.49	74.49	74.49			74.49	74.49	N/A	25,000	18,622
421	1	120.12	120.12	120.12			120.12	120.12	N/A	200,000	240,243
442	1	201.15	201.15	201.15			201.15	201.15	N/A	30,000	60,345
471	1	130.59	130.59	130.59			130.59	130.59	N/A	9,900	12,928
528	6	89.27	115.83	68.04	61.23	170.23	42.95	280.50	42.95 to 280.50	76,381	51,972
529	1	85.92	85.92	85.92			85.92	85.92	N/A	23,300	20,020
554	1	110.62	110.62	110.62			110.62	110.62	N/A	12,000	13,274
558	1	132.47	132.47	132.47			132.47	132.47	N/A	275,000	364,287
800	1	187.93	187.93	187.93			187.93	187.93	N/A	3,000	5,638
<u>ALL</u>	<u>30</u>	<u>94.02</u>	<u>97.79</u>	<u>85.93</u>	<u>43.61</u>	<u>113.80</u>	<u>14.25</u>	<u>280.50</u>	<u>72.54 to 110.62</u>	<u>55,699</u>	<u>47,863</u>

2010 Correlation Section for Sheridan County

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Sheridan County, as determined by the PTA is 100%. The mathematically calculated median is 94%.

COMMERCIAL: Actions taken by the Assessor to address the commercial property class in Sheridan County included the completion of pick-up work, and the physical review and revaluation of commercial property in Whiteclay.

There were thirty sales deemed qualified by the Assessor during the three-year timeframe of the sales study. The valuation group composition of these is as follows: twelve sales in valuation group 10 (Gordon), five sales in group 20 (Hay Springs), five in group 30 (Rushville), five in 40 (small towns), and three in group 80 (rural commercial).

A review of the statistical profile and the following tables and narratives reveals the following: the three measures of central tendency are a median of 94%, a weighted mean of 86% and a mean of 98%. Although two of the three measures of central tendency (the median and the mean) are within acceptable range, the extreme COD of 43.61 suggests that one cannot have any confidence in the mathematically calculated overall median. Further, the 95% median confidence interval is an extremely broad 72.54 to 110.62 range. The removal of the two most extreme outliers would not narrow this 95% median CI (in fact, it would remain the same). Further review of the commercial sample indicates that only valuation group 10 (represents Gordon) has twelve of the thirty total sales (constitutes about 40% by number and about 44% of the sample by value) with a median of 98%, a mean of 103% and a weighted mean of 114%. Although the coefficient of dispersion is at 23.58, the 95% median confidence interval exhibits a likewise extremely broad range of 79.15 to 130.97. Since Gordon constitutes only 44% of the commercial property of the population by value, it is unlikely that this subclass reflects the overall commercial population of Sheridan County.

The Valuation History Charts (found toward the end of the Reports and Opinions document, chart 5) indicate that by percent of total value, the valuation groups of the sample do not accurately match the population: group 10 (Gordon) represents 46% of the commercial population by value, and 44% of the commercial sample by value; group 20 (Hay Springs) represents 9% of the population by value and 11% of the sample; group 30 (Rushville) represents 27% of the population by value, but only 22% of the sample; Schedule I of the Abstract indicates that group 80 (Rural) represents about 13% of the population by value, but only 7% of the sample by value; group 40 (Small Towns) represents 5% of the population (estimated, since the aforementioned groups add to 95% of the population), but represents 7% of the sample by value. Since the commercial market in Sheridan County is relatively flat at best (as indicated by the 2010 County Abstract of Assessment for Real Property, Form 45 Compared with the 2009 CTL) and is erratic (as shown by the wide dispersion around the median, with a COD of 43.61), it is believed that the statistical profile does not provide a usable representation of the commercial population for level of value. Thus, with no other evidence available, it cannot be demonstrated that Sheridan County has not complied with the level of value for the commercial property class.

**2010 Correlation Section
for Sheridan 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:Analysis of the County's commercial sales qualification and review process reveals that it identical to that of the other two property classes: a questionnaire mailed to the buyer of all three property classes within the County--excluding obvious exceptions, such as partial interests, family sales, etc. The Assessor estimates that the response rate via returned questionnaires is about 90%. The remaining 10% of sales have a questionnaire mailed to the seller of the property. Any remaining non-responses are deemed as qualified sales, unless future information is discovered that would disqualify them.

**2010 Correlation Section
for Sheridan County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	94	86	98

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

	COD	PRD
R&O Statistics	43.61	113.80

COMMERCIAL: A cursory glance at the two measures of quality of assessment reveals that neither statistic is remotely close to their respective IAAO recommended range. The hypothetical removal of the two most extreme outliers (Bk 116, Pg 67; Bk 116, Pg 187), would fail to bring either statistic into recommended range: the COD would be 36.63 and the PRD would still indicate assessment regressivity at 110.57. Further, with the extreme average spread of the ratios around the median as indicated by the COD, it is difficult to have any confidence in the mathematically calculated overall median.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Sheridan County

taken to address the following property classes/subclasses:

Agricultural

For assessment year 2010, Sheridan County implemented the new soil conversion, completed pick-up work for improvements, and updated land use. The following valuation changes were made to the agricultural land classes: All irrigated and dry land classifications were raised; all grass land capability groups (with the exception of 2G1) were raised to closer match 75% of the market. Waste was also raised.

2010 Assessment Survey for Sheridan County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	The independent lister, the Assessor and her staff.
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	Not at this time—the County is reviewing the data to determine if market areas would be applicable for assessment year 2011.
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.
	N/A
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	N/A
3.	Agricultural land:
a.	How is agricultural land defined in this county?
	Agricultural and horticultural land shall be a separate and distinct class of real property for assessment purposes and shall be defined, in accordance with Section 77-1359 to 77-1363, Nebr. Rev. Statutes, including LB 808 passed during the 2006 legislative session as follows: Agricultural land and horticultural land means a parcel of land which is primarily used for agricultural/horticultural purposes, including wasteland lying in or adjacent to and in common ownership or management with other agricultural/horticultural land. Agricultural/horticultural land does not include any land directly associated with any building or enclosed structure.
b.	When is it agricultural land, when is it residential, when is it recreational?
	The definition of agricultural land is found in the preceding section (3a); for residential, it is identified as all other land that does not fit the aforementioned definition and does not meet the definition of recreational land. Recreational land is defined as all parcels of real property predominantly used or intended to be used for diversion, entertainment and relaxation on an occasional basis (as per REG 001.05E).
c.	Are these definitions in writing?
	Yes
d.	What are the recognized differences?
	These are noted in 3a and 3b.
e.	How are rural home sites valued?
	There is a standard value for the first acre and the second acre.
f.	Are rural home sites valued the same as rural residential home sites? If not,

