

# Table of Contents

## **2010 Commission Summary**

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

### **Residential Reports**

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

### **Residential Correlation**

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

### **Commercial Reports**

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

### **Commercial Correlation**

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

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

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

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

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

**County Reports**

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

**Certification****Maps**

Market Areas  
Registered Wells > 500 GPM  
Geo Codes  
Soil Classes

**Valuation History Charts**



## 2010 Commission Summary

### 82 Sherman

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#### Residential Real Property - Current

Number of Sales	54	Median	98
Total Sales Price	\$2,641,550	Mean	101
Total Adj. Sales Price	\$2,640,350	Wgt. Mean	96
Total Assessed Value	\$2,521,930	Average Assessed Value of the Base	\$39,216
Avg. Adj. Sales Price	\$48,895	Avg. Assessed Value	\$46,702

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#### Confidence Interval - Current

95% Median C.I	97.36 to 100.86
95% Mean C.I	94.24 to 107.62
95% Wgt. Mean C.I	90.75 to 100.28

% of Value of the Class of all Real Property Value in the County	16.21
% of Records Sold in the Study Period	3.35
% of Value Sold in the Study Period	3.98

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#### Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	74	98	98
2008	74	94	94
2007	67	95	95
2006	66	94	94

## 2010 Commission Summary

**82 Sherman**

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### Commercial Real Property - Current

Number of Sales	13	Median	98
Total Sales Price	\$256,980	Mean	104
Total Adj. Sales Price	\$265,980	Wgt. Mean	96
Total Assessed Value	\$256,140	Average Assessed Value of the Base	\$39,916
Avg. Adj. Sales Price	\$20,460	Avg. Assessed Value	\$19,703

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### Confidence Interval - Current

95% Median C.I	85.75 to 127.70
95% Mean C.I	85.74 to 122.65
95% Wgt. Mean C.I	71.84 to 120.76

% of Value of the Class of all Real Property Value in the County	2.21
% of Records Sold in the Study Period	6.02
% of Value Sold in the Study Period	2.97

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### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	9	100	95
2008	10	100	104
2007	5	100	109
2006	8	100	100



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

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

### **Residential Real Property**

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

### **Commercial Real Property**

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

### **Agricultural Land or Special Valuation of Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Sherman County is 69% of market value. The quality of assessment for the class of agricultural land in Sherman County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



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

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Ruth A. Sorensen  
Property Tax Administrator



## **2010 Assessment Actions for Sherman County**

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

#### **Residential**

The Valuation Groupings were reviewed for statistical compliance. The following adjustments were made:

The Villages of Ashton and Rockville received adjustments applied to the base cost of the improvements.

The Villages of Litchfield and Hazard received adjustments to the valuation approach through depreciation and the application of effective ages to the improvements. These actions were followed through with a unit of comparison study focusing on the square-foot of assessed value in relationship to the square-foot of selling price.

The City of Loup City, the Acreages and Sherman Lake were not adjusted outside the scheme of pickup work and sales review.

All pickup work reviewed and completed.

## 2010 Assessment Survey for Sherman County

### Residential Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Appraiser Assistant
2.	<b>List the valuation groupings used by the County:</b>
	<ul style="list-style-type: none"> <li>1 – Loup City</li> <li>2 – Ashton</li> <li>3 – Hazard</li> <li>4 – Litchfield</li> <li>5 – Rockville</li> <li>10 – Sherman Lake</li> <li>15 - Acreage</li> </ul>
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	<ul style="list-style-type: none"> <li>1 - Largest community, active retail/business, grain elevator, K-12 school, on highway, permits</li> <li>2 - Small community, retail/business, on highway, fuel station, post office, no school, permits</li> <li>3 - Bedroom community, no post office, no school, no fuel station, one tavern/restaurant, no retail/business, permits</li> <li>4 - Second largest community, active retail/business, on highway, active railroad line, grain elevator, post office, K-12 school, pay-at-pump fuel station only, permits</li> <li>5 - Bedroom community, limited retail/business, permits, post office, no school, no fuel station</li> <li>10 - Trail #12, residential/recreation homes on leased land</li> <li>15 - Rural residential parcel, permits required</li> </ul>
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	The cost approach provided through the CAMA system is used to value improvements in conjunction with depreciation derived from the local market. The sales comparison approach is used in the study of unit of comparison.
4	<b>When was the last lot value study completed?</b>
	Lot studies vary between valuation groups. The most recent revaluation was completed for Litchfield 2008, Loup City 2009 and Sherman Lake leasehold 2009.
a.	<b>What methodology was used to determine the residential lot values?</b>
	All lots are valued by square foot or by the acre.
5.	<b>Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?.</b>
	Yes
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?</b>

	The residential valuations are linked to local market depreciation.
a.	<b>How often does the County update depreciation tables?</b>
	Statistical market indicators are studied annually which provides valuation direction within the valuation groupings.
7.	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	Appraiser Assistant
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?</b>
	Yes
8.	<b>What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	Two of 13 townships were reviewed in 2009, Litchfield was completed in 2008; Hazard in 2009.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	A simple check off list with maps, pick-up work lists and sales reviews.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Non-reviewed properties are not adjusted.

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	54	<b>MEDIAN:</b>	<b>98</b>	COV:	24.85	95% Median C.I.:	97.36 to 100.86
TOTAL Sales Price:	2,641,550	WGT. MEAN:	96	STD:	25.08	95% Wgt. Mean C.I.:	90.75 to 100.28
TOTAL Adj.Sales Price:	2,640,350	MEAN:	101	AVG.ABS.DEV:	13.27	95% Mean C.I.:	94.24 to 107.62
TOTAL Assessed Value:	2,521,930						
AVG. Adj. Sales Price:	48,895	COD:	13.50	MAX Sales Ratio:	220.25		
AVG. Assessed Value:	46,702	PRD:	105.67	MIN Sales Ratio:	49.85		

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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	14	101.71	108.27	105.42	9.48	102.71	94.27	158.17	98.26 to 118.87	42,967	45,296
10/01/07 TO 12/31/07	5	97.44	95.11	96.59	2.64	98.48	85.28	97.97	N/A	67,760	65,447
01/01/08 TO 03/31/08	3	94.57	95.33	95.41	6.49	99.91	86.50	104.91	N/A	37,166	35,461
04/01/08 TO 06/30/08	7	98.36	97.14	97.36	4.11	99.78	84.21	104.94	84.21 to 104.94	38,285	37,274
07/01/08 TO 09/30/08	7	84.77	82.06	78.85	20.24	104.08	49.85	114.64	49.85 to 114.64	38,228	30,142
10/01/08 TO 12/31/08	5	97.46	100.00	93.83	18.81	106.58	64.38	142.66	N/A	99,000	92,889
01/01/09 TO 03/31/09	4	96.07	96.44	94.19	5.56	102.39	90.92	102.71	N/A	58,475	55,080
04/01/09 TO 06/30/09	9	99.00	114.75	91.81	27.05	124.98	63.25	220.25	90.73 to 159.04	36,000	33,052
<u>Study Years</u>											
07/01/07 TO 06/30/08	29	98.36	101.98	100.67	7.51	101.30	84.21	158.17	97.44 to 101.89	45,512	45,817
07/01/08 TO 06/30/09	25	97.46	99.72	90.36	20.51	110.35	49.85	220.25	90.92 to 102.71	52,820	47,729
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	22	96.22	92.75	91.30	13.34	101.58	49.85	142.66	84.77 to 101.10	51,913	47,397
<u>ALL</u>											
	54	98.29	100.93	95.51	13.50	105.67	49.85	220.25	97.36 to 100.86	48,895	46,702

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	28	98.41	100.85	97.57	10.28	103.36	63.25	159.04	97.44 to 104.51	52,748	51,467
02	6	93.07	109.69	93.41	33.65	117.43	65.06	220.25	65.06 to 220.25	21,333	19,926
03	2	94.87	94.87	92.70	4.36	102.34	90.73	99.00	N/A	52,500	48,667
04	10	97.94	102.46	98.46	6.43	104.06	93.88	142.66	94.57 to 102.75	51,170	50,381
05	4	91.52	88.09	76.19	13.82	115.62	64.38	104.94	N/A	30,400	23,162
10	1	90.92	90.92	90.92			90.92	90.92	N/A	122,000	110,925
15	3	102.71	103.58	89.41	35.15	115.84	49.85	158.17	N/A	58,366	52,188
<u>ALL</u>											
	54	98.29	100.93	95.51	13.50	105.67	49.85	220.25	97.36 to 100.86	48,895	46,702

