

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

83 Sioux

Residential Real Property - Current

Number of Sales	15	Median	93
Total Sales Price	\$573,875	Mean	93
Total Adj. Sales Price	\$573,875	Wgt. Mean	80
Total Assessed Value	\$457,005	Average Assessed Value of the Base	\$36,509
Avg. Adj. Sales Price	\$38,258	Avg. Assessed Value	\$30,467

Confidence Interval - Current

95% Median C.I	81.09 to 102.37
95% Mean C.I	79.05 to 106.54
95% Wgt. Mean C.I	62.87 to 96.40

% of Value of the Class of all Real Property Value in the County	4.45
% of Records Sold in the Study Period	3.88
% of Value Sold in the Study Period	3.23

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	29	96	96
2008	26	95	95
2007	23	97	97
2006	22	96	96

2010 Commission Summary

83 Sioux

Commercial Real Property - Current

Number of Sales	2	Median	79
Total Sales Price	\$37,000	Mean	79
Total Adj. Sales Price	\$37,000	Wgt. Mean	71
Total Assessed Value	\$26,410	Average Assessed Value of the Base	\$26,454
Avg. Adj. Sales Price	\$18,500	Avg. Assessed Value	\$13,205

Confidence Interval - Current

95% Median C.I	N/A
95% Mean C.I	-442.63 to 600.92
95% Wgt. Mean C.I	N/A

% of Value of the Class of all Real Property Value in the County	0.53
% of Records Sold in the Study Period	3.13
% of Value Sold in the Study Period	1.56

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	5	100	96
2008	5	96	96
2007	8	95	95
2006	6	95	95

2010 Opinions of the Property Tax Administrator for Sioux County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Sioux County is 93% of market value. The quality of assessment for the class of residential real property in Sioux County indicates the assessment practices do not meet generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Sioux County is 100% of market value. The quality of assessment for the class of commercial real property in Sioux 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 Sioux County is 70% of market value. The quality of assessment for the class of agricultural real property in Sioux County indicates the assessment practices do not meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

2010 Assessment Actions for Sioux County

taken to address the following property classes/subclasses:

Residential

For assessment year 2010, the Assessor performed the annual market study and reviewed the CAMA depreciation tables for the residential property class. No valuation changes were made to this property class or to any subclass.

2010 Assessment Survey for Sioux County

Residential Appraisal Information

1.	Valuation data collection done by:
	The Assessor
2.	List the valuation groupings used by the County:
Valuation Grouping	Assessor Location(s)/Neighborhood(s) included:
10	Harrison—all residential parcels within the village of Harrison and its environs.
80	Rural—all remaining residential parcels that are not part of the village of Harrison, but are within Sioux County.
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Primarily location.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	The Cost Approach.
4	When was the last lot value study completed?
	In assessment year 2008.
a.	What methodology was used to determine the residential lot values?
	The Market Approach.
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?
	The current Assessor uses the tables provided by the CAMA vendor.
a.	How often does the County update depreciation tables?
	When a reappraisal is completed, and the CAMA software is updated.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes, as required by statute.
b.	By Whom?
	The Assessor and her staff.
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	Currently, both Harrison residential and commercial properties have been

	previously physically reviewed (in 2005). The County is soliciting bids for the physical review of all rural improvements.
a.	Does the County maintain a tracking process? If yes describe.
	Using a map, and by Township.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Any valuation group that has not been physically inspected, but falls outside of acceptable range, receives a percentage adjustment to obtain compliance.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	15	MEDIAN:	93	COV:	26.74	95% Median C.I.:	81.09 to 102.37
TOTAL Sales Price:	573,875	WGT. MEAN:	80	STD:	24.81	95% Wgt. Mean C.I.:	62.87 to 96.40
TOTAL Adj.Sales Price:	573,875	MEAN:	93	AVG.ABS.DEV:	16.92	95% Mean C.I.:	79.05 to 106.54
TOTAL Assessed Value:	457,005						
AVG. Adj. Sales Price:	38,258	COD:	18.20	MAX Sales Ratio:	140.07		
AVG. Assessed Value:	30,467	PRD:	116.53	MIN Sales Ratio:	45.45		

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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
____Qrtrs____											
07/01/07 TO 09/30/07	5	92.92	91.47	90.43	3.39	101.15	87.15	96.11	N/A	24,600	22,246
10/01/07 TO 12/31/07	1	135.19	135.19	135.19			135.19	135.19	N/A	20,000	27,038
01/01/08 TO 03/31/08	2	95.13	95.13	95.52	2.32	99.59	92.92	97.33	N/A	30,500	29,134
04/01/08 TO 06/30/08	1	45.45	45.45	45.45			45.45	45.45	N/A	22,000	10,000
07/01/08 TO 09/30/08	3	81.09	80.70	67.42	17.98	119.69	58.64	102.37	N/A	77,291	52,111
10/01/08 TO 12/31/08	2	125.71	125.71	117.19	11.43	107.26	111.34	140.07	N/A	13,500	15,821
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09	1	70.21	70.21	70.21			70.21	70.21	N/A	89,000	62,491
____Study Years____											
07/01/07 TO 06/30/08	9	92.92	92.03	91.39	13.14	100.70	45.45	135.19	87.15 to 97.33	25,111	22,948
07/01/08 TO 06/30/09	6	91.73	93.95	72.00	26.13	130.49	58.64	140.07	58.64 to 140.07	57,979	41,744
____Calendar Yrs____											
01/01/08 TO 12/31/08	8	95.13	91.15	74.95	22.73	121.61	45.45	140.07	45.45 to 140.07	42,734	32,030
____ALL____											
	15	92.92	92.80	79.63	18.20	116.53	45.45	140.07	81.09 to 102.37	38,258	30,467

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
10	11	93.97	101.39	97.70	13.42	103.78	81.09	140.07	87.15 to 135.19	22,363	21,849
80	4	64.43	69.17	66.08	26.58	104.67	45.45	102.37	N/A	81,968	54,165
____ALL____											
	15	92.92	92.80	79.63	18.20	116.53	45.45	140.07	81.09 to 102.37	38,258	30,467

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	13	92.92	96.35	80.93	16.99	119.06	58.64	140.07	81.09 to 111.34	42,221	34,168
2	2	69.71	69.71	51.28	34.80	135.95	45.45	93.97	N/A	12,500	6,409
____ALL____											
	15	92.92	92.80	79.63	18.20	116.53	45.45	140.07	81.09 to 102.37	38,258	30,467