	explain.
	Yes
g.	Are all rural home sites valued the same or are market differences recognized?
	They are valued the same.
h.	What are the recognized differences?
	According to the Assessor, none.
4.	What is the status of the soil conversion from the alpha to numeric notation?
	The soil conversion from alpha to numeric notation was implemented for assessment year 2010.
a.	Are land capability groupings (LCG's) used to determine assessed value?
	Yes, they are used in conjunction with 4b.
b.	What other land characteristics or analysis are/is used to determine assessed values?
	The basic land classes of irrigated, dry and grass.
5.	Is land use updated annually?
	Yes
a.	By what method? (Physical inspection, FSA maps, etc.)
	Information provided by the local NRD; physical inspection, FSA maps, and when complete, GIS will be used.
6.	Is there agricultural land in the County that has a non-agricultural influence?
	No
a.	How is the County developing the value for non-agricultural influences?
	N/A
b.	Has the County received applications for special valuation?
	Yes, two of them.
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?
	The lister, the Assessor and her staff.
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?
	Yes
d.	Is the pickup work process the same for the land as for the improvements?
	Yes
8.	What is the county's progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	The County is slightly behind with its progress on the review and it is estimated that slightly more than 40% have already been reviewed.
a.	Does the County maintain a tracking process?
	The Assessor maintains a list of completed and "to do" parcels by township and range.

b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	An adjustment by a percentage is made to any uninspected subclass that is not within acceptable range.

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
7/1/06 - 6/30/07	26
7/1/07 - 6/30/08	21
7/1/08 - 6/30/09	15
Totals	62

Added Sales:

Study Year	Total
7/1/06 - 6/30/07	0
7/1/07 - 6/30/08	4
7/1/08 - 6/30/09	8
Totals	12

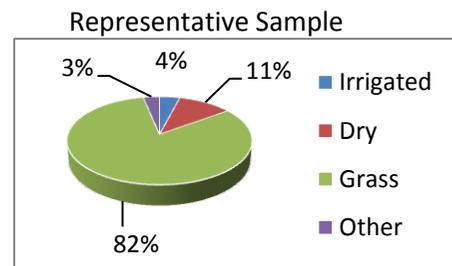
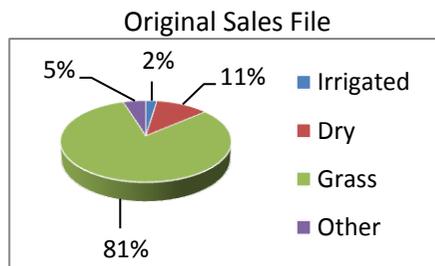
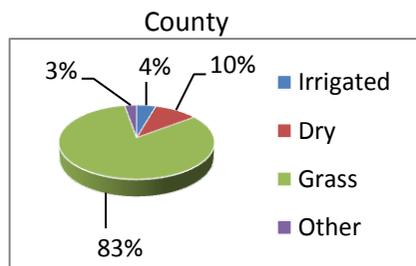
Final Results:

Study Year	County
7/1/06 - 6/30/07	26
7/1/07 - 6/30/08	25
7/1/08 - 6/30/09	23
Totals	74

Representativeness by Majority Land Use

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

	Entire County		
	county	sales file	Sample
Irrigated	4%	2%	4%
Dry	10%	11%	11%
Grass	83%	81%	82%
Other	3%	5%	3%



Adequacy of Sample

	County Total
Number of Sales - Original Sales File	62
Number of Sales - Expanded Sample	74
Total Number of Acres Added	4840

Ratio Study

Final Statistics

County # sales **74**

Median	69%	AAD	20.54%
Mean	69%	COD	29.61%
W. Mean	61%	PRD	113.71%

Preliminary Statistics

Median	59%	AAD	18.10%
Mean	59%	COD	30.81%
W. Mean	50%	PRD	117.34%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	4	55.55%	11	69.23%	33	72.24%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	6	47.28%	12	69.39%	43	70.52%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Sheridan County

Agricultural Land

I. Correlation

The level of value for the residential real property in Sheridan County, as determined by the PTA is 69%. The mathematically calculated median is 69%.

AGRICULTURAL LAND:

For assessment year 2010, Sheridan County implemented the new soil conversion, completed pick-up work for improvements, and updated land use. The following valuation changes were made to the three agricultural land classes: All irrigated and dry land classifications were raised; all grass land capability groups (with the exception of 2G1) were raised to closer match 75% of the market. Waste was also raised.

As the accompanying tables and graphic charts will illustrate, Sheridan County had sixty-two sales occur during the three-year timeframe of the 2010 sales study. Of these, twenty-six occurred within the first year of the sales period, twenty-one fell within the middle or second year of the study, and the remaining fifteen occurred between July 1, 2008 and the cut-off period of June 30, 2009. The first year of the sales study is over-represented and the second and third years are under-represented in the sales study. This under-representation suggests that a time bias exists, that could be remedied by the inclusion of comparable sales imported from the counties contiguous to Sheridan County—with the additional need to maintain the close Majority Land Use balance that already exists between the population (County use by land class) and the sample (use as indicated by the Original Sales File).

The Assessor reviewed comparable sales in contiguous counties, and from these selected twelve that were physically located no more than seven miles from Sheridan County's borders (in order to mitigate the possibility of heterogeneous topography, soil types, etc.). Of the twelve comparable sales, four occurred during the second year of the sales study, and the remaining eight sales occurred during the latest year of the sales study. Thus, by incorporating comparable sales into the County's sample, the possible time bias is eliminated by having the sales count of all three years of the study period fall within ten percent (rounded) of the total sales (26 sales in the first year, 25 in the second year, and 23 within the third or latest year for a total of seventy-four). Likewise, the importation of comparable sales (using the adjusted sale price compared to Sheridan County's 2010 values per acre) maintained the balance of the Majority Land Use composition between the population (County) and the sample (Sales File) within one-percent.

The statistical profile reveals an overall median of 69%, a weighted mean of 61% and a mean of 69%. Either the median or the arithmetic mean could serve as the representative statistic for the overall level of value for agricultural land within Sheridan County. The weighted mean is skewed by the seven highest-dollar sales (that constitute about 39% of the total sale value of the

2010 Correlation Section

For Sheridan County

sample) with a median of 48.41. The overall COD is 29.61 and the PRD is 113.71—neither is within their respective recommended parameters. Regarding the 95% Majority Land Use designation, there were only four irrigated sales, eleven dry sales with a median of 69% and thirty-three grass sales with a median of 72%.

It is believed that Sheridan County is in compliance for level of value for agricultural land, and since no major subclass is outside of acceptable range, no non-binding recommendations will be made.

2010 Correlation Section

For Sheridan 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:

Analysis of the County's agricultural sales qualification and review process reveals that it consists of a questionnaire mailed to the buyer of all three property classes within the County—excluding obvious exceptions, such as partial interests, family sales, etc. The Assessor estimates that the response rate via returned questionnaires is about 90%. The remaining 10% of sales have a questionnaire mailed to the seller of the property. Any remaining non-responses are deemed as qualified sales, unless future information is discovered that would disqualify them.