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	51	98.26	99.91	94.67	12.81	105.53	49.85	220.25	97.36 to 100.51	48,506	45,920
2	2	132.09	132.09	155.24	19.75	85.09	106.00	158.17	N/A	22,250	34,540
3	1	90.92	90.92	90.92			90.92	90.92	N/A	122,000	110,925
<u>ALL</u>											
	54	98.29	100.93	95.51	13.50	105.67	49.85	220.25	97.36 to 100.86	48,895	46,702

**PAD 2010 R&O Statistics**

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State Stat Run

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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	52	98.29	101.12	95.73	13.82	105.64	49.85	220.25	97.36 to 100.86	48,333	46,268
06	1	90.92	90.92	90.92			90.92	90.92	N/A	122,000	110,925
07	1	101.10	101.10	101.10			101.10	101.10	N/A	5,000	5,055
<u>ALL</u>	<u>54</u>	<u>98.29</u>	<u>100.93</u>	<u>95.51</u>	<u>13.50</u>	<u>105.67</u>	<u>49.85</u>	<u>220.25</u>	<u>97.36 to 100.86</u>	<u>48,895</u>	<u>46,702</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>	<u>1 TO 4999</u>	<u>3</u>	<u>106.00</u>	<u>140.93</u>	<u>134.72</u>	<u>38.90</u>	<u>104.61</u>	<u>96.54</u>	<u>220.25</u>	<u>N/A</u>	<u>2,366</u>	<u>3,188</u>
	<u>5000 TO 9999</u>	<u>1</u>	<u>101.10</u>	<u>101.10</u>	<u>101.10</u>			<u>101.10</u>	<u>101.10</u>	<u>N/A</u>	<u>5,000</u>	<u>5,055</u>
<u>Total \$</u>	<u>1 TO 9999</u>	<u>4</u>	<u>103.55</u>	<u>130.97</u>	<u>120.83</u>	<u>31.05</u>	<u>108.40</u>	<u>96.54</u>	<u>220.25</u>	<u>N/A</u>	<u>3,025</u>	<u>3,655</u>
	<u>10000 TO 29999</u>	<u>19</u>	<u>102.75</u>	<u>103.41</u>	<u>102.14</u>	<u>15.87</u>	<u>101.25</u>	<u>65.06</u>	<u>159.04</u>	<u>85.28 to 114.64</u>	<u>18,607</u>	<u>19,006</u>
	<u>30000 TO 59999</u>	<u>12</u>	<u>98.28</u>	<u>102.50</u>	<u>103.00</u>	<u>8.40</u>	<u>99.51</u>	<u>86.50</u>	<u>158.17</u>	<u>94.57 to 102.71</u>	<u>38,816</u>	<u>39,980</u>
	<u>60000 TO 99999</u>	<u>14</u>	<u>97.75</u>	<u>89.42</u>	<u>89.61</u>	<u>10.07</u>	<u>99.79</u>	<u>49.85</u>	<u>101.52</u>	<u>64.38 to 99.33</u>	<u>78,257</u>	<u>70,125</u>
	<u>100000 TO 149999</u>	<u>3</u>	<u>95.90</u>	<u>94.73</u>	<u>94.58</u>	<u>2.24</u>	<u>100.15</u>	<u>90.92</u>	<u>97.36</u>	<u>N/A</u>	<u>113,600</u>	<u>107,448</u>
	<u>150000 TO 249999</u>	<u>2</u>	<u>97.76</u>	<u>97.76</u>	<u>97.27</u>	<u>6.83</u>	<u>100.51</u>	<u>91.08</u>	<u>104.44</u>	<u>N/A</u>	<u>186,250</u>	<u>181,162</u>
<u>ALL</u>	<u>54</u>	<u>98.29</u>	<u>100.93</u>	<u>95.51</u>	<u>13.50</u>	<u>105.67</u>	<u>49.85</u>	<u>220.25</u>	<u>97.36 to 100.86</u>	<u>48,895</u>	<u>46,702</u>	



**2010 Correlation Section  
for Sherman County**

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**Residential Real Property**

**I. Correlation**

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

RESIDENTIAL:In correlating the assessment practices and the calculated statistics for the residential class of property in Sherman County, it is the opinion of the Division that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population. All valuation groupings that are adequately represented in the sales file are within, or round to within, the acceptable range of 92% to 100%. Two valuation groupings, the Sherman Lake area and Acreages, are both just slightly out of the range but neither grouping has sufficient sales for a recommendation. The PRD is slightly above the acceptable range, however Sherman County tries to utilize as many sales as possible. Consequently, low dollar sales and outliers may have a negative affect on the qualitative measures.

Discussions throughout the past year between the Sherman County Assessment Manager and her field liaison have revealed that the Assessment Manager and appraisal staff are knowledgeable with all types of property in their county and the valuation trends, problem areas, statistical reviews and economic outlook in their county.

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

**2010 Correlation Section  
for Sherman County**

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## **II. Analysis of Sales Verification**

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

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

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

RESIDENTIAL:All residential, commercial and agricultural sales are reviewed by researching the deed. Sale verification questionnaires are mailed to both the buyer and seller of the property. The questionnaire asked for details to assist the assessor in discovering the terms of the sale. The document asks how the selling price was established, whether any personal property was involved in the sale, how the property was listed for sale, whether any part of the property will be used for a non-residential purpose, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. Telephone contact is made to the buyer or seller if there are additional questions concerning the sale. Additional resources such as attorneys and real estate agents are utilized in this process to acquire more accurate information concerning sales. Physical on-site reviews are also performed on the sales as deemed appropriate to verify data at time of sale. The return percentage of the questionnaires is 65%. Additionally, sales in the study period are monitored for any changes that may take place after the purchase.

A review of the 98 non-qualified sales was conducted. Although only one sale was coded as substantially changed, explanations of disqualified sales indicate that there were 5 sales that had substantially changed since the date of the sale. Additionally, there were 21 sales that were disqualified as mobile homes, 16 family sales, and 11 sales that were never on the open market. The remainder of the disqualified sales were a mixture of partial interest sales, foreclosures, estate settlements or other legal actions. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the residential class of property.

**2010 Correlation Section  
for Sherman County**

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**III. Measure of Central Tendency**

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98</b>	<b>96</b>	<b>101</b>

**2010 Correlation Section  
for Sherman County**

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

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section  
for Sherman County**

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>13.50</b>	<b>105.67</b>

RESIDENTIAL: A review of the qualitative measures indicates good assessment uniformity. The co-efficient of dispersion is within the range and the price-related differential is slightly above the acceptable range. The hypothetical removal of the two most extreme outliers does bring the PRD well within the range. The qualitative measures indicate that Sherman County has valued residential property in Sherman County uniformly.



## **2010 Assessment Actions for Sherman County**

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

#### **Commercial**

The Valuation Groupings were reviewed for statistical compliance.

The Loup City Valuation Group was adjusted by a factor applied to the base costs. Adjustments to other commercial properties are based on findings through pickup work and sales review.

All pickup work reviewed and completed.

## 2010 Assessment Survey for Sherman County

### Commercial / Industrial Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Appraiser Assistant
2.	<b>List the valuation groupings used by the County:</b> 1 – Loup City 2 – Ashton 3 – Hazard 4 – Litchfield 5 – Rockville 10 – Rural
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b> 1 - Largest community, active retail/business, grain elevator, K-12 school, on highway, permits 2 - Small community, retail/business, on highway, fuel station, post office, no school, permits 3 – Bedroom community, no post office, no school, no fuel station, one tavern/restaurant, no retail/business, permits 4 – Second largest community, active retail/business, on highway, active railroad line, grain elevator, post office, K-12 school, pay-at-pump fuel station only, permits 5 - Bedroom community, limited retail/business, permits, post office, no school, no fuel station 10 - Rural commercial parcels, permits required
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	The cost approach provided through the CAMA system is used to value improvements in conjunction with depreciation derived from the local market. The sales comparison approach is used in the study of unit of comparison.
4	<b>When was the last lot value study completed?</b>
	2000
a.	<b>What methodology was used to determine the commercial lot values?</b>
	All lots are valued by square foot or by the acre.
5.	<b>Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?</b>
	Yes
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?</b>
	The valuations are linked to local market depreciation.

a.	<b>How often does the County update the depreciation tables?</b>
	Statistical market indicators are studied annually which provides valuation direction within the valuation groupings.
7.	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	Appraiser Assistant
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?</b>
	Yes
8.	<b>What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)</b>
	We are 3 years into the requirements of this law. The commercials were re-listed in 2000. In 2009 new photos were taken for Litchfield and Hazard.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	A simple check off list with maps, pick-up work lists and sales reviews.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Non-reviewed parcels are not adjusted.