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
01	15	92.92	92.80	79.63	18.20	116.53	45.45	140.07	81.09 to 102.37	38,258	30,467
06											
07											
____ALL____											
	15	92.92	92.80	79.63	18.20	116.53	45.45	140.07	81.09 to 102.37	38,258	30,467

PAD 2010 R&O Statistics

Base Stat

State Stat Run

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AVG. Adj. Sales Price:	38,258	COD:	18.20	MAX Sales Ratio:	140.07		
AVG. Assessed Value:	30,467	PRD:	116.53	MIN Sales Ratio:	45.45		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	93.97	93.97	93.97			93.97	93.97	N/A	3,000	2,819
5000 TO 9999	1	140.07	140.07	140.07			140.07	140.07	N/A	5,500	7,704
Total \$ _____											
1 TO 9999	2	117.02	117.02	123.80	19.70	94.52	93.97	140.07	N/A	4,250	5,261
10000 TO 29999	7	92.92	93.57	93.59	18.94	99.98	45.45	135.19	45.45 to 135.19	22,142	20,723
30000 TO 59999	4	92.26	93.51	93.85	6.87	99.64	87.15	102.37	N/A	35,843	33,638
60000 TO 99999	1	70.21	70.21	70.21			70.21	70.21	N/A	89,000	62,491
150000 TO 249999	1	58.64	58.64	58.64			58.64	58.64	N/A	178,000	104,372
ALL	15	92.92	92.80	79.63	18.20	116.53	45.45	140.07	81.09 to 102.37	38,258	30,467

**2010 Correlation Section
for Sioux County**

Residential Real Property

I. Correlation

The level of value for the residential real property in Sioux County, as determined by the PTA is 93%. The mathematically calculated median is 93%.

RESIDENTIAL:After completing the residential pick-up work and sales study, the Assessor determined not to make any valuation changes to the residential class or any subclass. As the statistical profile, and the following tables and accompanying narratives will show, there were only fifteen residential sales that occurred during the two-year timeframe of the sales study. Eleven were from the valuation group 10 that indicates Harrison and the remaining four were from the valuation group 80 that comprises the rural portion of the County.

The overall median for the residential class is 93%, the mean is also 93%, and the weighted mean is 80%. Since the median and the mean are identical, either measure of central tendency could serve as point estimate for the overall level of value. The difference of the weighted mean indicates that the two highest dollar sales are skewing this figure, since they indicate an A/S ratio of 70% and 59%. This is further reflected in the price-related differential measure.

Neither of the two quality of assessment measures are within their recommended respective ranges. The COD is at 18.20 and the PRD is at 116.53. Removal of the two extreme outliers brings the coefficient within recommended range (13.17), but fails to significantly move the price-related differential (115.42). Further examination of the sales profile does not indicate any significant subclass outside of acceptable range for level of value. No non-binding recommendations will be made to the residential class or any subclass.

Therefore, it is believed that for overall level of value, Sioux County is within compliance.

**2010 Correlation Section
for Sioux County**

II. Analysis of Sales Verification

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

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

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

RESIDENTIAL: The Division's review of Sioux County's sales qualification process reveals that a questionnaire is mailed to all buyers of residential, commercial and agricultural real property on a quarterly basis. It is estimated that about one-half of the questionnaires are returned. For those that are not returned within a month, another questionnaire is mailed to the buyer. The Assessor utilizes the information collected from the questionnaires, as well as her and her staff's personal knowledge to make sales qualification determinations.

**2010 Correlation Section
for Sioux County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	93	80	93

**2010 Correlation Section
for Sioux County**

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section
for Sioux County**

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

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

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

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

	COD	PRD
R&O Statistics	18.20	116.53

RESIDENTIAL: Analysis of the two quality of assessment statistics indicates that neither is within their respective recommended range. Removal of the two extreme outlying sales (Bk A-22, Pg 410 and Bk A-22, Pg 506) would move the coefficient of dispersion within recommended range (at 13.17), but would have little positive effect on the price-related differential (at 115.42).

2010 Assessment Actions for Sioux County

taken to address the following property classes/subclasses:

Commercial

No assessment actions were taken to address the commercial property class for assessment year 2010.

2010 Assessment Survey for Sioux County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	The Assessor
2.	List the valuation groupings used by the County:
Valuation Grouping	Assessor Location(s)/Neighborhood(s) included:
10	Harrison—all commercial parcels within the village of Harrison and its environs.
80	Rural—all remaining commercial parcels that are not part of the village of Harrison, but are within Sioux County.
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Geographic location.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	The Cost Approach.
4	When was the last lot value study completed?
	In assessment year 2008.
a.	What methodology was used to determine the commercial lot values?
	The Market Approach.
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?
	Yes, and the cost index is dated 2008.
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?
	The current Assessor relies on the tables provided by the CAMA vendor.
a.	How often does the County update the depreciation tables?
	When the property class is reappraised, and the CAMA software is updated.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes, by statutory requirement.
b.	By Whom?
	The Assessor.
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as the one that was used for the valuation group?
	Yes
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	Commercial property was re-listed and revalued in 2006. At present, there is

	very little commercial activity within the County. Commercial will again be reviewed in the cycle after rural improvements have been physically reviewed.
a.	Does the County maintain a tracking process? If yes describe.
	For commercial, it is relatively easy—commercial reviewed in Harrison, and commercial reviewed outside of the village.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	A percentage adjustment would be made to any valuation group outside of acceptable range.