2010 Correlation Section

For Sheridan 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	69%	61%	69%

2010 Correlation Section

For Sheridan 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 Sheridan 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 PRF measures for Sheridan County, which are considered as one part of the analysis of the County's assessment practices.

	COD	PRD
R&O Statistics	29.61	113.71

AGRICULTURAL LAND:

Neither measure of assessment quality is within its respective recommended range (as discussed above). Since all sales were necessary to ensure proportionality among study years and representativeness by majority land use, it would be meaningless to re-examine the effect on the two statistical figures by the hypothetical elimination of extreme outliers.

Total Real Property Sum Lines 17, 25, & 30	Records : 8,166	Value : 564,964,642	Growth 1,847,386	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	325	442,126	27	64,886	55	362,344	407	869,356	
02. Res Improve Land	1,601	5,908,951	74	693,744	282	4,591,171	1,957	11,193,866	
03. Res Improvements	1,605	46,255,449	74	3,950,419	286	20,580,062	1,965	70,785,930	
04. Res Total	1,930	52,606,526	101	4,709,049	341	25,533,577	2,372	82,849,152	601,602
% of Res Total	81.37	63.50	4.26	5.68	14.38	30.82	29.05	14.66	32.57
05. Com UnImp Land	64	280,998	5	19,643	11	34,814	80	335,455	
06. Com Improve Land	318	2,643,751	17	75,999	39	190,542	374	2,910,292	
07. Com Improvements	318	15,864,265	17	673,587	43	2,580,095	378	19,117,947	
08. Com Total	382	18,789,014	22	769,229	54	2,805,451	458	22,363,694	1,237,604
% of Com Total	83.41	84.02	4.80	3.44	11.79	12.54	5.61	3.96	66.99
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	24	244,308	24	244,308	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	24	244,308	24	244,308	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.29	0.04	0.00
Res & Rec Total	1,930	52,606,526	101	4,709,049	365	25,777,885	2,396	83,093,460	601,602
% of Res & Rec Total	80.55	63.31	4.22	5.67	15.23	31.02	29.34	14.71	32.57
Com & Ind Total	382	18,789,014	22	769,229	54	2,805,451	458	22,363,694	1,237,604
% of Com & Ind Total	83.41	84.02	4.80	3.44	11.79	12.54	5.61	3.96	66.99
17. Taxable Total	2,312	71,395,540	123	5,478,278	419	28,583,336	2,854	105,457,154	1,839,206
% of Taxable Total	81.01	67.70	4.31	5.19	14.68	27.10	34.95	18.67	99.56

Schedule II : Tax Increment Financing (TIF)

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

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	238	0	500	738

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	12	111,396	5	313,769	4,293	317,052,215	4,310	317,477,380
28. Ag-Improved Land	1	16,176	1	0	976	96,631,909	978	96,648,085
29. Ag Improvements	1	67,068	1	2,244	1,000	45,312,711	1,002	45,382,023
30. Ag Total							5,312	459,507,488

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	1	1.00	12,000	0	0.00	0	
33. HomeSite Improvements	1	0.00	65,665	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	1.00	1,500	0	0.00	0	
37. FarmSite Improvements	1	0.00	1,403	1	0.00	2,244	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	23	25.00	300,000	23	25.00	300,000	
32. HomeSite Improv Land	699	731.72	8,756,640	700	732.72	8,768,640	
33. HomeSite Improvements	778	0.00	33,497,434	779	0.00	33,563,099	7,480
34. HomeSite Total				802	757.72	42,631,739	
35. FarmSite UnImp Land	27	70.84	74,760	27	70.84	74,760	
36. FarmSite Improv Land	767	1,385.56	2,031,355	768	1,386.56	2,032,855	
37. FarmSite Improvements	936	0.00	11,815,277	938	0.00	11,818,924	700
38. FarmSite Total				965	1,457.40	13,926,539	
39. Road & Ditches	0	6,278.46	0	0	6,278.46	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,767	8,493.58	56,558,278	8,180

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	8	1,296.28	187,604	8	1,296.28	187,604

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	24,300.21	34.95%	19,680,736	44.62%	809.90
47. 2A1	732.78	1.05%	512,946	1.16%	700.00
48. 2A	16,616.63	23.90%	11,050,074	25.05%	665.00
49. 3A1	806.47	1.16%	497,948	1.13%	617.44
50. 3A	8,326.92	11.98%	4,496,535	10.19%	540.00
51. 4A1	16,956.94	24.39%	7,206,767	16.34%	425.00
52. 4A	1,782.67	2.56%	661,715	1.50%	371.19
53. Total	69,522.62	100.00%	44,106,721	100.00%	634.42
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	38,084.37	24.28%	14,091,247	27.95%	370.00
56. 2D1	2,669.63	1.70%	961,069	1.91%	360.00
57. 2D	59,627.46	38.01%	20,869,989	41.39%	350.01
58. 3D1	1,123.80	0.72%	348,380	0.69%	310.00
59. 3D	6,172.38	3.94%	1,851,714	3.67%	300.00
60. 4D1	41,840.09	26.67%	10,460,325	20.75%	250.01
61. 4D	7,338.41	4.68%	1,834,684	3.64%	250.01
62. Total	156,856.14	100.00%	50,417,408	100.00%	321.42
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	22,810.40	1.79%	7,343,258	2.39%	321.93
65. 2G1	3,729.16	0.29%	1,022,253	0.33%	274.12
66. 2G	68,434.59	5.36%	17,929,482	5.85%	261.99
67. 3G1	4,896.33	0.38%	1,244,196	0.41%	254.11
68. 3G	43,167.39	3.38%	10,522,884	3.43%	243.77
69. 4G1	752,953.64	58.93%	183,725,154	59.90%	244.01
70. 4G	381,684.37	29.87%	84,951,800	27.70%	222.57
71. Total	1,277,675.88	100.00%	306,739,027	100.00%	240.08
Irrigated Total					
Irrigated Total	69,522.62	4.50%	44,106,721	10.95%	634.42
Dry Total					
Dry Total	156,856.14	10.14%	50,417,408	12.51%	321.42
Grass Total					
Grass Total	1,277,675.88	82.63%	306,739,027	76.12%	240.08
Waste					
Waste	42,151.25	2.73%	1,686,054	0.42%	40.00
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total					
Market Area Total	1,546,205.89	100.00%	402,949,210	100.00%	260.61

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	69,522.62	44,106,721	69,522.62	44,106,721
77. Dry Land	49.27	15,741	0.00	0	156,806.87	50,401,667	156,856.14	50,417,408
78. Grass	411.38	98,331	1,316.81	313,369	1,275,947.69	306,327,327	1,277,675.88	306,739,027
79. Waste	0.00	0	10.00	400	42,141.25	1,685,654	42,151.25	1,686,054
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	460.65	114,072	1,326.81	313,769	1,544,418.42	402,521,369	1,546,205.88	402,949,210