**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:	13	<b>MEDIAN:</b>	<b>98</b>	COV:	29.31	95% Median C.I.:	85.75 to 127.70	(! : Derived)
TOTAL Sales Price:	256,980	WGT. MEAN:	96	STD:	30.54	95% Wgt. Mean C.I.:	71.84 to 120.76	
TOTAL Adj.Sales Price:	265,980	MEAN:	104	AVG.ABS.DEV:	22.10	95% Mean C.I.:	85.74 to 122.65	
TOTAL Assessed Value:	256,140							
AVG. Adj. Sales Price:	20,460	COD:	22.48	MAX Sales Ratio:	158.90			
AVG. Assessed Value:	19,703	PRD:	108.20	MIN Sales Ratio:	36.33			

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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	1	120.96	120.96	120.96			120.96	120.96	N/A	42,480	51,385
10/01/06 TO 12/31/06	2	123.60	123.60	124.81	3.32	99.03	119.50	127.70	N/A	17,000	21,217
01/01/07 TO 03/31/07	2	90.16	90.16	91.87	4.90	98.15	85.75	94.58	N/A	13,000	11,942
04/01/07 TO 06/30/07											
07/01/07 TO 09/30/07	1	36.33	36.33	36.33			36.33	36.33	N/A	40,000	14,530
10/01/07 TO 12/31/07	1	92.20	92.20	92.20			92.20	92.20	N/A	25,000	23,050
01/01/08 TO 03/31/08	1	83.14	83.14	83.14			83.14	83.14	N/A	40,000	33,255
04/01/08 TO 06/30/08											
07/01/08 TO 09/30/08	1	98.34	98.34	98.34			98.34	98.34	N/A	16,000	15,735
10/01/08 TO 12/31/08	1	104.03	104.03	104.03			104.03	104.03	N/A	20,000	20,805
01/01/09 TO 03/31/09	1	140.67	140.67	140.67			140.67	140.67	N/A	7,500	10,550
04/01/09 TO 06/30/09	2	125.65	125.65	136.73	26.46	91.89	92.40	158.90	N/A	7,500	10,255
<u>Study Years</u>											
07/01/06 TO 06/30/07	5	119.50	109.70	114.86	11.44	95.51	85.75	127.70	N/A	20,496	23,541
07/01/07 TO 06/30/08	3	83.14	70.56	67.46	22.40	104.59	36.33	92.20	N/A	35,000	23,611
07/01/08 TO 06/30/09	5	104.03	118.87	115.56	20.92	102.87	92.40	158.90	N/A	11,700	13,520
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	4	88.97	77.22	67.54	18.18	114.32	36.33	94.58	N/A	22,750	15,366
01/01/08 TO 12/31/08	3	98.34	95.17	91.84	7.08	103.63	83.14	104.03	N/A	25,333	23,265
<u>ALL</u>											
	13	98.34	104.19	96.30	22.48	108.20	36.33	158.90	85.75 to 127.70	20,460	19,703

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	6	98.12	97.78	84.81	26.86	115.30	36.33	140.67	36.33 to 140.67	20,416	17,315
02	3	98.34	100.81	101.92	12.82	98.91	83.14	120.96	N/A	32,826	33,458
03	1	119.50	119.50	119.50			119.50	119.50	N/A	12,000	14,340
04	2	125.65	125.65	136.73	26.46	91.89	92.40	158.90	N/A	7,500	10,255
05	1	94.58	94.58	94.58			94.58	94.58	N/A	18,000	17,025
<u>ALL</u>											
	13	98.34	104.19	96.30	22.48	108.20	36.33	158.90	85.75 to 127.70	20,460	19,703

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	12	101.19	109.85	106.92	18.56	102.74	83.14	158.90	92.20 to 127.70	18,831	20,134
2	1	36.33	36.33	36.33			36.33	36.33	N/A	40,000	14,530
<u>ALL</u>											
	13	98.34	104.19	96.30	22.48	108.20	36.33	158.90	85.75 to 127.70	20,460	19,703

**PAD 2010 R&O Statistics**

Base Stat

State Stat Run

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TOTAL Sales Price:	256,980	WGT. MEAN:	96	STD:	30.54	95% Wgt. Mean C.I.:	71.84 to 120.76	
TOTAL Adj.Sales Price:	265,980	MEAN:	104	AVG.ABS.DEV:	22.10	95% Mean C.I.:	85.74 to 122.65	
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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	13	98.34	104.19	96.30	22.48	108.20	36.33	158.90	85.75 to 127.70	20,460	19,703
04											
ALL	13	98.34	104.19	96.30	22.48	108.20	36.33	158.90	85.75 to 127.70	20,460	19,703

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	92.40	106.27	107.46	19.81	98.89	85.75	140.67	N/A	6,833	7,343
Total \$											
1 TO 9999	3	92.40	106.27	107.46	19.81	98.89	85.75	140.67	N/A	6,833	7,343
10000 TO 29999	7	104.03	113.61	109.71	16.61	103.55	92.20	158.90	92.20 to 158.90	17,571	19,277
30000 TO 59999	3	83.14	80.14	80.97	33.93	98.98	36.33	120.96	N/A	40,826	33,056
ALL	13	98.34	104.19	96.30	22.48	108.20	36.33	158.90	85.75 to 127.70	20,460	19,703

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	70.18	70.18	58.89	48.23	119.17	36.33	104.03	N/A	30,000	17,667
349	1	127.70	127.70	127.70			127.70	127.70	N/A	22,000	28,095
350	1	158.90	158.90	158.90			158.90	158.90	N/A	10,000	15,890
353	4	108.92	112.68	105.25	15.98	107.06	92.20	140.67	N/A	15,125	15,918
406	2	93.49	93.49	94.11	1.17	99.34	92.40	94.58	N/A	11,500	10,822
442	1	120.96	120.96	120.96			120.96	120.96	N/A	42,480	51,385
468	1	85.75	85.75	85.75			85.75	85.75	N/A	8,000	6,860
471	1	83.14	83.14	83.14			83.14	83.14	N/A	40,000	33,255
ALL	13	98.34	104.19	96.30	22.48	108.20	36.33	158.90	85.75 to 127.70	20,460	19,703



**2010 Correlation Section  
for Sherman County**

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**Commerical Real Property**

**I. Correlation**

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

COMMERCIAL:In correlating the assessment practices and the calculated statistics for the commercial class of property in Sherman County, it is the opinion of the Division that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population. All valuation groupings that are adequately represented in the sales file are within the acceptable range of 92% to 100%. Two valuation groupings, Hazard and Litchfield, are both out of the range but neither grouping has sufficient sales for a recommendation. Both qualitative measures are above the acceptable range, however based on the known assessment practices in Sherman County, it is believed that assessments are uniform in the commercial class of property.

Discussions throughout the past year between the Sherman County Assessment Manager and her field liaison have revealed that the Assessment Manager and appraisal staff are knowledgeable with all types of property in their county and the valuation trends, problem areas, statistical reviews and economic outlook in their county.

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

**2010 Correlation Section  
for Sherman County**

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**II. Analysis of Sales Verification**

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

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

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

COMMERCIAL: All residential, commercial and agricultural sales are reviewed by researching the deed. Sale verification questionnaires are mailed to both the buyer and seller of the property. The questionnaire asked for details to assist the assessor in discovering the terms of the sale. The document asks how the selling price was established, whether any personal property was involved in the sale, how the property was listed for sale, whether any part of the property will be used for a non-commercial purpose, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. Telephone contact is made to the buyer or seller if there are additional questions concerning the sale. Additional resources such as attorneys and real estate agents are utilized in this process to acquire more accurate information concerning sales. Physical on-site reviews are also performed on the sales as deemed appropriate to verify data at time of sale. The return percentage of the questionnaires is 65%. Additionally, sales in the study period are monitored for any changes that may take place after the purchase.

A review of the 13 non-qualified sales was conducted. The disqualified sales were a mixture of corrective titles, private sales, or other legal actions. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the commercial class of property.

**2010 Correlation Section  
for Sherman County**

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**III. Measure of Central Tendency**

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

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

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

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

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98</b>	<b>96</b>	<b>104</b>

**2010 Correlation Section  
for Sherman County**

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

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section  
for Sherman County**

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>22.48</b>	<b>108.20</b>

COMMERCIAL:Both the co-efficient of dispersion and price related differential are above the acceptable range. The hypothetical removal of the two most extreme outliers does bring both measures well within the range. The qualitative measures indicate that Sherman County has valued commercial property in Sherman County uniformly.