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:	2	MEDIAN:	79	COV:	73.38	95% Median C.I.:	N/A
TOTAL Sales Price:	37,000	WGT. MEAN:	71	STD:	58.07	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	37,000	MEAN:	79	AVG.ABS.DEV:	41.07	95% Mean C.I.:	-442.63 to 600.92
TOTAL Assessed Value:	26,410						
AVG. Adj. Sales Price:	18,500	COD:	51.89	MAX Sales Ratio:	120.21		
AVG. Assessed Value:	13,205	PRD:	110.88	MIN Sales Ratio:	38.08		

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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											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08	1	120.21	120.21	120.21			120.21	120.21	N/A	15,000	18,032
04/01/08 TO 06/30/08											
07/01/08 TO 09/30/08	1	38.08	38.08	38.08			38.08	38.08	N/A	22,000	8,378
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/06 TO 06/30/07											
07/01/07 TO 06/30/08	1	120.21	120.21	120.21			120.21	120.21	N/A	15,000	18,032
07/01/08 TO 06/30/09	1	38.08	38.08	38.08			38.08	38.08	N/A	22,000	8,378
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07											
01/01/08 TO 12/31/08	2	79.15	79.15	71.38	51.89	110.88	38.08	120.21	N/A	18,500	13,205
<u>ALL</u>											
	2	79.15	79.15	71.38	51.89	110.88	38.08	120.21	N/A	18,500	13,205

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	1	120.21	120.21	120.21			120.21	120.21	N/A	15,000	18,032
80	1	38.08	38.08	38.08			38.08	38.08	N/A	22,000	8,378
<u>ALL</u>											
	2	79.15	79.15	71.38	51.89	110.88	38.08	120.21	N/A	18,500	13,205

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	2	79.15	79.15	71.38	51.89	110.88	38.08	120.21	N/A	18,500	13,205
<u>ALL</u>											
	2	79.15	79.15	71.38	51.89	110.88	38.08	120.21	N/A	18,500	13,205

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:	2	MEDIAN:	79	COV:	73.38	95% Median C.I.:	N/A
TOTAL Sales Price:	37,000	WGT. MEAN:	71	STD:	58.07	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	37,000	MEAN:	79	AVG.ABS.DEV:	41.07	95% Mean C.I.:	-442.63 to 600.92
TOTAL Assessed Value:	26,410						
AVG. Adj. Sales Price:	18,500	COD:	51.89	MAX Sales Ratio:	120.21		
AVG. Assessed Value:	13,205	PRD:	110.88	MIN Sales Ratio:	38.08		

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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	2	79.15	79.15	71.38	51.89	110.88	38.08	120.21	N/A	18,500	13,205
04											
ALL	2	79.15	79.15	71.38	51.89	110.88	38.08	120.21	N/A	18,500	13,205

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	79.15	79.15	71.38	51.89	110.88	38.08	120.21	N/A	18,500	13,205
ALL	2	79.15	79.15	71.38	51.89	110.88	38.08	120.21	N/A	18,500	13,205

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	38.08	38.08	38.08			38.08	38.08	N/A	22,000	8,378
344	1	120.21	120.21	120.21			120.21	120.21	N/A	15,000	18,032
ALL	2	79.15	79.15	71.38	51.89	110.88	38.08	120.21	N/A	18,500	13,205

**2010 Correlation Section
for Sioux County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Sioux County, as determined by the PTA is 100%. The mathematically calculated median is 79%.

COMMERCIAL:For assessment year 2010, no assessment actions were taken to address the commercial property class. Due to the small sample size (two sales occurred during the timeframe of the sales study) and the lack of additional statistical evidence to the contrary, it is believed that Sioux County is in compliance with both overall level of value and recommended standards for quality of assessment.

**2010 Correlation Section
for Sioux County**

II. Analysis of Sales Verification

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

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

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

COMMERCIAL: The Division's review of Sioux County's sales qualification process for commercial property is a reiteration of that for both residential and agricultural property within the County: a questionnaire is mailed to all buyers of real property on a quarterly basis. It is estimated that about one-half of the questionnaires are returned. For those that are not returned within a month, another questionnaire is mailed to the buyer. The Assessor utilizes the information collected from the questionnaires, as well as her and her staff's personal knowledge to make sales qualification determinations.

**2010 Correlation Section
for Sioux County**

III. Measure of Central Tendency

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

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

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

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

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

	Median	Wgt. Mean	Mean
R&O Statistics	79	71	79

**2010 Correlation Section
for Sioux County**

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

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

**2010 Correlation Section
for Sioux County**

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

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

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

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

	COD	PRD
R&O Statistics	51.89	110.88

COMMERCIAL: Since only two qualified commercial sales occurred during the three years of the sales study period, it is statistically meaningless to discuss the two measures of quality of assessment. Lacking any statistical evidence to the contrary there is no reason to believe that the County has not complied with quality of assessment for the commercial property class.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Sioux County

taken to address the following property classes/subclasses:

Agricultural

For 2010, the Assessor reviewed all land that had timber on it, and re-valued this if it was previously destroyed by fire. Specifically by agricultural market area, the following changes to land value were made: in Area 1, the grass subclass 2G1 was raised, and grass subclasses 3G1 and 3G were lowered; in Area 2 all irrigated land was raised; four grass subclasses were raised to closer match current market conditions, and these were 3G1, 3G, 4G1, and 4G.

2010 Assessment Survey for Sioux County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	The Assessor.
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	The County maintains two agricultural market areas/valuation groupings for this property class.
a.	What is the process used to determine and monitor market areas / valuation groupings? (Neb. Rev. Stat. § 77-1363) List or describe. Class or subclass includes, but not limited to, the classifications of agricultural land listed in section 77-1363, parcel use, parcel type, location, geographic characteristics, zoning, city size, parcel size and market characteristics.
	Geographic location.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	The specific characteristics are soil classifications and geographic location.
3.	Agricultural land:
a.	How is agricultural land defined in this county?
	<p>Agricultural land is defined statutorily by §77-1359 to §77-1363. Further, the Assessor has developed the following aid in determining whether land is primarily used as agricultural land:</p> <p>For purposes of this definition, the term “primarily used” shall mean mainly or principally requiring that the first and foremost use or intended use of land qualifying for agricultural or horticultural valuation MUST BE for the commercial production of plants or animals.</p> <p>For purposes of this definition, the “accessory use” shall mean extra, additional, or complementary. Land used or intended to be used to create additional space around a home or building site to create additional space or privacy does not constitute agricultural or horticultural land and shall not be valued as such.</p>
b.	When is it agricultural land, when is it residential, when is it recreational?
	<p>The aforementioned information contained in “a” is the definition of agricultural land. Land is considered residential when it is not specifically used for agricultural and horticultural purposes, and shall be defined as follows:</p> <p>1. All rural land and parcels containing a residential home site shall include at least a one acre home site valued at \$5,000 per acre. When a parcel contains a designated home site consisting of more than one acre of land that is not dedicated to agricultural or horticultural production, the accessory acres shall be valued at \$5,000 per acre, up to five acres. Accessory acres shall be determined by</p>