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	69,522.62	4.50%	44,106,721	10.95%	634.42
Dry Land	156,856.14	10.14%	50,417,408	12.51%	321.42
Grass	1,277,675.88	82.63%	306,739,027	76.12%	240.08
Waste	42,151.25	2.73%	1,686,054	0.42%	40.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	1,546,205.88	100.00%	402,949,210	100.00%	260.61

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

81 Sheridan

	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	77,394,301	82,849,152	5,454,851	7.05%	601,602	6.27%
02. Recreational	244,308	244,308	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	42,582,732	42,631,739	49,007	0.12%	7,480	0.10%
04. Total Residential (sum lines 1-3)	120,221,341	125,725,199	5,503,858	4.58%	609,082	4.07%
05. Commercial	21,308,114	22,363,694	1,055,580	4.95%	1,237,604	-0.85%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	13,535,929	13,926,539	390,610	2.89%	700	2.88%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	34,844,043	36,290,233	1,446,190	4.15%	1,238,304	0.60%
10. Total Non-Agland Real Property	155,065,384	162,015,432	6,950,048	4.48%	1,847,386	3.29%
11. Irrigated	33,871,437	44,106,721	10,235,284	30.22%		
12. Dryland	48,397,133	50,417,408	2,020,275	4.17%		
13. Grassland	249,623,871	306,739,027	57,115,156	22.88%		
14. Wasteland	430,373	1,686,054	1,255,681	291.77%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	332,322,814	402,949,210	70,626,396	21.25%		
17. Total Value of all Real Property (Locally Assessed)	487,388,197	564,964,642	77,576,445	15.92%	1,847,386	15.54%

SHERIDAN COUNTY
PLAN OF ASSESSMENT
2010, 2011 & 2012

INTRODUCTION

Sheridan County is 69 miles long and 36 miles wide, being the fourth largest county in area in Nebraska. It is located in the Nebraska Panhandle joining South Dakota on the north with only Dawes and Sioux Counties between it and Wyoming to the west and Cherry County to the east.

The north portion of the county is pine covered hills and canyons, perfect for hunting and raising cattle. Cropland, both dry and irrigated, fills the next portion of the county, with the south two-thirds being sandhills complete with lakes of all sizes and sub-irrigated meadowland, perfect for fishing and raising cattle.

The staff of the Sheridan County Assessor's office consists of the Assessor, 1 Part time Deputy Assessor & two full-time Clerks shortly as I am in the process of hiring a new employee. The County does not currently have a contract with an appraiser or appraisal firm. Jerry Knoche, doing business as Knoche Appraisal & Consulting L.L.C., is doing sales studies and appraisals on an "as needed" basis. Craig Stouffer, a local contractor, is doing the physical inspections of all new construction and remodeling, with Jerry helping with the difficult properties.

PURPOSE

Pursuant to Neb. Laws 2005, LB 263, Section 9, and Directive 05-4 of the Property Assessment & Taxation, the Assessor shall submit a Plan of Assessment to the County Board of Commissioners on or before July 31. The Plan of Assessment shall describe the assessment actions the County Assessor plans to make for the next assessment year and the two years thereafter. The Assessor shall amend the plan, if necessary, after the budget is approved by the County Board. On or before October 31 of each year, the County Assessor shall electronically send a copy of the plan and any amendments to the Department of Property Assessment & Taxation.

MISSION STATEMENT

The mission of the Sheridan County Assessor's Office is to provide accurate, fair and equitable valuations for all property in the county and continually inform the property owners of said values in accordance with current state statutes and regulations.

PLAN OF ASSESSMENT 2010

STAFF

The staff of the Sheridan County Assessor's office is set forth in the introduction section of this Plan of Assessment.

BUDGET

The Assessor will annually determine the funding necessary to operate the office for the coming fiscal year and submit her request to the County Board of Commissioners. Special attention will be given to insure that funding will be sufficient to cover all of the plans of assessment.

The County Assessor requested and received \$86,390 for operating expenses (Fund 605) for the 2008-2009 fiscal year. There is also an Appraisal Update budget (Fund 702) in the amount of \$85,490. The cost of all computer hardware and software is paid from a fund other than those mentioned above. Also for 2009-2010 fiscal year the County Assessor requested \$90,634 for operating expenses (Fund 605). The Appraisal Update budget (Fund 702) requested the amount of \$92,300 for 2009-2010 fiscal year. The budget that was approved by the County Board for Fund 605 County Assessor is 90,640 for 2009-2010. The budget adopted for the Appraisal Update yet, (Fund 702) was cut and is 90,000 for the 2009-2010 fiscal year. The computer hardware and software will continue to be paid from another account.

CONTINUING EDUCATION/TRAINING

The Assessor or Deputy will attend any courses or workshops necessary to secure the hours of continuing education required for the continuation of the Assessor's Certificate issued by the Property Tax Administrator or State Tax Commissioner.

The Panhandle County Assessors meet monthly to share problems, ideas and frustrations. These sessions provide uniformity of action, solutions to many problems and an invaluable support system.

COMPUTERS

All computer software is contracted through the Department of Property Assessment & Taxation and includes CAMA, personal property and the administrative packages. We have contracted with GIS Workshop to implement GIS for this fiscal year. Currently we are working to get the new soil survey done. Once all the GIS information is done we will implement on line access then after a lot of cleanup work is done.

PERSONAL PROPERTY

In 2009, 938 personal property returns were filed. Of those, 349 are commercial, with a total value of \$3,980,990 and 589 are agricultural, with a value of \$19,939,750. The total value of the personal property as of June 15, 2009, is \$23,920,740.

During 2009, the local newspapers will be used for research to locate new businesses or liquidation of existing businesses or agricultural operations. This research, along with other information received during the year and the Returns filed in 2009, will form the basis for the Returns that will be provided to all personal property owners, who must file, in Sheridan County, for 2010. For the past several years, Personal Property Returns have been mailed to all persons filing a Return the previous year and others that have been discovered during the year, in February of 2009 and this seems to work better as the owners seem to misplace

them if mailed in January.

All information will be verified by the property owners and income tax depreciation worksheets, also known as tax asset listings, will be reviewed before the Returns are signed and filed. Penalties for late filing will be added when applicable.

Shortly after June 1, a letter will be mailed to those who have not filed. The letter will state that no filing has been received and describe the penalties for late filings.

The County Abstract of Assessment Report for Personal Property will be filed as required by 77-1514 of the Nebraska Statutes as Revised.

MOBILE HOME COURT REPORTS

In December, 2009, mobile home court reports will be mailed to all persons who own and operate a mobile home court in Sheridan County in accordance with 77-3706 of the Nebraska Statutes as Revised. Upon receipt of the completed reports, the Assessor and her staff will review the reports to determine whether or not the list is the same as the year before. Any additions or removal of mobile homes will be dealt with in an appropriate manner.

HOMESTEAD EXEMPTIONS

There were 285 homestead exemptions processed in 2008, with an exempted value of \$7,885,565, resulting in a tax loss of \$163,660.20. The preliminary count of homesteads for 2009 is 316 at this time. At this time, the roster shows that there are 289 homesteads that have been approved and 23 that were disapproved for 2008.