## **2010 Assessment Actions for Sherman County**

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

#### **Agricultural**

Sherman County continues to utilize two market areas to address the agricultural land values. For 2010 the Market Area boundary line has been re-established using the Middle Loup River as a natural boundary. The river cuts diagonally through the County.

The market analysis for agricultural land includes the unimproved and minimally improved sales as well as borrowed sales with attempts to offer a balanced distribution of acres and sales within the 3 year study period. In market area #1 to the North/East two sales were borrowed from Valley County and five from Howard County. In market area #2 to the South/West one sale was borrowed from Buffalo County.

The conversion of soil symbols to a numeric reading and the parcel-remeasurement project has been completed for the entire county. This resulted in various parcel-acre adjustments by bringing parcels in balance with the surveys.

All pickup work was reviewed and completed.

## 2010 Assessment Survey for Sherman County

### Agricultural Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Appraiser Assistant
2.	<b>Does the County maintain more than one market area / valuation grouping in the agricultural property class?</b>
	The county maintains two market areas.
a.	<b>What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe.</b> Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	The valuation grouping is developed by similar topography, soil characteristics, access and geographic characteristics.
b.	<b>Describe the specific characteristics of the market area / valuation groupings that make them unique?</b>
	Soils, land use, land enrolled in a federal program in which payments are received for removing such land from agricultural production.
3.	<b>Agricultural Land</b>
a.	<b>How is agricultural land defined in this county?</b>
	Agricultural land is defined according to Neb. Rev. Stat. 77-1359.
b.	<b>When is it agricultural land, when is it residential, when is it recreational?</b>
	Agricultural – defined by 77-1359; Residential – land directly associated with a residence or domicile. Recreational – primarily used for personal pleasure or quiet enjoyment.
c.	<b>Are these definitions in writing?</b>
	Agricultural is defined by statute. Residential is defined in Regulation 10.001.05A. IAAO defines Residential as real property that might be vacant land or an improved parcel of land devoted to or available for residential use. Recreational land is defined according to Regulation 10.001.05E. A recreational improvement generally refers to a residence not designed for year round living.
d.	<b>What are the recognized differences?</b>
	Agricultural land means the commercial production of any plant or animal product. Residential land is that which is directly associated with a residence or dwelling. Recreational falls in with the residential category statistically or simply can be a partial use of agricultural/residential/commercial parcels.
e.	<b>How are rural home sites valued?</b>
	Rural home sites are valued by dollars per acre. Rural homes are on the June 2002 costing and use a 2002 depreciation schedule based upon rural residential for 2002.
f.	<b>Are rural home sites valued the same as rural residential home sites?</b>
	Yes. They are valued by the same.
g.	<b>Are all rural home sites valued the same or are market differences recognized?</b>

	Rural home sites are valued the same. At this time there is not a difference based on location or amenities.
h.	<b>What are the recognized differences?</b>
	There are no recognized differences.
4.	<b>What is the status of the soil conversion from the alpha to numeric notation?</b>
	Fully implemented for assessment year 2010.
a.	<b>Are land capability groupings (LCG) used to determine assessed value?</b>
	Yes
b.	<b>What other land characteristics or analysis are/is used to determine assessed values?</b>
	Other characteristics taken into consideration is soils, land use, land enrolled in federal programs in which payments are received to remove the land from agricultural production and location.
5.	<b>Is land use updated annually?</b>
	Land is continually being looked at through NRD certifications, CRP letters to property owners, sales verifications and property owner reports.
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	FSA maps and correspondence with property owners.
6.	<b>Is there agricultural land in the County that has a non-agricultural influence?</b>
	No
a.	<b>How is the County developing the value for non-agricultural influences?</b>
	N/A
b.	<b>Has the County received applications for special valuation?</b>
	Yes – two applications.
c.	<b>Describe special value methodology</b>
	Special value has not been implemented as there is no non-agricultural influence at this time
7	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	Appraiser Assistant
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?</b>
	Yes
d.	<b>Is the pickup work schedule the same for the land as for the improvements?</b>
	Yes, as notice is received for changes it is processed as pickup work. Notices are received primarily as described in question no. 5.
8.	<b>What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)</b>
	Two of 13 townships were reviewed for 2010, sales review and pickup work.
a.	<b>Does the County maintain a tracking process?</b>
	A check off list with maps, pickup work lists and sales review is maintained for tracking purposes.

b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	Non-reviewed properties are not adjusted based on the properties that have been reviewed.



## Sherman County 82

### 2010 Analysis of Agricultural Land

#### Proportionality Among Study Years

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

##### Preliminary Results:

Study Year	County	Area 1	Area 2	Dry/Grass
07/01/06 - 06/30/07	9	0	4	5
07/01/07 - 06/30/08	26	0	6	20
07/01/08 - 06/30/09	12	0	6	6
Totals	47	0	16	31

##### Added Sales:

Study Year	Total	Mkt 1	Mkt 2	Dry/Grass
7/1/06 - 6/30/07	4	3	1	0
7/1/07 - 6/30/08	2	2	0	0
7/1/08 - 6/30/09	2	2	0	0
	8	7	1	

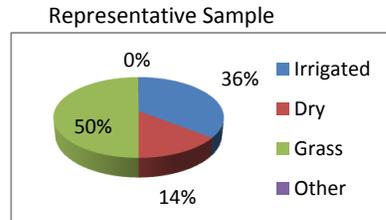
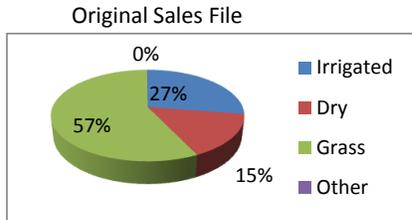
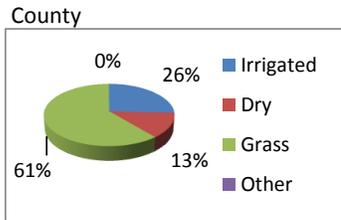
##### Final Results:

Study Year	County	Area 1	Area 2	Dry/Grass
07/01/06 - 06/30/07	13	3	5	5
07/01/07 - 06/30/08	28	2	6	20
07/01/08 - 06/30/09	14	2	6	6
Totals	55	7	17	31

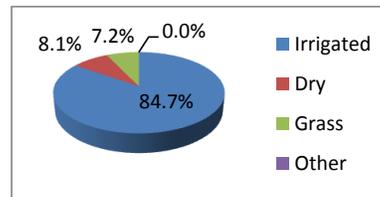
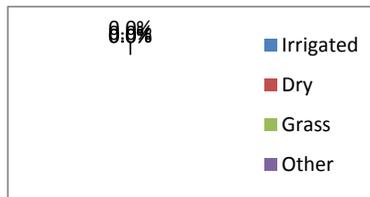
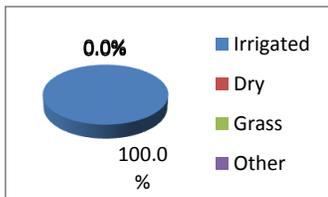
## Representativeness by Majority Land Use

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.

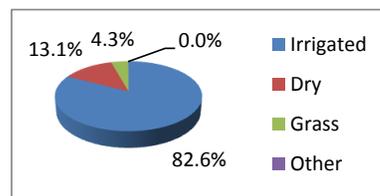
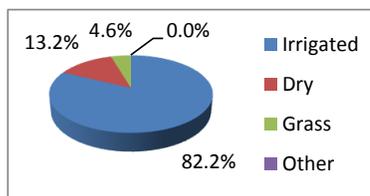
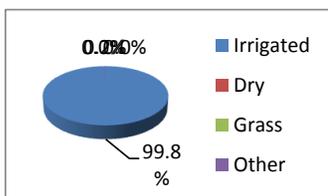
	Entire County		
	county	sales file	Sample
Irrigated	26%	27%	36%
Dry	13%	15%	14%
Grass	61%	57%	50%
Other	0%	0%	0%



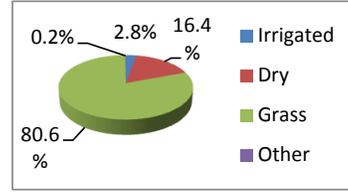
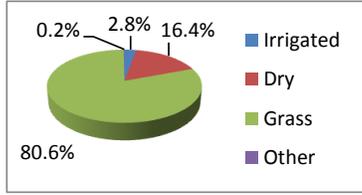
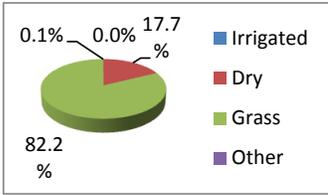
	Mkt Area 1 Irrigation Only		
	county	sales file	sample
Irrigated	100%	0%	85%
Dry	0%	0%	8%
Grass	0%	0%	7%
Other	0%	0%	0%