	<p>digitization of home site off most current US Government quad map following any fence lines or designated visual boundaries or through utilization of acreage measurement devices, such as GPS technology as determined by the County Assessor.</p> <p>2. All rural parcels containing non-residential buildings or amenities shall be determined to be valued as other site acres at a value of \$1,000 per acre. Parcels containing land that is fenced out or otherwise separated from land dedicated to agricultural or horticultural production purposes shall be valued as other site at \$1,000 per acre up to 15 acres; 16-40 acres at \$500 per acre and a value of \$250 per acre for 41-80 acres.</p> <p>Recreational property shall be as defined as follows: “including parcels of land that exist in an agricultural area. Because of its location and other amenities, recreational land offers primary uses other than crop and livestock production. Some of those uses would include fishing, hunting, camping, boating, hiking, picnicking and the access or view that simply allows relaxation, diversion and entertainment.”</p> <p>Recreational valuation shall be applied to accessory land in parcels where a hunting lodge or cabin is located and/or parcels in which the primary purpose of ownership for the parcel is to provide opportunity for hunting, fishing, or other outdoor recreation regardless of any secondary purpose, which may be agriculturally related. While allowing grazing to deter vegetation overgrowth, fire danger or pasturing of animals or livestock utilized for pleasure without commercial production does not qualify for agricultural and horticultural valuation as defined by Statute, such land shall be deemed recreational and valued in accordance with law.</p> <p>Value that is attributed to recreational land may require that an adjustment to market value be applied to all parcels of land that have the same amenities. Recreational value will be determined through utilization of the market sales approach to valuation, and all recreational properties will be valued at 92-100% of market value as determined by the annual market sales study.</p>
c.	Are these definitions in writing?
	Yes, as evidenced above.
d.	What are the recognized differences?
	(see “b” above).
e.	How are rural home sites valued?
	Based on the market, there is a standard value established for the first acre and a standard value for the second acre.
f.	Are rural home sites valued the same as rural residential home sites? If not, explain.
	Yes, they are valued the same in Sioux County.
g.	Are all rural home sites valued the same or are market differences recognized?
	They are valued the same in both market areas.
h.	What are the recognized differences?
	There are no recognized differences

4.	What is the status of the soil conversion from the alpha to numeric notation?
	The soil conversion was implemented in assessment year 2009.
a.	Are land capability groupings (LCG's) used to determine assessed value?
	Yes, in conjunction with "b" below.
b.	What other land characteristics or analysis are/is used to determine assessed values?
	Land classes—irrigated, grass, dry and waste.
5.	Is land use updated annually?
	At present, it is not.
a.	By what method? (Physical inspection, FSA maps, etc.)
	The Assessor intends to develop a letter that will be sent to taxpayers requesting FSA map information.
6.	Is there agricultural land in the County that has a non-agricultural influence?
	The County believes that there is.
a.	How is the County developing the value for non-agricultural influences?
	As described in 3b.
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology?
	None has been developed at present.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	By the Assessor
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?
	Yes
d.	Is the pickup work process the same for the land as for the improvements?
	Yes
8.	What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	All Harrison residential and commercial property was physically reviewed in 2005. Presently, the County is soliciting bids for the physical review of all rural improvements. When this is completed, the cycle of 6-yr inspection and review will begin again.
a.	Does the County maintain a tracking process?
	This will be done and followed by Township.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Any subclass of the valuation groupings that are outside of acceptable range would receive a percentage adjustment to bring these into compliance.

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
7/1/06 - 6/30/07	14	10	4
7/1/07 - 6/30/08	10	6	4
7/1/08 - 6/30/09	10	9	1
Totals	34	25	9

Added Sales:

Study Year	Total	Mkt 1	Mkt 2
7/1/06 - 6/30/07	1	0	1
7/1/07 - 6/30/08	5	4	1
7/1/08 - 6/30/09	4	1	3
Totals	10	5	5

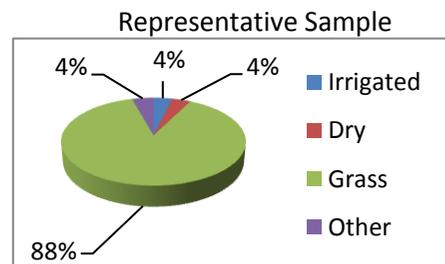
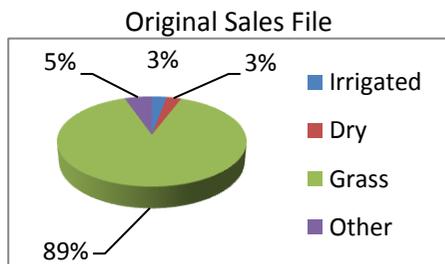
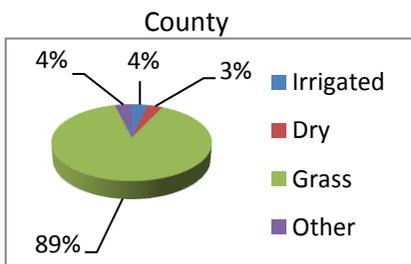
Final Results:

Study Year	County	Area 1	Area 2
7/1/06 - 6/30/07	15	10	5
7/1/07 - 6/30/08	15	10	5
7/1/08 - 6/30/09	14	10	4
Totals	44	30	14

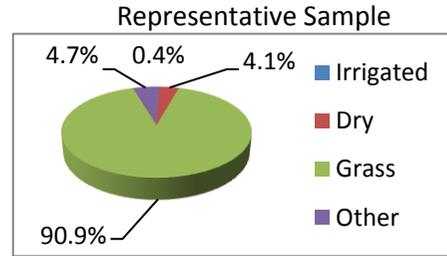
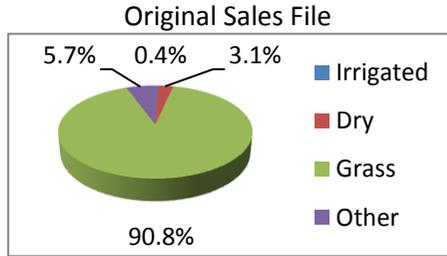
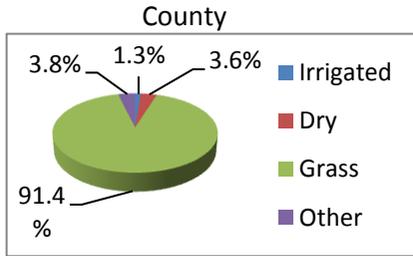
Representativeness by Majority Land Use