Applications for homestead exemptions, along with the appropriate information and income statements, will be mailed to persons receiving an Application last year. The Applications will be reviewed to determine if the property has been sold or the Applicant is now deceased, prior to mailing.

Information about the homestead exemptions will be printed in the local newspapers and sent to the radio station for those who are just becoming eligible for the exemptions and for others who may have applied in previous years. Reminders of the filing deadline will also be published in the newspaper and sent to the radio station. With new legislation introduced in 2007 notices will be mailed to applicants who have not responded by April 1st in accordance to Section 77-3508 under subdivision 1.

After the Applications and supporting forms are filed, they will be checked for accuracy, ownership will be verified, valued will be added, the Applications will be approved or disapproved and the forms mailed to the Department of Revenue as required by statute. Homestead rejection letters will be mailed on or before July 31 in accordance with Section 77-3516 of the Nebraska Revised Statutes.

On or before September 1 of each year, the County Assessor shall determine the average single-family residential value in the county for the current year for purposes of Section 77-3507 to 77-3509, in accordance with Section 77-3506.02 of the Nebraska Revised Statutes. Value will be determined referring to Directive 95-4, issued by the Department of Property Assessment and Taxation, as the guideline. A certification of the value will be sent to the Department of Revenue on or before September 1, as required by said Section. The total number of residential reports, the total value of all residential properties and the exempt amounts will be included in the certification. Information will be obtained from the most current real estate abstract.

For the tax year 2009, it was determined from the Abstract of Assessment for Real Estate, Form 45, as certified March 19, 2009, that there were 2662 single-family residential records in Sheridan County; that the total value of these residences is \$119,991,207. The average assessed value of single-family residential property is \$43,371. The exempt amount is \$40,000 pursuant to Section 77-3501.01(1) and \$50,000 pursuant to 77-3501.01(2).

At this time the average assessed value for single family residential property in Sheridan County for 2010 is unknown yet. The exempt amount is \$40,913 pursuant to Section 77-3501.01(1) and \$52,045 pursuant to 77-3501.01(2) from 2008.

PERMISSIVE EXEMPTIONS

There are 46 organizations which filed for permission exemptions on real estate for the tax year 2009.

In December 2009, Exemption Applications or Affidavits of Use for Continued Tax Exemption will be mailed. Upon receipt of the proper forms, ownership and other pertinent information will be reviewed, recommendations made and the forms filed with the Board of Equalization for their action as required by 7-202.91 of the Nebraska Revised Statutes.

Hearings may be required if questions arise concerning the continuing exempt status on any of the properties.

REAL ESTATE

Sheridan County is the fourth largest county in Nebraska by area. The south two-thirds of the county is grass covered sand hills dotted with lakes of various sizes bordered on the north by the Niobrara River. The north end of the county is pine covered canyons. There is a band of primarily dry cropland (157,565.16 acres) with some irrigation (69,402.61 acres) between the two areas. Grassland occupies about 1,278,261.10 acres with 43,038.94 acres of waste.

In the sand hills area, there are mostly trail roads to buildings and, generally, the trail road ends at a ranch home. This makes physical inspections challenging to say the least. In the north end of the county, roads are few, but generally graveled and can be traveled by a car.

According to the 2009 County Abstract of Assessment of Real Property, Form 45, there are 8,164 records in Sheridan County with a total value of \$487,399,422.

RESIDENTIAL

In 2009, there are 2,360 residential parcels in Sheridan County, 400 unimproved residential parcels and 1,960 improved residential parcels with a total value of \$77,193,265 as of March 19, 2009. 22% of the parcels in Sheridan County are residential accounting for 16% of the total value.

According to the 2009 Reports and Opinion statistics for the current study period, there were 155 qualified sales of residential property with a median of 97.01, a COD of 35.70 and a PRD of 123.67. The level of value, as determined by the Department of Property Assessment & Taxation, is 97% of actual value. The quality of assessment was determined not to be in compliance with generally accepted mass appraisal practices.

The sales roster, sales verification, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to

determine whether or not residential values are in compliance with the various statutes and regulations. Preliminary statistical reports indicated that the Gordon and Rushville residential properties needed an adjustment. The houses and outbuildings received a 4% decrease in value for the tax year 2009. Percentage adjustments will be made, as necessary, to bring residential values within the acceptable range of the guidelines given. Rural residential properties were increased on the land only to be within the acceptable range for 2009. The first acre went to 12,000, the next 4 acres increased to 1,500 per acre and the remaining acres were increased to 500 from 200.

Special attention will be given to those residential properties selling well above or below the assessed value. Physical inspections will be made as needed as well as neighborhood reviews or inspections. Appropriate adjustments will be made as needed.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. No directive has been received from the Department of Property Assessment and Taxation, so no permanent plan is in place at this time. But since the Assessor's workshop in September of 2008, rural Sheridan County will be reviewed by the office with Jerry Knoche's assistance for 2010.

COMMERCIAL

In 2009, there are 456 commercial parcels in Sheridan County, 79 unimproved parcels and 377 improved parcels with a total value of \$21,357,448. Commercial properties account for 5% of the total parcels and also 5% of the total value.

According to the Reports & Opinion statistics for the current study period, there were 38 qualified sales with a median of 93.57, a COD of 48.68 and a PRD of 137.88. The level of value, as determined by the Department of Property Assessment & Taxation, is 94% of actual value after an adjustment of 35% to the land of the commercial properties in all small towns was done for 2009. The quality of assessment is not in compliance with generally accepted mass appraisal practices.

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not commercial values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to bring commercial values within the acceptable range of the guidelines given.

In addition to the information obtained from the above sources, all of the commercial parcels in Sheridan County will be reviewed as funding allows, and then determine whether or not adjustments should be made on an individual basis. The review will consist of physical inspections, drive by inspections and review of property records, as needed.

INDUSTRIAL

There are no industrial parcels in Sheridan County.

RECREATIONAL

In 2006, there are 23 recreational parcels, valued at \$690.00. For 2009, the recreational class was reviewed and an increase of 1,200 per Lot was implemented due to sales occurring here for 2009. So they are now at a value of 27,600. This may be expanded to include agricultural land now being sold for recreational purposes, if appropriate in the next

year if needed.

The sales roster, sales verifications, current year Report & Opinion and whatever other information is available will be used annually to determine whether or not recreational values are in compliance with the various statutes and regulations. Appropriate adjustments will be made.

AGRICULTURAL

In 2009, there are 69,402.61 acres of irrigation with a value of \$33,815,850; 157,565.16 acres of dry crop land with a value of \$48,492,934; 1,278,261.10 acres of grass with a value of \$249,486,746; 43,038.94 acres of waste with a value of \$430,393; 1,296.28 acres owned by Game & Parks, subject to an in lieu of tax, valued at \$187,604 and 370.95 acres exempt from taxation. Agricultural land values account for 67% of the total value.