	Mkt Area 2 Irrigation Only		
	county	sales file	sample
Irrigated	100%	82%	83%
Dry	0%	13%	13%
Grass	0%	5%	4%
Other	0%	0%	0%



County Wide Dry & Grass			
	county	sales file	sample
Irrigated	0%	3%	3%
Dry	18%	16%	16%
Grass	82%	81%	81%
Other	0%	0%	0%



### Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2	Dry/Grass
Number of Sales - Original Sales File	47	0	16	31
Number of Sales - Expanded Sample	55	7	17	31
Total Number of Acres Added	1460	1302	158	

# Ratio Study

## Final Statistics

## Preliminary Statistics

County # sales	55	Median	69%	AAD	11.04%
		Mean	73%	COD	15.92%
		W. Mean	72%	PRD	101.55%
Market Area 1 # sales	7	Median	69%	AAD	21.44%
		Mean	78%	COD	31.16%
		W. Mean	73%	PRD	106.61%
Market Area 2 # sales	17	Median	72%	AAD	9.90%
		Mean	74%	COD	13.83%
		W. Mean	70%	PRD	105.66%
Dry/Grass # sales	31	Median	69%	AAD	9.31%
		Mean	71%	COD	13.43%
		W. Mean	65%	PRD	107.99%

County	55	Median	67%	AAD	11.46%
		Mean	69%	COD	17.22%
		W. Mean	68%	PRD	101.39%
Market Area 1	7	Median	70%	AAD	21.68%
		Mean	78%	COD	31.11%
		W. Mean	73%	PRD	106.89%
Market Area 2	17	Median	64%	AAD	10.08%
		Mean	67%	COD	15.81%
		W. Mean	63%	PRD	106.47%
Dry/Grass	31	Median	69%	AAD	9.90%
		Mean	68%	COD	14.29%
		W. Mean	64%	PRD	106.79%

## Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	1	70.26%	2	69.73%	14	70.06%
Mkt Area 1	1	70.26%	0	N/A	0	N/A
Mkt Area 2	0	N/A	0	N/A	0	N/A
Dry/Grass	0	N/A	2	69.73%	14	70.06%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	17	68.81%	3	69.37%	16	69.02%
Mkt Area 1	6	69.53%	0	N/A	0	N/A
Mkt Area 2	11	68.81%	0	N/A	0	N/A
Dry/Grass	0	N/A	3	69.37%	16	69.02%

2010

## Methodology for Special Valuation

### Sherman County

The State Assessment office for Sherman County submits this report pursuant to Title 350, Neb. R. & Regs., Reg-11-005.04. The following methodologies are used to value agricultural land that is influenced by market factors other than purely agricultural or horticultural purposes. The following non-agricultural influences have been identified: Residential, Commercial, and Recreational. The office maintains a file of all data used for determining the special and actual valuation. This file shall be available for inspection at the State Assessment office for Sherman County by any interested person.

**A. Identification of the influenced area:**

There are no influenced areas within Sherman County.

**B. Describe the highest and best use of the properties in the influenced area, and how this was determined:**

The land in the entire county has been identified as having no non-agricultural influence.

**C. Describe the valuation models used in arriving at the value estimates, and explain why and how they were selected:**

Sherman County had two special valuation filings from one property owner in 2004. However, there is no evidence to implement special value at this time. The parcels that have applications on file for special value are valued the same as other agricultural land within their own market area.

**D. Describe which market areas were analyzed, both in the County and in any county deemed comparable:**

N/A

**E. Describe any adjustments made to sales to reflect current cash equivalency of typical market conditions. Include how this affects the actual and special value:**

N/A

**F. Describe any estimates of economic rent or net operating income used in an income capitalization approach. Include estimates of yields, commodity prices, typical crop share:**

N/A

**G. Describe the typical expenses allowed in an income capitalization approach. Include how this affects the actual and special value:**

N/A

**Page 2**

**H. Describe the overall capitalization rate used in an income capitalization approach. Include how this affects the actual and special value:**

N/A

**I. Describe any other information used in supporting the estimate of actual and special value. Include how this affects the actual and special value:**

N/A

Carolyn Sekutera  
State Assessment Manager for Sherman County

Sharon Boucher  
State Appraiser for Sherman County

**Agricultural or Special  
Valuation Correlation**

## 2010 Correlation Section

### For Sherman County

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#### Agricultural Land

##### I. Correlation

The level of value for the agricultural land in Sherman County, as determined by the PTA is 69%. The mathematically calculated median is 69%.

##### AGRICULTURAL LAND:

Sherman County has two market areas. The market areas are divided by the natural boundary of the Loup River. The market areas are supported by the topography, historical sales, and access across the river. Market area one is north and east of the river and market area two is located south and west of the river. The two market areas are only applied to irrigated agricultural land. All dry and grass agricultural land are valued the same across the entire county and for measurement purposes will be measured separately from irrigated land.

A review of the agricultural sales in Sherman County from 7/1/06 to 6/30/09 revealed a total of 47 sales further broken down by no irrigated land sales in market area one, sixteen irrigated land sales in market area two, and thirty-one dry/grass sales across the county as a whole. The distribution of sales among the three years of the study period was reviewed to determine if the sample was skewed toward a specific time period. Because sales in market area two and the dry/grass area contained a relatively equal number in years one and three, it is unlikely that a time bias would exist in the sample. Testing was done on the dry/grass area to randomly remove sales from the second year, as it contained a much larger number of sales than year one and three, to determine if a skew did exist. The statistics calculated from the test samples indicated that there was no time bias in the sales file. The sales were further analyzed to determine if they were representative of the population. A review of the breakdown of the sales revealed that market area 1 was completely unrepresented in irrigated sales. Market area 2 was under-represented in irrigated sales. The dry/grass sales were comparable to the population of dry/grass parcels in the county. Finally, the sample was reviewed to determine if it was large enough to be reliable for use in a ratio study. When determining if a sample is adequate for statistical purposes, all subclasses should be considered. While market area two and the dry/grass land appear to have adequate representation in the sales file, market area one contained no sales.

Information on comparable sales from the surrounding counties was gathered in an excel spreadsheet and provided to the appraisal staff in Sherman County. After review and discussions with the assessment manager and the appraisal staff, the sales that were recognized to be the most comparable to market area one (soils, topography, proximity, market, usage, NRD restrictions) were found to be located in Howard and Valley counties. Sales most comparable to market area two (soils, topography, proximity, market, usage, NRD restrictions) were located in Buffalo County. Sales were then sorted according to sale date and usage and reviewed for possible inclusion in the sales file. Seven irrigated sales were added to market area one and one irrigated sale was added to market area two.

## **2010 Correlation Section**

### **For Sherman County**

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As a result of the inclusion of the comparable Howard and Valley County's sales, market area one was now able to be reviewed for valuation purposes. The inclusion of the one additional sale in market area two helped the county achieve better representation. Due to the realignment of the market areas, irrigated land in market area one was increased in a range from 25% to 78% and in market area two, irrigated land was increased in a range from 3% to 16%. The dry/grass land values were also increased according to the market. The resulting values are more comparable to surrounding counties.

All three measures of central tendency are within the statutorily required range, and support the level of value at 69%.

There will be no non-binding recommendation for the agricultural class of property in Sherman County.

## 2010 Correlation Section

### For Sherman County

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#### II. Analysis of Sales Verification

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

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

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

#### AGRICULTURAL LAND:

All residential, commercial and agricultural sales are reviewed by researching the deed. Sale verification questionnaires are mailed to both the buyer and seller of the property. The questionnaire asked for details to assist the assessor in discovering the terms of the sale. The document asks how the selling price was established, whether any personal property was involved in the sale, how the property was listed for sale, whether any part of the property will be used for a non-agricultural purpose, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. Telephone contact is made to the buyer or seller if there are additional questions concerning the sale. Additional resources such as attorneys and real estate agents are utilized in this process to acquire more accurate information concerning sales. Physical on-site reviews are also performed on the sales as deemed appropriate to verify data at time of sale. The return percentage of the questionnaires is 65%. Additionally, sales in the study period are monitored for any changes that may take place after the purchase.