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

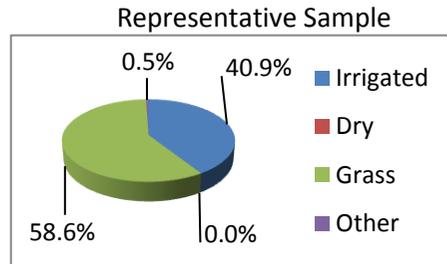
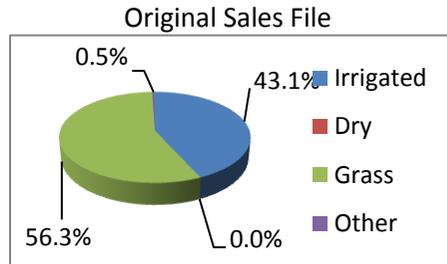
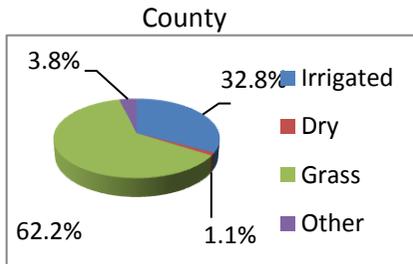
	Entire County		
	county	sales file	Sample
Irrigated	4%	3%	4%
Dry	3%	3%	4%
Grass	89%	89%	88%
Other	4%	5%	4%



Mkt Area 1			
	county	sales file	sample
Irrigated	1%	0%	0%
Dry	4%	3%	4%
Grass	91%	91%	91%
Other	4%	6%	5%



Mkt Area 2			
	county	sales file	sample
Irrigated	33%	43%	41%
Dry	1%	0%	0%
Grass	62%	56%	59%
Other	4%	1%	1%



Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2
Number of Sales - Original Sales File	34	25	9
Number of Sales - Expanded Sample	44	30	14
Total Number of Acres Added	3524	2481	1043

Ratio Study

Final Statistics

Preliminary Statistics

County # sales	44	Median	70%	AAD	20.85%
		Mean	73%	COD	29.99%
		W. Mean	69%	PRD	106.67%

Median	69%	AAD	21.02%
Mean	71%	COD	30.62%
W. Mean	67%	PRD	105.76%

Market Area 1 # sales	30	Median	70%	AAD	18.41%
		Mean	70%	COD	26.48%
		W. Mean	69%	PRD	102.77%

Median	70%	AAD	18.69%
Mean	70%	COD	26.83%
W. Mean	69%	PRD	102.34%

Market Area 2 # sales	14	Median	71%	AAD	26.08%
		Mean	79%	COD	36.95%
		W. Mean	69%	PRD	114.90%

Median	65%	AAD	26.00%
Mean	72%	COD	40.26%
W. Mean	60%	PRD	119.56%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	3	67.12%	0	N/A	20	75.17%
Mkt Area 1	0	N/A	0	N/A	16	75.17%
Mkt Area 2	3	67.12%	0	N/A	4	70.33%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	7	61.41%	0	N/A	28	75.17%
Mkt Area 1	0	N/A	0	N/A	22	71.51%
Mkt Area 2	7	61.41%	0	N/A	6	94.36%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Sioux County

Agricultural Land

I. Correlation

The level of value for agricultural land in Sioux County, as determined by the PTA is 70%. The mathematically calculated median is 70%.

AGRICULTURAL LAND:

For assessment year 2010, thirty-four sales occurred during the three-year period of the sales study that were deemed qualified by the Assessor. The number of qualified sales per market area can be described as follows: Area 1 had twenty-five sales (ten in the first year, six in the second and nine in the third or latest year); Area 2 had nine sales (four occurring during both the first and second years, and only one sale in the third year). By this breakdown of sales occurrence by year, it is easy to see that there is a significant time imbalance in the middle year in Area 1, and a significant imbalance in the latest year for Area 2. In order to mitigate the possible time bias created by this imbalance, the Sioux County Assessor reviewed sales from contiguous counties that would be comparable to land in her two market areas. From these, a total of ten comparable sales were found that existed within seven miles or less from Sioux County's borders that could supplement the under-represented time period in each market area. To maintain the County's overall representativeness by majority land use, five sales were incorporated into Area 1 (four that occurred in the second year, and one in the third or latest year); five sales were incorporated into agricultural Area 2 (one each in the first and second year, and three in the third year). Again, the goal was to ensure proportionality among the study years both overall and by market area (within 10% of the total numbers of sales) and yet maintain an overall representativeness by majority land use between the County agricultural base and the representative sample.

Assessment actions taken to address agricultural land market area included the following changes: in Area 1, the grass subclass 2G1 was raised, and grass subclasses 3G1 and 3G were lowered; in Area 2 all irrigated land was raised; four grass subclasses were raised to closer match current market conditions, and these were 3G1, 3G, 4G1, and 4G.

The statistical profile indicates an overall median of 70% a mean of 73% and a weighted mean of 69%. Since all three measures of central tendency are within acceptable range, any could serve as point estimate for the overall level of value of agricultural land within Sioux County. Regarding the two measures of assessment quality, both are above the upper limits of their respective recommended ranges. Since all sales were deemed to be necessary to obtain reasonable proportionality among study years and close representativeness by majority land use (as possible), the hypothetical elimination of outliers to determine their effect on these statistics is meaningless. 95% Majority Land Use indicates only three irrigated sales, no dry, and twenty grass sales with a median of 75%.

2010 Correlation Section

For Sioux County

Therefore, it is believed that Sioux County is in compliance for overall level of value for agricultural land

A brief review of the statistical profile by market area shows Area 1 with both a median and mean at 70%, and a weighted mean of 69%. All measures of central tendency are within range. The COD is at 26.48 and the PRD is at 102.77. Further analysis by 95% Majority Land Use reveals only sixteen grass sales with a median of 75%. Area 2 has the following measures of central tendency: a median of 71%, a mean of 79% and a weighted mean of 69%. Only the median and mean are within acceptable range. The mean is higher due to three small acre sales (less than 160 acres) that have an A/S ratio above 100%. The COD is at 36.95 and the PRD is at 114.90. Breakdown by 95% Majority Land Use indicates three irrigated sales and four grass sales.

A review of agricultural land by significant subclass shows none outside of acceptable level of value, and no non-binding recommendations will be made.

2010 Correlation Section

For Sioux County

II. Analysis of Sales Verification

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

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

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

AGRICULTURAL LAND:

Sioux County's sales qualification procedures for agricultural land are a reiteration of those described in preceding residential and commercial correlation sections: a questionnaire is mailed to the buyer of agricultural land on a quarterly basis. The County estimates that about one-half of the questionnaires are returned. Buyers who do not respond within a month, receive another questionnaire. The Assessor utilizes the information collected from the questionnaires, as well as her and her staff's personal knowledge to make sales qualification determinations.