According to the 2009, Reports & Opinion statistics for the current study period, there were 52 qualified sales of unimproved agricultural land with a median of 70.13, a COD of 31.96 and a PRD of 111.14. The level of value is 70% of actual value. To get the level required, all classes of irrigated, dry crop and grass were increased as well as the site values for 2009. The quality of assessment is not in compliance with generally accepted mass appraisal practices.

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not agricultural values are in compliance with the various statutes and regulations. Values of the various classes will be adjusted, as necessary, to bring agricultural values within the acceptable range of the guidelines given. Physical inspections will continue.

The Assessor, staff and appraisal firm will continually monitor sales to determine if there is a need for market areas.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. However no directive has been received from the Department of Property Assessment and Taxation to date. Since the Assessor's Fall Workshop a review continues of rural Sheridan County with Jerry Knoche's assistance

Abandoned rural home sites and farm sites were identified and values adjusted in 2004. This will be an ongoing project and physical inspections of these sites will continue as part of the regular inspection process.

MINERAL INTEREST

We currently have no taxable mineral interests.

TIF

We currently have no parcels affected by tax increment financing.

SPECIAL VALUE

Two property owners have filed application for special value, which implements special value in Sheridan County. However, it was determined, from a comprehensive study of Ag sales, that there is insufficient non-agricultural and horticultural influence to establish a

value different from the current value per our discussion with our appraiser. However this too, will be an ongoing process each year.

EXEMPT PROPERTIES

There are 684 parcels, which are exempt from taxation.

CENTRALLY ASSESSED PROPERTY

All centrally assessed values certified by the Department of Property Assessment & Taxation, including railroads and public utilities (both real and personal property) will be balanced before the information is entered into the computer. After the tax lists are run, a copy of the appropriate list will be mailed to each entity.

PICK UP WORK

(ALL CLASSES)

Pick up work will begin about August 11. Information accumulated during the year in the form of building permits, owner reports and physical inspections by the Assessor and her staff will be used. Recorded contracts between siding and window companies and property owners are also a very good source of information regarding improvements to homes. Depreciation worksheets, supplied for personal property returns, are another source of building information. Several previously unreported buildings have been discovered in this manner. As new construction is discovered, the property record card will be tagged and the property will be added to the list of work to be done. New construction will be physically inspected in order to determine value. All pick up work will be completed before the statutory deadline for setting values.

Notices will be aired and published reminding property owners of their responsibility to report any improvements to their property in excess of \$2,500.00.

Approximately 163 parcels were inspected for new construction for the 2009 tax year. And, presently there are approximately 200 parcels that will be inspected for 2010. This number could change as we are constantly finding properties that need to be added to the list and inspected by our lister.

LAND USE

(AG)

Copies of the Agland Inventory Report were sent to all owners of agricultural land in 2001 when it was discovered that some of the agricultural land use shown on the property record cards was incorrect. We had thought that we would repeat the process. However, the Natural Resources District is limiting the number of irrigated acres of each property owner to the number of acres reported to the County Assessor. It is expected that the number of irrigated acres will increase over the next few years as irrigated acres from the Assessor's records are compared to FSA maps and the acres actually irrigated, because property owners forget to report changes to the Assessor.

Agreements for electric service to irrigation pumps and stock wells, which have been recorded in the County Clerk's office, are used to help in the determination of new irrigated

land. This is also a tool for discovering new irrigation systems to be added to the personal property returns and pumping equipment for stock wells. Follow up physical inspections are also used.

We did not keep a count of the number of land use changes that were made for 2009. However, for 2010 we hope to start a count of the land use changes that are made.

SOIL SURVEY MAPS

(AG)

Soil survey maps will be updated as land use changes and existing tracts are split. The most recent soil survey maps from the Natural Resources Conservation Service are used in conjunction with the soil survey maps in the office. However with the implementation of GIS the maps will only be used as a reference once the conversion is complete.

521 FORMS

(ALL CLASSES)

There were 577 deeds and 521 forms processed in the fiscal year beginning July 1, 2007, and ending June 30, 2008.

A sale verification system was developed and implemented by the Sheridan County Assessor's office effective October 1, 2003, to replace the work done by the state sale reviewer, which position was terminated on September 5, 2003. Verification forms were developed by using a combination of forms obtained from Panhandle County Assessors and the Department of Property Assessment and Taxation. It is believed that more reliable statistics will be the result of the implementation of this system

521 forms will be reviewed periodically and the Assessor and staff shall use sales verifications and whatever other means they feel necessary to determine whether or not the sale was an arms length transaction and should be used in the determination of value for each of the real estate classifications. The forms and supporting documents will be forwarded to the Property Tax Administration in accordance with the statutes and rules and regulations.

SALES ROSTER

(ALL CLASSES)

Special attention will be given to the sales roster to ascertain whether or not the correct data has been entered from the 521 forms and the supporting documents. The Assessor will supply any and all information required by statute, directives, rules and regulations to the Property Tax Administration at the times and in the manner prescribed to insure total accuracy in all data use. Accuracy is essential because so much emphasis is placed on market and errors can produce a skewed view of the market.

PROPERTY RECORD CARDS

(ALL CLASSES)

Property record cards and all supporting records, including all computer data, will be updated daily as the deeds are received from the County Clerk's office and change of addresses and other information is obtained.

Property record cards contain all the available information regarding the subject property. A simple map showing the location of the parcel within the section appears on each card. All building information appears on each improved parcel, as does a sketch of the house. Photos of the house and all main buildings are also contained in the file as well as the aerial photo of the farms, which were flown in 1985.

CADASTRAL MAPS

(ALL CLASSES)

Our cadastral maps were originally drawn in 1974 on mylar, by an excellent and meticulous draftsman and have been kept up very well over the years.

Cadastral maps will be updated at least monthly. This will include change of ownership, splits of tracts, platting of subdivisions or additions to towns and any other changes required. These may become a thing of the past once GIS is implemented on the computer system.

GIS

Currently, we are implementing the new soil survey on our computer system for the new soil survey conversion from the alpha system to the numerical system which has to be completed by March of 2010. GIS workshop has been hired to implement the new soil survey conversion and it will be done sequentially by township to avoid total confusion.

PROPERTY VALUATION PROTESTS

(ALL CLASSES)

There were 49 protests of value filed during June of 2009 and heard by the Board of Equalization. Twenty nine protests were heard by the Board in 2008. Properties upon which a valuation protest has been filed will be inspected as needed and time allows. These inspections will be made in conjunction with the continuing physical inspection of the County whenever possible. The County Assessor's Recommendation portion of the form will be completed prior to the Board of Equalization hearing whenever possible. The Assessor or Deputy shall attend all hearings since the Revenue's clean up bill this past legislature.

Decisions of the Board will be implemented or appealed to the Tax Equalization and Review Commission as is appropriate.

The Assessor shall prepare a list of undervalued, overvalued and omitted real estate and submit it to the Board of Equalization as necessary.