A review of the 93 non-qualified sales was conducted. Although no sales were coded as substantially changed, explanations of disqualified sales indicate that there were 12 sales that had substantially changed since the date of the sale. Additionally, there were 52 sales that were disqualified as family transactions. The remainder of the disqualified sales was a mixture of partial interest sales, adjoining land purchases, and estate settlements or other legal actions. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the agricultural class of property.

## 2010 Correlation Section

### For Sherman County

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#### III. Measures of Central Tendency

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

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

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

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

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

	<b>Median</b>	<b>Wgt.Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>69</b>	<b>72</b>	<b>73</b>

## 2010 Correlation Section

### For Sherman County

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#### IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

## 2010 Correlation Section

### For Sherman County

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

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

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

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

	COD	PRD
<b>R&amp;O Statistics</b>	<b>15.92</b>	<b>101.55</b>

#### AGRICULTURAL LAND:

Both qualitative measures reflect good assessment uniformity and they meet performance standards as outlined in the IAAO standards. The COD and PRD are within the prescribed parameters for the 2010 assessment year and reflect the assessment actions taken by the Sherman County assessment manager and appraisal staff to assess the agricultural property uniformly within the county.



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 3,712</b>	<b>Value : 390,495,765</b>	<b>Growth 1,759,780</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	203	547,225	18	116,980	17	86,755	238	750,960	
<b>02. Res Improve Land</b>	890	2,888,605	60	1,199,630	108	2,693,920	1,058	6,782,155	
<b>03. Res Improvements</b>	895	30,109,060	61	3,087,610	124	8,059,980	1,080	41,256,650	
<b>04. Res Total</b>	1,098	33,544,890	79	4,404,220	141	10,840,655	1,318	48,789,765	549,065
<b>% of Res Total</b>	83.31	68.75	5.99	9.03	10.70	22.22	35.51	12.49	31.20
<b>05. Com UnImp Land</b>	46	115,010	2	2,455	0	0	48	117,465	
<b>06. Com Improve Land</b>	148	494,365	6	75,450	5	88,345	159	658,160	
<b>07. Com Improvements</b>	153	6,423,230	6	365,450	8	884,115	167	7,672,795	
<b>08. Com Total</b>	199	7,032,605	8	443,355	8	972,460	215	8,448,420	222,140
<b>% of Com Total</b>	92.56	83.24	3.72	5.25	3.72	11.51	5.79	2.16	12.62
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	1	58,950	0	0	0	0	1	58,950	
<b>11. Ind Improvements</b>	1	114,435	0	0	0	0	1	114,435	
<b>12. Ind Total</b>	1	173,385	0	0	0	0	1	173,385	0
<b>% of Ind Total</b>	100.00	100.00	0.00	0.00	0.00	0.00	0.03	0.04	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	3	74,055	3	74,055	
<b>14. Rec Improve Land</b>	0	0	0	0	291	5,172,505	291	5,172,505	
<b>15. Rec Improvements</b>	0	0	0	0	293	9,258,330	293	9,258,330	
<b>16. Rec Total</b>	0	0	0	0	296	14,504,890	296	14,504,890	200,580
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	7.97	3.71	11.40
<b>Res &amp; Rec Total</b>	1,098	33,544,890	79	4,404,220	437	25,345,545	1,614	63,294,655	749,645
<b>% of Res &amp; Rec Total</b>	68.03	53.00	4.89	6.96	27.08	40.04	43.48	16.21	42.60
<b>Com &amp; Ind Total</b>	200	7,205,990	8	443,355	8	972,460	216	8,621,805	222,140
<b>% of Com &amp; Ind Total</b>	92.59	83.58	3.70	5.14	3.70	11.28	5.82	2.21	12.62
<b>17. Taxable Total</b>	1,298	40,750,880	87	4,847,575	445	26,318,005	1,830	71,916,460	971,785
<b>% of Taxable Total</b>	70.93	56.66	4.75	6.74	24.32	36.60	49.30	18.42	55.22

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	2	22,460	331,205	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	22,460	331,205
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	22,460	331,205

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	158	16	341	515

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	21,100	84	8,049,445	1,102	153,545,260	1,187	161,615,805
28. Ag-Improved Land	0	0	66	9,773,050	609	119,925,885	675	129,698,935
29. Ag Improvements	0	0	68	2,885,015	627	24,379,550	695	27,264,565
30. Ag Total							1,882	318,579,305

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	47	47.00	352,500	
33. HomeSite Improvements	0	0.00	0	47	47.00	2,206,185	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	62	203.27	203,520	
37. FarmSite Improvements	0	0.00	0	67	0.00	678,830	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	319.78	0	
40. Other- Non Ag Use	0	0.00	0	0	7.64	3,020	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	2	2.00	15,000	2	2.00	15,000	
32. HomeSite Improv Land	384	397.09	2,985,000	431	444.09	3,337,500	
33. HomeSite Improvements	387	395.09	16,423,220	434	442.09	18,629,405	787,995
34. HomeSite Total				<b>436</b>	<b>446.09</b>	<b>21,981,905</b>	
35. FarmSite UnImp Land	7	30.30	26,800	7	30.30	26,800	
36. FarmSite Improv Land	553	2,234.93	2,238,500	615	2,438.20	2,442,020	
37. FarmSite Improvements	602	0.00	7,956,330	669	0.00	8,635,160	0
38. FarmSite Total				<b>676</b>	<b>2,468.50</b>	<b>11,103,980</b>	
39. Road & Ditches	0	4,968.44	0	0	5,288.22	0	
40. Other- Non Ag Use	0	2.04	805	0	9.68	3,825	
41. Total Section VI				<b>1,112</b>	<b>8,212.49</b>	<b>33,089,710</b>	<b>787,995</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

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

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	9,288.20	26.23%	15,789,950	27.98%	1,700.00
47. 2A1	2,395.91	6.77%	3,905,365	6.92%	1,630.01
48. 2A	2,703.55	7.63%	4,406,785	7.81%	1,630.00
49. 3A1	2,962.91	8.37%	4,651,740	8.24%	1,569.99
50. 3A	919.51	2.60%	1,443,410	2.56%	1,569.76
51. 4A1	8,710.87	24.60%	13,328,105	23.62%	1,530.05
52. 4A	8,434.47	23.82%	12,904,735	22.87%	1,530.00
53. Total	35,415.42	100.00%	56,430,090	100.00%	1,593.38
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,081.92	16.90%	2,419,380	18.98%	785.02
56. 2D1	1,007.64	5.53%	750,735	5.89%	745.04
57. 2D	718.90	3.94%	535,620	4.20%	745.05
58. 3D1	2,322.51	12.74%	1,637,420	12.85%	705.02
59. 3D	469.54	2.58%	331,045	2.60%	705.04
60. 4D1	5,557.85	30.48%	3,696,040	29.00%	665.01
61. 4D	5,076.19	27.84%	3,375,780	26.48%	665.02
62. Total	18,234.55	100.00%	12,746,020	100.00%	699.00
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	2,348.21	2.95%	1,356,950	3.35%	577.87
65. 2G1	1,230.79	1.55%	696,220	1.72%	565.67
66. 2G	1,511.44	1.90%	847,290	2.09%	560.58
67. 3G1	3,446.69	4.33%	1,842,720	4.55%	534.63
68. 3G	3,185.62	4.00%	1,691,515	4.18%	530.98
69. 4G1	17,230.76	21.66%	8,660,645	21.40%	502.63
70. 4G	50,614.78	63.61%	25,382,130	62.71%	501.48
71. Total	79,568.29	100.00%	40,477,470	100.00%	508.71
<b>Irrigated Total</b>					
Irrigated Total	35,415.42	26.54%	56,430,090	51.45%	1,593.38
<b>Dry Total</b>					
Dry Total	18,234.55	13.67%	12,746,020	11.62%	699.00
<b>Grass Total</b>					
Grass Total	79,568.29	59.63%	40,477,470	36.91%	508.71
<b>Waste</b>					
Waste	203.95	0.15%	18,355	0.02%	90.00
<b>Other</b>					
Other	5.10	0.00%	460	0.00%	90.20
<b>Exempt</b>					
Exempt	9,403.63	7.05%	0	0.00%	0.00
<b>Market Area Total</b>					
Market Area Total	133,427.31	100.00%	109,672,395	100.00%	821.96