2010 Correlation Section

For Sioux County

III. Measures of Central Tendency

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

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

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

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

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

	Median	Wgt.Mean	Mean
R&O Statistics	70%	69%	73%

2010 Correlation Section

For Sioux County

IV. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

2010 Correlation Section

For Sioux County

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

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

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

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

	COD	PRD
R&O Statistics	29.99	106.67

AGRICULTURAL LAND:

Analysis of the two quality of assessment figures indicates that both are above the upper limits of their respective recommended ranges (as discussed above). Since all sales were deemed to be necessary to obtain reasonable proportionality among study years and close representativeness by majority land use (as possible), the hypothetical elimination of outliers to determine their effect on these statistics is meaningless.

Total Real Property Sum Lines 17, 25, & 30	Records : 4,269	Value : 317,787,503	Growth 0	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	29	76,436	0	0	41	305,078	70	381,514	
02. Res Improve Land	185	707,171	1	3,980	87	1,282,556	273	1,993,707	
03. Res Improvements	188	5,305,802	1	532	90	4,409,152	279	9,715,486	
04. Res Total	217	6,089,409	1	4,512	131	5,996,786	349	12,090,707	0
% of Res Total	62.18	50.36	0.29	0.04	37.54	49.60	8.18	3.80	0.00
05. Com UnImp Land	20	77,487	0	0	2	2,180	22	79,667	
06. Com Improve Land	37	175,952	0	0	5	187,347	42	363,299	
07. Com Improvements	37	1,001,292	0	0	5	248,771	42	1,250,063	
08. Com Total	57	1,254,731	0	0	7	438,298	64	1,693,029	0
% of Com Total	89.06	74.11	0.00	0.00	10.94	25.89	1.50	0.53	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	28	1,011,788	28	1,011,788	
14. Rec Improve Land	0	0	0	0	10	413,840	10	413,840	
15. Rec Improvements	0	0	0	0	10	612,561	10	612,561	
16. Rec Total	0	0	0	0	38	2,038,189	38	2,038,189	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.89	0.64	0.00
Res & Rec Total	217	6,089,409	1	4,512	169	8,034,975	387	14,128,896	0
% of Res & Rec Total	56.07	43.10	0.26	0.03	43.67	56.87	9.07	4.45	0.00
Com & Ind Total	57	1,254,731	0	0	7	438,298	64	1,693,029	0
% of Com & Ind Total	89.06	74.11	0.00	0.00	10.94	25.89	1.50	0.53	0.00
17. Taxable Total	274	7,344,140	1	4,512	176	8,473,273	451	15,821,925	0
% of Taxable Total	60.75	46.42	0.22	0.03	39.02	53.55	10.56	4.98	0.00

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
23. Producing	0	0	0	0	4	20,120	4	20,120	0
24. Non-Producing	0	0	0	0	0	0	0	0	0
25. Total	0	0	0	0	4	20,120	4	20,120	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	6	0	70	76

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	66,460	3,156	217,790,231	3,157	217,856,691
28. Ag-Improved Land	0	0	0	0	657	58,443,754	657	58,443,754
29. Ag Improvements	0	0	0	0	657	25,645,013	657	25,645,013
30. Ag Total							3,814	301,945,458

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	22	26.59	132,840	22	26.59	132,840	
32. HomeSite Improv Land	439	530.42	2,652,020	439	530.42	2,652,020	
33. HomeSite Improvements	529	0.00	19,662,771	529	0.00	19,662,771	0
34. HomeSite Total				551	557.01	22,447,631	
35. FarmSite UnImp Land	51	325.75	270,947	51	325.75	270,947	
36. FarmSite Improv Land	514	1,316.92	1,306,526	514	1,316.92	1,306,526	
37. FarmSite Improvements	584	0.00	5,982,242	584	0.00	5,982,242	0
38. FarmSite Total				635	1,642.67	7,559,715	
39. Road & Ditches	1,008	4,006.55	0	1,008	4,006.55	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,186	6,206.23	30,007,346	0

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	4	1,477.80	296,154	4	1,477.80	296,154
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	1,752.88	12.50%	1,121,848	18.09%	640.00
47. 2A1	1,259.83	8.98%	629,916	10.16%	500.00
48. 2A	1,159.68	8.27%	510,259	8.23%	440.00
49. 3A1	1,765.15	12.59%	706,060	11.38%	400.00
50. 3A	4,746.22	33.84%	1,898,482	30.61%	400.00
51. 4A1	2,116.21	15.09%	846,482	13.65%	400.00
52. 4A	1,223.91	8.73%	489,563	7.89%	400.00
53. Total	14,023.88	100.00%	6,202,610	100.00%	442.29
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	3,669.20	9.61%	1,284,251	13.09%	350.01
56. 2D1	5,991.51	15.69%	1,497,935	15.27%	250.01
57. 2D	5,996.16	15.70%	1,499,103	15.28%	250.01
58. 3D1	2,919.07	7.65%	729,795	7.44%	250.01
59. 3D	4,060.93	10.64%	1,015,282	10.35%	250.01
60. 4D1	10,417.85	27.29%	2,604,550	26.55%	250.01
61. 4D	5,126.49	13.43%	1,179,112	12.02%	230.00
62. Total	38,181.21	100.00%	9,810,028	100.00%	256.93
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	11,428.70	1.13%	2,628,619	1.26%	230.00
65. 2G1	28,860.75	2.86%	6,637,997	3.18%	230.00
66. 2G	47,083.46	4.67%	10,829,235	5.20%	230.00
67. 3G1	54,397.81	5.40%	11,151,578	5.35%	205.00
68. 3G	102,080.56	10.13%	20,926,553	10.04%	205.00
69. 4G1	320,363.93	31.78%	64,072,733	30.74%	200.00
70. 4G	443,723.02	44.02%	92,175,284	44.23%	207.73
71. Total	1,007,938.23	100.00%	208,421,999	100.00%	206.78
Irrigated Total					
Irrigated Total	14,023.88	1.27%	6,202,610	2.74%	442.29
Dry Total					
Dry Total	38,181.21	3.46%	9,810,028	4.33%	256.93
Grass Total					
Grass Total	1,007,938.23	91.46%	208,421,999	92.05%	206.78
Waste					
Waste	41,875.05	3.80%	1,983,769	0.88%	47.37
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	5,586.89	0.51%	1,210,632	0.53%	216.69
Market Area Total					
Market Area Total	1,102,018.37	100.00%	226,418,406	100.00%	205.46