Of the 29 protests filed in 2008, there was one that appealed to the Tax Equalization & Review Commission. As of this date no appeals for 2009 have been filed to the Tax Equalization & Review Commission.

The appeal to the Tax Equalization & Review Commission from the 2006 protest was settled before the hearing occurred.

The County Assessor shall prepare and submit any evidence necessary to defend the property values, which have been appealed to the Tax Equalization & Review Commission by a property owner, as well as attending any hearings.

PHYSICAL INSPECTIONS

(ALL CLASSES)

The County Assessor and staff will continue the physical inspection of the real estate in Sheridan County as time and the budget allows. Maps will be maintained to show the progress of the inspections.

Several unreported houses and other buildings have been discovered in the last several years as a direct result of physical inspections making it apparent that more time needs to be devoted to these inspections to insure that all taxable property is properly assessed.

TRUST REPORT

(AG)

The Assessor shall submit the report of land held by trustees to the Secretary of State in compliance with 76-1517 Nebraska Statutes as Revised.

PLAN OF ASSESSMENT

(ALL CLASSES)

The Assessor shall submit a Plan of Assessment to the County Board of Equalization and the Department of Property Assessment and Taxation as provided by statute and rules and regulations.

NOTICE OF VALUATION CHANGE

(ALL CLASSES)

All property owners will be sent notice of any change, either the increase or decrease of value of all real estate on or before June 1, in compliance with Section 77-1315 of the Revised Statutes of Nebraska. In addition, the Assessor will certify the completion of the real estate assessment roll and publish the certification in the newspaper.

In 2009, listings of appropriate sales information were mailed with the Notices. Property owners were able to see what had caused the changes in value. The number of questions decreased, as well as, fewer protests being filed. This practice will continue as long as results are positive. For 2010 a letter of explanation will be included.

Gordon and Rushville residences required a small decrease in value for 2009. An increase of 35% in value on land only occurred for all of the small town commercial properties. Other statistics were not within the acceptable range as far as the median was concerned, so an increase in all classes of all agricultural land was required and a raise of 4,500 to all home sites and 500 to all farm sites to attain acceptable statistics for the Agricultural class for 2009.

NOTICE OF TAXABLE STATUS

(ALL CLASSES)

Pursuant to Section 77-202.12 of the Nebraska Statutes, as Revised, Notices of Taxable

Status will be mailed to governmental subdivisions owning taxable real estate, annually.

REPORTS AND OPINION OF THE PROPERTY TAX ADMINISTRATOR

The opinion of the Property Tax Administrator concerning the level of value of the residential, commercial and agricultural lands will be posted in the office of the County Assessor and mailed to the media as required by the various statues and rules and regulations.

The Assessor shall prepare and submit any evidence necessary to defend the property values that were established as a result of the sale studies and reported in the Reports and Opinion of the Property Tax Administrator, if a show cause hearing is ordered by the Tax Equalization and Review Commission. All such hearings will be attended by the County Assessor, if possible.

CERTIFICATION OF TAXABLE VALUE

The Appropriate Certification of Taxable Value and Value Attributable to Growth will be sent to all governmental subdivisions pursuant to Section 13-509 and 13-518.

The school district taxable value report will be mailed to the Property Tax Administrator on or before August 25 as required by 79-1016 of the Revised Statutes of Nebraska.

INVENTORY

The Assessor will maintain a list of all of the property within the office for which she is responsible along with the purchase price and date of purchase. An inventory of the property will be filed annually.

TAX DISTRICTS

Records will be updated as changes in tax districts occur.

In 2006, all Class I schools were dissolved, resulting in changes to about two-thirds to three-fourths of the property records in Sheridan County. Because of the controversy and general election issue, tax districts were not consolidated at this time, but will be next year, if the school reorganization stands. After checking the tax districts it has been determined that none could be consolidated due to the make up of the tax district. For example the hospital, fire district or school district. However, since the reorganization of schools was not reversed there will be changes or consolidation of tax districts done hopefully before the tax list is run for 2008. At the moment, there has been a change in the fire districts of Hay Springs and Rushville and a tax district has been eliminated and a new one added due to this change for the 2008 tax year. No changes had to be done for the 2009 tax year.

TAX LIST

Personal property and real estate tax lists will be prepared and presented to the County Treasurer as required by Section 77-1613.01 of the Nebraska Revised Statutes. In addition to the daily changes of ownership and splitting current tracts, addresses will be updated and other adjustments made to make a more user friendly tax list.

The tax list shall be based on the levies certified by the Sheridan County Clerk from the budgets submitted by each governmental subdivision.

TAX LIST CORRECTIONS

Corrections to the tax list will be made, as necessary, after approval by the County Board of Equalization.

CERTIFICATE OF TAXES LEVIED

The Certificate of Taxes Levied, Form 49, will be filed in accordance with 77-1613.01 of the Nebraska Statutes, as Revised.

The County Assessor will balance the amounts levied, as shown on the Certificate of Taxes Levied, against the tax dollars budget whenever possible.

REPORTS

All reports required by the statutes and by the rules and regulations, will be filed in a timely fashion, including the annual report of value of real estate owned by the Board of Educational Lands and Funds.

REPORT IN ACCORDANCE WITH LB 644

The report required by LB 644 passed in the 2004 Legislative Session will be made on or before December 1 every four years.

PROCEDURES MANUAL

The office procedures manual will be updated periodically to reflect changes in office procedures, values of agricultural land by class, statutory requirements and other applicable changes.

RECORDS MANAGEMENT

All records and files will be retained in accordance with the records retention and disposition schedule recommended by the States Records Administrator.

PLAN OF ASSESSMENT 2011

REAL ESTATE

RESIDENTIAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available, will be used annually to determine whether or not residential values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to bring residential values within the acceptable range of the guidelines given.

Special attention will be give to those residential properties selling well above or below the assessed value. Physical inspects will be made as needed as well as neighborhood reviews or inspections. Appropriate adjustments will be made as needed.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. However, at this time no directive has been received from the Department of Property Assessment and Taxation. So no permanent plan has been put in to place at this time. However, since the Assessor's Fall Workshop in September a portion of the agricultural land and improvements in Sheridan County will be reviewed by the office with Jerry Knoche's assistance. The rural area was the first to be reviewed previously. This will be ongoing process over the next six years.

COMMERCIAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not commercial values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to being commercial values within the acceptable range of the guidelines given.

In addition to the information obtained from the above sources, all of the commercial parcels in Sheridan County will be reviewed as funding allows, and determine whether or not adjustments should be made on an individual basis. The review will consist of physical inspections, drive by inspections and review of property records, as needed. It is also believed that the sales verification system, developed and implemented in October of 2003, will help to create more reliable statistics for future use.

INDUSTRIAL

There are no industrial parcels in Sheridan County.

RECREATIONAL

The sales roster, sales verifications, current year Report & Opinion and whatever other information is available will be used annually to determine whether or not recreational values are in compliance with the various statutes and regulations. Appropriate adjustments will be made.

AGRICULTURAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available, will be used annually to determine whether or not agricultural values are in compliance with the various statutes and regulations. Values of the various classes will be adjusted by percentage, if necessary, to bring agricultural values within the acceptable range of the guidelines given. Physical inspections will continue.

The Assessor, staff and appraisal firm will continue to monitor sales to determine if there is a need for market areas.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. However, as to date no directive has been received from the Department of Property Assessment and Taxation so, no permanent plan is in place as of yet. However, since the Assessor's Fall Workshop a portion of the Agricultural will be the first to be reviewed since it was the first to be done in the last review. Jerry Knoche will assist the office in the review process. This will be ongoing process over the next six years.

GIS

This will be updated daily once implemented in 2009 and will be ongoing process for our office.

SPECIAL VALUE

Plans for 2011 will depend on the outcome of the study to be conducted in the fall of 2009.

In addition to the foregoing, the County Assessor shall perform all such other duties as the statutes and rules and regulations require and to promote a used friendly office environment for staff, property owners and researchers that come in to the office.

PLAN OF ASSESSMENT 2012

REAL ESTATE

RESIDENTIAL

The sales roster, sales verifications, current year Reports & Opinions of the Property Tax Administrator and other information available will be used annually to determine as to whether or not the residential values are in compliance with the statutes and regulations provided by the Department of Property Assessment and Taxation. Percentage adjustments will be made, if necessary, to bring the residential values within the acceptable range of the guidelines given.

Those properties that are selling above the assessed value will be inspected as well as those selling below our assessed value. Physical inspections will be done by the assessor or the lister who works for the office part time as well as neighborhood reviews. Adjustments will be made per these inspections and reviews.

Due to new legislation in 2007 it will become mandatory that over a six year period a portion of the county be reviewed each year. No directive has been received from the Department of Property Assessment and Taxation at this time. Once this is received a permanent plan will be put into place for the review of the county. Since the Assessor's Fall Workshop in September it has been decided to start reviewing a portion of the Agricultural land and improvements in the county since it was done first years ago in the review process. Jerry Knoche will assist the office on the review process. This will be an ongoing process over the next six years until all of the county has been reviewed.

COMMERCIAL

The sales roster, sales verifications, current year Reports & Opinions of the Property Tax Administrator and other information available will be used annually to determine as to whether or not the commercial values are in compliance with the statutes and regulations provided by the Department of Property Assessment and Taxation. Percentage adjustments will be made, if necessary, to bring the commercial values within the acceptable range of the guidelines given.

In addition to the information above the commercial properties in Sheridan County will be reviewed as part of the six year portion of plan of assessment as mentioned above in the residential plan of assessment.

The sales verification system developed in October of 2003 has helped to create a more reliable system of statistics for our future use.

INDUSTRIAL

So far there are no industrial parcels in Sheridan County.

RECREATIONAL

The sales roster, sales verifications, current Reports & Opinions and other information will be used annually to determine whether or not recreational values are in compliance with the statutes and regulations. Appropriate adjustments will be made to the values as needed.

GIS

The GIS system, once implemented in 2009 will be updated daily and will be an ongoing process for the office.

AGRICULTURAL

The sales roster, sales verifications, current year Reports & Opinions of the Property Tax Administrator will be used annually to determine whether or not the agricultural values are in compliance with the statutes and regulations. Values will be adjusted accordingly to be within the acceptable range of the guidelines given. Physical inspections will continue. The Assessor, staff and appraisal firm will continue to monitor all sales to determine if there is a need for market areas in Sheridan County.

Per new legislation from 2007, it will be mandatory that over a six year period a portion of the county will be reviewed each year. Once a directive is received from the Department of Property Assessment and Taxation a plan will be implemented. No plan is in place as of this date.

Since the Assessor's Fall Workshop it has been decided that a portion of the Agricultural area in the county would be reviewed first with Jerry Knoche's assistance and the process would be ongoing over the next six years until all the county has been reviewed.

SPECIAL VALUE

Plans for 2012 will depend on the outcome of the study to be conducted in the fall of 2009.

The County Assessor shall continue to perform all such other duties as the statutes and rules and regulations require of her. The office will be open and user friendly to all staff, property owners and others that need any of the information that the office has to offer.

COMMENTS:

Annual valuation of all real estate to market is a large project, even with computers to do the mundane work for us.

The constant fluctuation of assessed values makes the budget process very difficult for

the various governmental subdivisions that are concerned with statutory levy limits and lid requirements. This is especially true of towns, which are affected by even small market fluctuations. The small towns such as those in Sheridan County do have quite a time just surviving as do others across the state of Nebraska.

Few sales and an erratic market made commercial valuations a special problem again this year. Although a complete reappraisal of the commercial properties was done recently, erratic purchase prices continue to be make valuation difficult to say the least. We are continuing to review all commercial properties hoping for better statistics and there is hope that a complete new review over the next six years will be of some help. However, as long as people pay a premium to own the only grocery store in 15 miles or the only New Holland machinery store in 45 miles, there will be problems. The franchise often goes with the building, but is never set out as such on the 521.

Unfortunately, most of what an Assessor can do is based on funding, over which we have no control. Commissioners continue to be reluctant to begin complete reappraisals and we can't override their decisions. New legislation passed in 2007 of which it becomes mandatory to review the county will hopefully let us do the reappraisal that we so desperately need. The longer that I work in the Assessor's office, it seems that there is less time for the Assessor to get all of the duties done as required by the regulations and statutes passed by the legislature each year. But I will keep trying each year.

Respectfully submitted this 26th day of October, 2009.

Trudy A. Winter
Sheridan County Assessor

2010 Assessment Survey for Sheridan County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	One—part time
2.	Appraiser(s) on staff
	None
3.	Other full-time employees
	Two
4.	Other part-time employees
	None
5.	Number of shared employees
	None
6.	Assessor's requested budget for current fiscal year
	\$90,634
7.	Adopted budget, or granted budget if different from above
	\$90,640
8.	Amount of the total budget set aside for appraisal work
	None—this comes from a separate budget.
9.	Appraisal/Reappraisal budget, if not part of the total budget
	\$90,000 (requested \$92,300)
10.	Part of the budget that is dedicated to the computer system
	None
11.	Amount of the total budget set aside for education/workshops
	\$4,850
12.	Other miscellaneous funds
	None
13.	Was any of last year's budget not used:
	Yes, \$37,355.07

B. Computer, Automation Information and GIS

1.	Administrative software
	New MIPS
2.	CAMA software
	New MIPS
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	The part-time Deputy Assessor

5.	Does the county have GIS software?
	Yes—presently, GIS Workshop is working with the County to implement this.
6.	Who maintains the GIS software and maps?
	GIS Workshop, Assessor and staff.
7.	Personal Property software:
	New MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Gordon, Hay Springs and Rushville
4.	When was zoning implemented?
	1981

D. Contracted Services

1.	Appraisal Services
	Knoche Appraisal
	Other services
	New MIPS for administrative, CAMA and personal property software.

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 Sheridan 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