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

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	12,942.03	24.58%	24,267,050	26.18%	1,875.06
47. 2A1	4,009.83	7.62%	7,237,835	7.81%	1,805.02
48. 2A	4,492.83	8.53%	8,109,575	8.75%	1,805.00
49. 3A1	2,901.56	5.51%	5,034,250	5.43%	1,735.01
50. 3A	2,177.40	4.14%	3,777,825	4.08%	1,735.02
51. 4A1	12,067.96	22.92%	20,455,350	22.06%	1,695.01
52. 4A	14,055.02	26.70%	23,823,485	25.70%	1,695.02
53. Total	52,646.63	100.00%	92,705,370	100.00%	1,760.90
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	4,879.34	18.38%	3,830,415	20.55%	785.03
56. 2D1	2,303.71	8.68%	1,716,365	9.21%	745.04
57. 2D	1,750.21	6.59%	1,303,940	6.99%	745.02
58. 3D1	1,468.44	5.53%	1,035,300	5.55%	705.03
59. 3D	498.25	1.88%	351,275	1.88%	705.02
60. 4D1	8,148.66	30.69%	5,419,010	29.07%	665.02
61. 4D	7,499.94	28.25%	4,987,575	26.75%	665.02
62. Total	26,548.55	100.00%	18,643,880	100.00%	702.26
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	3,215.32	2.52%	1,854,055	2.88%	576.63
65. 2G1	1,634.89	1.28%	918,615	1.43%	561.88
66. 2G	2,145.53	1.68%	1,203,885	1.87%	561.11
67. 3G1	1,681.27	1.32%	898,000	1.39%	534.12
68. 3G	2,558.27	2.01%	1,365,840	2.12%	533.89
69. 4G1	32,801.17	25.75%	16,457,660	25.53%	501.74
70. 4G	83,357.74	65.43%	41,757,105	64.78%	500.94
71. Total	127,394.19	100.00%	64,455,160	100.00%	505.95
<b>Irrigated Total</b>					
	52,646.63	25.47%	92,705,370	52.73%	1,760.90
<b>Dry Total</b>					
	26,548.55	12.84%	18,643,880	10.60%	702.26
<b>Grass Total</b>					
	127,394.19	61.62%	64,455,160	36.66%	505.95
<b>Waste</b>					
	137.20	0.07%	12,350	0.01%	90.01
<b>Other</b>					
	4.90	0.00%	440	0.00%	89.80
<b>Exempt</b>					
	219.12	0.11%	0	0.00%	0.00
<b>Market Area Total</b>					
	206,731.47	100.00%	175,817,200	100.00%	850.46

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	10.50	17,850	5,970.96	10,067,375	82,080.59	139,050,235	88,062.05	149,135,460
<b>77. Dry Land</b>	0.00	0	3,254.89	2,320,795	41,528.21	29,069,105	44,783.10	31,389,900
<b>78. Grass</b>	6.50	3,250	9,569.78	4,875,035	197,386.20	100,054,345	206,962.48	104,932,630
<b>79. Waste</b>	0.00	0	2.80	250	338.35	30,455	341.15	30,705
<b>80. Other</b>	0.00	0	0.00	0	10.00	900	10.00	900
<b>81. Exempt</b>	0.00	0	164.86	0	9,457.89	0	9,622.75	0
<b>82. Total</b>	<b>17.00</b>	<b>21,100</b>	<b>18,798.43</b>	<b>17,263,455</b>	<b>321,343.35</b>	<b>268,205,040</b>	<b>340,158.78</b>	<b>285,489,595</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	88,062.05	25.89%	149,135,460	52.24%	1,693.53
<b>Dry Land</b>	44,783.10	13.17%	31,389,900	11.00%	700.93
<b>Grass</b>	206,962.48	60.84%	104,932,630	36.76%	507.01
<b>Waste</b>	341.15	0.10%	30,705	0.01%	90.00
<b>Other</b>	10.00	0.00%	900	0.00%	90.00
<b>Exempt</b>	9,622.75	2.83%	0	0.00%	0.00
<b>Total</b>	<b>340,158.78</b>	<b>100.00%</b>	<b>285,489,595</b>	<b>100.00%</b>	<b>839.28</b>

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

82 Sherman

	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	48,081,100	48,789,765	708,665	1.47%	549,065	0.33%
02. Recreational	14,290,910	14,504,890	213,980	1.50%	200,580	0.09%
03. Ag-Homesite Land, Ag-Res Dwelling	21,518,400	21,981,905	463,505	2.15%	787,995	-1.51%
<b>04. Total Residential (sum lines 1-3)</b>	<b>83,890,410</b>	<b>85,276,560</b>	<b>1,386,150</b>	<b>1.65%</b>	<b>1,537,640</b>	<b>-0.18%</b>
05. Commercial	8,486,140	8,448,420	-37,720	-0.44%	222,140	-3.06%
06. Industrial	182,915	173,385	-9,530	-5.21%	0	-5.21%
07. Ag-Farmsite Land, Outbuildings	11,017,445	11,103,980	86,535	0.79%	0	0.79%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>19,686,500</b>	<b>19,725,785</b>	<b>39,285</b>	<b>0.20%</b>	<b>222,140</b>	<b>-0.93%</b>
<b>10. Total Non-Agland Real Property</b>	<b>103,576,910</b>	<b>105,006,170</b>	<b>1,429,260</b>	<b>1.38%</b>	<b>1,759,780</b>	<b>-0.32%</b>
11. Irrigated	127,506,270	149,135,460	21,629,190	16.96%		
12. Dryland	34,813,240	31,389,900	-3,423,340	-9.83%		
13. Grassland	93,365,315	104,932,630	11,567,315	12.39%		
14. Wasteland	1,330,315	30,705	-1,299,610	-97.69%		
15. Other Agland	147,410	900	-146,510	-99.39%		
<b>16. Total Agricultural Land</b>	<b>257,162,550</b>	<b>285,489,595</b>	<b>28,327,045</b>	<b>11.02%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>360,739,460</b>	<b>390,495,765</b>	<b>29,756,305</b>	<b>8.25%</b>	<b>1,759,780</b>	<b>7.76%</b>

**2009 PLAN OF ASSESSMENT  
FOR  
SHERMAN COUNTY  
By Carolyn Sekutera and Sharon Boucher**

Plan of Assessment Requirements:

Pursuant to Neb. Rev. Stat. §77-1311.02 (2007), on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (Reissue 2003).

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

Reference, Neb. Rev. Stat. §77-201 (R. S. Supp 2009).

General Description of Real Property in Sherman County:

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

	Parcels	% of Total Parcels	% of Taxable Value
Residential	1315	35.41 %	13.42 %
Commercial	222	5.98 %	2.35 %
Industrial	2	.05 %	.05 %
Recreational	294	7.86 %	3.95 %
Agricultural	1881	50.30 %	80.23 %
Special Value	2	---	---

Agricultural land - taxable acres 340,911.32

Other pertinent facts: County is predominantly agricultural with 61.07% grassland, 25.79% irrigated, and 13.14% dry-broke.

Current Resources:

- A. Staff: Shared Assessment Manager, Assistant Appraiser, and Clerk and shared Appraiser.

The assessor is required to obtain 60 hours of continuing education every 4 years. The assessor has met all the educational hours required. The assessor also attends other workshops and meetings to further her knowledge of the assessment field.

The assessment clerk has taken and passed her Assessor's Exam and passed.

The appraiser and appraiser assistant are both licensed with the Nebraska Real Property Appraiser Board and are required to obtain 28 hours of continuing education every two years.

- B. Cadastral Maps 1969/soil maps/land use maps, aerial photos.

The assessment staff maintains the maps. All new subdivisions and parcel splits are kept up to date, as well as ownership transfers.

- C. Property Record Cards

The property record cards in Sherman County were new IN 1994 for Residential and Commercial and 1997 for Agricultural. The office went on-line in June of 2006 with the property record information.

- D. Department of Revenue, Property Assessment Division software is used for CAMA and Assessment Administration. Sherman County **does not** have GIS.

- E. Web based – property record information access- June 2006.

- F. Agri-data, Inc software implemented to re-measure all rural parcels to original plat with consideration to documented surveys and to aid conversion from old soil symbols to new numeric symbols.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property (*e.g. how you handle processes for Real Estate Transfers & ownership changes, Sales Review, building permits/information statements*).

Assessment Management staff processes sales transactions in the computer system and prints a copy of the 521 forms and property review sheet which is given to the appraiser assistant. Buyer/seller questionnaires are mailed at this time. The appraisal assistant reviews the sales, takes new pictures, check accuracy of the data that we currently are using. Information confirmed is the land use for agricultural sales including verification with FSA records, the quality, condition and other data for any and all improvements. Properties are re-measured if something doesn't appear to be correct. Permits are provided to the Office by either the county zoning administrator or the city clerk which ever has the jurisdiction for the applicable property. The permits are all entered in the state computer system to facilitate possible changes on parcels. In addition to the permits property information statements are utilized to track property alterations. The permits remain in the system for reference through the Property Record Card.