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	0.31	0.00%	348	0.00%	1,122.58
47. 2A1	4,349.50	14.65%	4,871,440	14.88%	1,120.00
48. 2A	7,153.75	24.10%	7,869,083	24.03%	1,099.99
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	8,225.01	27.71%	9,047,470	27.63%	1,100.00
51. 4A1	8,486.81	28.59%	9,335,487	28.51%	1,100.00
52. 4A	1,471.41	4.96%	1,618,554	4.94%	1,100.00
53. Total	29,686.79	100.00%	32,742,382	100.00%	1,102.93
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	103.96	10.48%	30,148	10.84%	290.00
57. 2D	424.70	42.83%	123,162	44.28%	290.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	341.53	34.44%	92,215	33.15%	270.01
60. 4D1	114.29	11.53%	30,859	11.09%	270.01
61. 4D	7.15	0.72%	1,788	0.64%	250.07
62. Total	991.63	100.00%	278,172	100.00%	280.52
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	1.76	0.00%	405	0.00%	230.11
65. 2G1	452.96	0.80%	104,181	0.84%	230.00
66. 2G	3,793.98	6.66%	872,624	7.04%	230.00
67. 3G1	221.66	0.39%	48,763	0.39%	219.99
68. 3G	8,489.75	14.90%	1,867,731	15.08%	220.00
69. 4G1	25,308.94	44.43%	5,567,963	44.95%	220.00
70. 4G	18,694.13	32.82%	3,925,780	31.69%	210.00
71. Total	56,963.18	100.00%	12,387,447	100.00%	217.46
Irrigated Total					
	29,686.79	32.57%	32,742,382	71.93%	1,102.93
Dry Total					
	991.63	1.09%	278,172	0.61%	280.52
Grass Total					
	56,963.18	62.50%	12,387,447	27.21%	217.46
Waste					
	3,506.69	3.85%	111,705	0.25%	31.85
Other					
	0.00	0.00%	0	0.00%	0.00
Exempt					
	867.12	0.95%	185,749	0.41%	214.21
Market Area Total					
	91,148.29	100.00%	45,519,706	100.00%	499.40

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	43,710.67	38,944,992	43,710.67	38,944,992
77. Dry Land	0.00	0	0.00	0	39,172.84	10,088,200	39,172.84	10,088,200
78. Grass	0.00	0	316.75	66,362	1,064,584.66	220,743,084	1,064,901.41	220,809,446
79. Waste	0.00	0	3.25	98	45,378.49	2,095,376	45,381.74	2,095,474
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	6,454.01	1,396,381	6,454.01	1,396,381
82. Total	0.00	0	320.00	66,460	1,192,846.66	271,871,652	1,193,166.66	271,938,112

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	43,710.67	3.66%	38,944,992	14.32%	890.97
Dry Land	39,172.84	3.28%	10,088,200	3.71%	257.53
Grass	1,064,901.41	89.25%	220,809,446	81.20%	207.35
Waste	45,381.74	3.80%	2,095,474	0.77%	46.17
Other	0.00	0.00%	0	0.00%	0.00
Exempt	6,454.01	0.54%	1,396,381	0.51%	216.36
Total	1,193,166.66	100.00%	271,938,112	100.00%	227.91

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

83 Sioux

	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	11,455,567	12,090,707	635,140	5.54%	0	5.54%
02. Recreational	3,286	2,038,189	2,034,903	61,926.45%	0	61,926.45%
03. Ag-Homesite Land, Ag-Res Dwelling	23,146,553	22,447,631	-698,922	-3.02%	0	-3.02%
04. Total Residential (sum lines 1-3)	34,605,406	36,576,527	1,971,121	5.70%	0	5.70%
05. Commercial	1,579,801	1,693,029	113,228	7.17%	0	7.17%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	7,601,585	7,559,715	-41,870	-0.55%	0	-0.55%
08. Minerals	10,180	20,120	9,940	97.64	0	97.64
09. Total Commercial (sum lines 5-8)	9,191,566	9,272,864	81,298	0.88%	0	0.88%
10. Total Non-Agland Real Property	43,796,972	45,849,391	2,052,419	4.69%	0	4.69%
11. Irrigated	35,879,810	38,944,992	3,065,182	8.54%		
12. Dryland	10,456,255	10,088,200	-368,055	-3.52%		
13. Grassland	222,141,275	220,809,446	-1,331,829	-0.60%		
14. Wasteland	2,094,612	2,095,474	862	0.04%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	270,571,952	271,938,112	1,366,160	0.50%		
17. Total Value of all Real Property (Locally Assessed)	314,368,924	317,787,503	3,418,579	1.09%	0	1.09%

SIOUX COUNTY, NEBRASKA
THREE-YEAR ASSESSMENT PLAN (JUNE 2009)

To: Sioux County Board of Commissioners
Ruth Sorensen, Nebraska Property Tax Administrator

FROM: Michelle Zimmerman, Sioux County Assessor

Pursuant to Neb. Rev. Stat. 77-1311(9), Sioux County Assessor Michelle Zimmerman hereby presents a Three-year Assessment Plan as follows:

Sioux County, Nebraska, lying in the extreme northwest corner of Nebraska, is 69 miles long and averages 29 miles in width, containing an area of 2,055 square miles. Real property in Sioux County is comprised of 4,267 parcels broken down into 336 residential properties, 62 commercial properties, 1 recreational, and a total of 3,864 parcels (3,183 unimproved and 681 improved). There are 84 tax exempt parcels, which constitutes approximately 10% of the ag land in Sioux County.

The former Assessor resigned on February 29, 2009, and I was appointed Sioux County Clerk, Ex-Officio Assessor on April 10, 2009. I have worked some in the Assessor's office, but mostly in the County Clerk's office. Therefore, I will prepare my three-year plan based on the previous Assessor's plan, making changes where I think necessary. I hired a Deputy Assessor, who holds an assessor certification also. To my knowledge, there has not been a Deputy Assessor previously, and I am anxious to have additional help from her to concentrate on issues in the Assessor's office.

The year 2009 again resulted in adjustments to ag land in Sioux County. The biggest percentage of changes occurred in Market Area 1 with all grassland values being increased. With the increase in Market Area 1, there is no difference in the values from Market Area 1 to Market Area 2.