- B. Data Collection (*e.g. frequency & method of physical property inspections, listing, gather market and income data*)

In accordance with Neb. Statute §77-1311.03 the County is working to ensure that all parcels of real property are reviewed no less frequently than every six years. Further, properties are reviewed as deemed necessary from analysis of the market conditions within each Assessor Location.

The permit and sales review system offer opportunity for individual property reviews annually.

Working with ag-land property owners or tenants with land certification requirements between the Farm Service Agency and the Natural Resource District provides updates for changes.

- C. Review assessment sales ratio studies before assessment actions (*e.g. how you perform A/S ratio studies internally or work with Field Liaison on analysis of A/S ratio studies*).

All statistics are reviewed annually to determine if adjustments are necessary to remain current with the market and building activity. For each assessor location and market area consideration is given to the number of sales in the study and the epoch of the parcel data.

The application of definitive market area boundaries within the agricultural sector is reviewed annually. This review attempts to ensure equality of sales distribution and types of classes and sub-classes moving in the market.

Analysis of this data is reviewed with the assigned Field Liaison and the plan of action for the year is developed.

D. Approaches to Value (*e.g. how you perform mass appraisal techniques or calibrate models, etc*);

1) Market Approach; sales comparisons,

Similar and like properties are studied to determine if action is necessary for adjustments for the upcoming year.

2) Cost Approach; cost manual used & date of manual and latest depreciation study,

The Department of Revenue, Property Assessment Division CAMA system is utilized for costing and applying market depreciation. Marshall & Swift cost manual dates are updated when appropriate to revaluing and introducing updated depreciation tables.

Specific manual dates and depreciation studies may vary between assigned assessor locations. A preliminary and final chart depicting this information is completed each assessment year.

3) Income Approach; income and expense data collection/analysis from the market,

Gather income information as available for commercial properties. Rental income has been requested for residential property. The income approach generally is not used since income/expense data is not readily available.

4) Land valuation studies, establish market areas, special value for agricultural land

Sales are plotted on a map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Analysis is completed for agricultural sales based on but not limited to the following components: number of sales; time frame of sales; number of acres selling; Further review is completed in attempt to make note of any difference in selling price paid per acre to be classed as special value.

E. Reconciliation of Final Value and documentation

The market is analyzed based on the standard approaches to valuation and the final valuation is determined based on the most appropriate method.

F. Review assessment sales ratio studies after assessment actions.

Assessment ratios on current sale study periods are reviewed after final values are applied. The new costing and depreciation is then applied to the entire population of the class or sub-class being studied. Finally a unit of comparison analysis is completed to insure uniformity within the class or sub-class.

G. Notices and Public Relations

Notices of valuation change are mailed to property owners with assessed values different than the previous year on or before June 1<sup>st</sup>. These are mailed to the last known address of property owners. After notices have been mailed the appraisal staff is available to answer any questions or concerns of the taxpayers.

**Level of Value, Quality, and Uniformity for Assessment Year 2009:**

<u>Property Class</u>	<u># Sales</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	74	98.00	18.51	109.58
Commercial	9	N/A	N/A	N/A
Agricultural Land	51	70.00	14.33	103.68
Special Value Agland	N/A			

\*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2009 Reports & Opinions.

**Assessment Actions Planned for Assessment Year 2010:**

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Planned property reviews with new photos are in place for Loup City, Litchfield, and Hazard. This will include compliance to the uniformity criteria components, implementation of the effective age method (removal of the blended age method), updated cost tables and market depreciation.

Rural improvements are under review. This project was started in the Northern part of the County where digital pictures are not currently available. Application of the data found will be dependent upon the percentage of completion of the review.

All other Residential parcels will be subject to in-house reviews with adjustments made as necessary to be compliant with market statistics.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Planned property reviews with new photos are in place for all commercial parcels. Updated cost tables and market depreciation will be considered.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Sales will plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriation in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

**Assessment Actions Planned for Assessment Year 2011:**

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Planned property reviews with new photos are in place for the Lake Homes, Trade Winds Marina area and the Villages of Ashton and Rockville. This will include updated cost tables and market depreciation as necessary.

Rural improvements are under review. This project was started in the Northern part of the County where digital pictures are not currently available. Application of the data found will be dependent upon the percentage of completion of the review.

All other Residential parcels will be subject to in-house reviews with adjustments made as necessary to be compliant with market statistics.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriate in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

**Assessment Actions Planned for Assessment Year 2012:**

Residential (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions

and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Commercial (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Agricultural Land (and/or subclasses):

Update sales to the current study period for the coming year. Check and review statistics for any needed changes to remain in compliance for the coming year. Review sales transactions and buyer/seller questionnaires to determine which sales warrant an onsite review. Completion of annual pickup work specific to permits, information statements and other relevant notification of property changes.

Sales will be plotted on the soil map and the topographical map indicative to the use at 80% of each class i.e. irrigation, grassland, or dry-broke cropland with the price per acre listed. Market area boundaries, if deemed appropriate in the valuation method, will be scrutinized for proportionality i.e. number of sales, timeliness of sales. Consideration will also be given to borrowing sales from the neighboring counties.

Adjustments to class and subclass values will be analyzed and applied as necessary.

Special Value – Agland:

Review sales within the current study period for a use other than agricultural.

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

*(Optional Section as it may be relevant to achieving assessment actions planned - for example describe):*

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by statute/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to Department of Revenue, Property Assessment Division rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report

- h. Report of current values for properties owned by Board of Education Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
- 3. Personal Property; administer annual filing of 670 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
- 4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
- 5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
- 6. Homestead Exemptions; administer 232 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
- 7. Centrally Assessed – review of valuations as certified by Department of Revenue, Property Assessment Division for railroads and public service entities, establish assessment records and tax billing for tax list.
- 8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
- 9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
- 10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- 11. Tax List Corrections – prepare tax list correction documents for county board approval.
- 12. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
- 13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
- 14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
- 15. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Retention of the assessor certification requires

60 hours of approved continuing education every four years. Retention of the appraiser license requires 28 hours of continuing education every two years.

Conclusion:

*Summarize current budget request & resources needed for the future to achieve assessment actions planned.*

With all the entities of county government that utilize the assessor records in their operation, it is paramount for this office to constantly work toward perfection in record keeping.

With the continual review of all properties, records will become more accurate, and values will be assessed more equally and fairly across the county. With a well-developed plan in place, this process can flow more smoothly. Sales review will continue to be important in order to adjust for market areas in the county.

Respectfully submitted:

Assessment:                   CAROLYN J. SEKUTERA  
  ASSESSMENT MANAGER  
  SHERMAN COUNTY

Appraiser:  
  
  Sharon Boucher  
  Appraiser  
  Sherman County

Copy distribution: Submit the plan to County Board of Equalization.  
Mail a copy of the plan and any amendments to Department of Revenue, Property Assessment Division on or before October 31 of each year.

## 2010 Assessment Survey for Sherman County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	0
2.	<b>Appraiser(s) on staff</b>
	0
3.	<b>Other full-time employees</b>
	1 – Assessment Clerk
4.	<b>Other part-time employees</b>
	0
5.	<b>Number of shared employees</b>
	3 – The Appraiser, Appraiser Assistant and the Assessment Administrative Manager are shared between Sherman, Greeley and Garfield Counties.
6.	<b>Assessor's requested budget for current fiscal year</b>
	08-09 is \$143,797.24
7.	<b>Adopted budget, or granted budget if different from above</b>
8.	<b>Amount of the total budget set aside for appraisal work</b>
	\$58,324.32
9.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
10.	<b>Part of the budget that is dedicated to the computer system</b>
	\$5,286.82
11.	<b>Amount of the total budget set aside for education/workshops</b>
	\$0
12.	<b>Other miscellaneous funds</b>
	\$0
13.	<b>Was any of last year's budget not used:</b>
	No

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

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

	Assessment Staff
5.	<b>Does the county have GIS software?</b>
	No
6.	<b>Who maintains the GIS software and maps?</b>
	N/A
7.	<b>Personal Property software:</b>
	Terra Scan

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Loup City; however the 4 villages of Ashton, Rockville, Litchfield and Hazard are governed by the County zoning also.
4.	<b>When was zoning implemented?</b>
	1999

### **D. Contracted Services**

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



# Certification

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

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

One copy by electronic transmission to the Sherman County Assessor.

Dated this 7th day of April, 2010.



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

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Ruth A. Sorensen  
Property Tax Administrator



## Valuation History Charts