Market Area 1 experienced valuation increases in all classes of grassland with the highest valuation being \$230.00 per acre. The timber subclass was raised again from \$325.00 to \$360.00 per acre. Irrigated land and dry crop land did not have any changes made to the subclasses. Market Area 2 grassland values were raised approximately \$20.00 per acre making them the same as Market Area 1. Sales activity is extremely low for the first six months of 2009. The economy is having an effect on the market. Due to the previous Assessor setting the values before resigning her position on February 28, 2009, I am not aware of her basis for the changes within the subclasses.

I, as County Assessor, perform all pick-up work, and have hired a college student for the summer to help measure buildings and input the information into the computer. A total of \$82,972.24 has been budgeted over the past several years for a reappraisal, and I will start by having the timber which was burned extensively by the fire of 2006 reappraised. The sales in this area have come to a halt, and I believe it is time for a reappraisal of that area.

As a new County Assessor, I have implemented the same procedures for locating new construction, sales data, and comparisons with other counties as the previous Assessor, and I have defined that procedure as follows:

Sioux County has county-wide zoning and requires building permits for residential construction and Improvement Information Statements for all ag construction other than residential buildings. I will utilize these forms to locate new construction. New improvements are physically inspected and added to the tax rolls annually. Data is collected by me and my office staff and all improvements are valued using the cost approach, using Marshall Swift pricing.

A sales data sheet is mailed to all buyers and sellers listed on Form 521 Real Estate Transfer Statements on a quarterly basis, and I utilize the data collected to supplement Form 521 data. The Form 521's and corresponding deeds provide the initial sales information for all real property transfers occurring within Sioux County and begins the process of analyzing the transfer of real property for each assessment year and sales study period.

I, as Sioux County Assessor, file all Form 521 Real Estate Transfer Statements and accompanying documentation, coding each sale for usability. I also review each sales roster and make all corrections. The Sioux County sales rosters for all three classes of property are carefully monitored for accuracy and completeness to reflect the taxable value of each item of real property. I give careful consideration to accuracy to assure that the sales study correctly reflects not only the most current data, but also to collect all available information from buyers and sellers to assure that each sale occurring in the county is properly reported and considered.

Each ag land sale is analyzed by each subclass as determined by the 1996 Soil Survey, Soil Conversion issued by the Nebraska Dept. of Property Assessment and Taxation and land use as reported by the property owner or confirmed by ASCS mapping. This detailed analysis allows me to track trends such as increases or decreases in the subclasses of grass, dry crop or irrigated land and allows me to more precisely attribute sales price to the weight of acres in a subclass contained in each sale.

Once I collect and analyze all available data for each sale and develop a sales ratio study, values are adjusted to reflect current market value for each subclass, and those values are applied to achieve the required levels of value and quality of assessment. History of annual action taken by the Assessor to most accurately reflect market values and to establish equitable and fair assessment practices indicates that using three years of sales data for each sales study and equalizing values from year to year allows me to recognize market trends and provide taxpayers with a more stable and predictable tax burden.

I, as Sioux County Assessor, also compare the value of each subclass with the annual values established by Scottsbluff, Dawes and Box Butte counties which border Sioux County to assure that taxpayers paying taxes to political subdivisions that cross county lines are accurately and fairly assessed.

I will consider the use of Special Value Applications for those taxpayers affected by the use of recreational lands in the Pine Ridge area of Sioux County. If there is a differentiation between special value and the ag land values in the areas that are affected, greenbelt use will be implemented.

Previously, Sioux County, which is the third largest county in Nebraska, with a solely agricultural economy, had been affected by non-agricultural enterprises purchasing ag land for inflated prices. That practice has slowed with the down-turn in the economy. It is my opinion that sales prices will not vary greatly from the past several years, but there will be a significant decrease in the number of properties sold. The 1031 exchange is a great concern for me and local property owners. Non-residents are purchasing property for inflated values to avoid capital gain taxes, affecting the market values of neighbors who just want to make a living on their property. Because of this, small family farms and ranches are being phased out in place of larger operations. Another concern of the Assessor and the property owners is the community college's ability to levy a tax in Sioux County. The taxpayers are being taxed for a service that they see little benefit from.

After values are established and implemented as indicated by the annual sales study, Reports and Opinions are issued by the Property Tax Administrator, and TERC takes action, I send out valuation change notices and begin updating records. A complete record is established for each parcel every year. I constantly monitor values and assess property in Sioux County, assuring county-wide equalization.

The new County Solutions program that the previous Assessor had begun entering all rural residential data into, is still not a usable program, there seems to be too many "glitches" to feel confident in using this new program. The re-appraisal process of all rural real property improvements which was planned for 2009 by the previous Assessor was not begun due to her resignation; however, as stated previously, money has been budgeted for a reappraisal, which is planned for 2010.

The focus for the upcoming year will be to concentrate on the sales study and collecting all available data that influences sales of ag lands in the county.

I, as Sioux County Assessor, will continue to maintain acceptable levels and quality of assessment throughout the county.

2010 Assessment Survey for Sioux County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	One
2.	Appraiser(s) on staff
	None
3.	Other full-time employees
	Three
4.	Other part-time employees
	None
5.	Number of shared employees
	None
6.	Assessor's requested budget for current fiscal year
	\$186,633
7.	Adopted budget, or granted budget if different from above
	\$186,633
8.	Amount of the total budget set aside for appraisal work
	\$ 80,000
9.	Appraisal/Reappraisal budget, if not part of the total budget
	None
10.	Part of the budget that is dedicated to the computer system
	\$ 9,500
11.	Amount of the total budget set aside for education/workshops
	\$ 5,100
12.	Other miscellaneous funds
	None
13.	Was any of last year's budget not used:
	Yes, \$32,639

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS/County Solutions
2.	CAMA software
	MIPS/County Solutions
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	The Assessor

5.	Does the county have GIS software?
	Yes, GIS WorkShop
6.	Who maintains the GIS software and maps?
	GIS WorkShop
7.	Personal Property software:
	County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Harrison
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services
	Currently, the County conducts pick-up work “in-house” but is in the process of soliciting bids for the rural improvement review.
2.	Other services
	MIPS/County Solutions for administrative, CAMA, and personal property software. GIS WorkShop for GIS software.

Certification

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

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

One copy by electronic transmission to the Sioux County Assessor.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts