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## 2010 Commission Summary

### 84 Stanton

#### Residential Real Property - Current

Number of Sales	95	Median	95
Total Sales Price	\$9,506,977	Mean	96
Total Adj. Sales Price	\$9,506,977	Wgt. Mean	92
Total Assessed Value	\$8,766,370	Average Assessed Value of the Base	\$70,940
Avg. Adj. Sales Price	\$100,073	Avg. Assessed Value	\$92,278

#### Confidence Interval - Current

95% Median C.I	91.11 to 96.83
95% Mean C.I	91.48 to 101.07
95% Wgt. Mean C.I	88.27 to 96.15

% of Value of the Class of all Real Property Value in the County	22.77
% of Records Sold in the Study Period	4.72
% of Value Sold in the Study Period	6.14

#### Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	126	96	96
2008	138	94	94
2007	162	94	94
2006	181	94	94

## 2010 Commission Summary

### 84 Stanton

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#### Commercial Real Property - Current

Number of Sales	8	Median	94
Total Sales Price	\$1,322,000	Mean	96
Total Adj. Sales Price	\$1,322,000	Wgt. Mean	86
Total Assessed Value	\$1,131,995	Average Assessed Value of the Base	\$132,780
Avg. Adj. Sales Price	\$165,250	Avg. Assessed Value	\$141,499

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#### Confidence Interval - Current

95% Median C.I	72.76 to 117.80
95% Mean C.I	83.51 to 108.77
95% Wgt. Mean C.I	67.46 to 103.80

% of Value of the Class of all Real Property Value in the County	4.02
% of Records Sold in the Study Period	4.21
% of Value Sold in the Study Period	4.49

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#### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	13	99	99
2008	14	83	83
2007	11	100	66
2006	9		60



## 2010 Opinions of the Property Tax Administrator for Stanton 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 Stanton County is 95% of market value. The quality of assessment for the class of residential real property in Stanton 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 Stanton County is 100% of market value. The quality of assessment for the class of commercial real property in Stanton 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 Stanton County is 69% of market value. The quality of assessment for the class of agricultural land in Stanton 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 Stanton County**

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

### **Residential**

The County completed a market study for the residential class of property. The County reviewed all mobile homes in the County. The County completed the pickup and permit work for the class as well as reviewing properties where an information sheet was filed in the office or when improvements were reported or discovered.

## 2010 Assessment Survey for Stanton County

### Residential Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Assessor and staff
2.	<b>List the valuation groupings used by the County:</b>
	01-Eagle Ridge 05-Norfolk, Millers subdivision 10-Pilger 15-Rural 20-Stanton 25-Willers Cove 30-WP, WP02, Wp03, WP04, WP05, WP06, WP07, WP08 35-WP10, WP WB, WP WB01, WP Roy04, WP Roy05
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	Parcel location, and different amenities available.
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	A correlation between cost and sales comparison.
4	<b>When was the last lot value study completed?</b>
	A study is done annually for each valuation grouping as market warrants.
a.	<b>What methodology was used to determine the residential lot values?</b>
	Sales comparison
5.	<b>Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?</b>
	Yes
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?</b>
	The county uses sale and local market information.
a.	<b>How often does the County update depreciation tables?</b>
	Updates are based on market analysis.
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>
	By listers and staff
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>

	Urban areas are complete, large suburban area completed, will complete the smaller subdivisions this year.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Tracked by cities and by precincts
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	The results are applied within the valuation group, care is taken to update all of a valuation grouping at one time.

**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:	95	<b>MEDIAN:</b>	<b>95</b>	COV:	24.76	95% Median C.I.:	91.11 to 96.83
TOTAL Sales Price:	9,506,977	WGT. MEAN:	92	STD:	23.83	95% Wgt. Mean C.I.:	88.27 to 96.15
TOTAL Adj.Sales Price:	9,506,977	MEAN:	96	AVG.ABS.DEV:	15.93	95% Mean C.I.:	91.48 to 101.07
TOTAL Assessed Value:	8,766,370						
AVG. Adj. Sales Price:	100,073	COD:	16.79	MAX Sales Ratio:	187.65		
AVG. Assessed Value:	92,277	PRD:	104.41	MIN Sales Ratio:	21.46		

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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	13	92.90	92.72	88.62	14.49	104.64	65.82	152.24	76.81 to 101.32	103,415	91,643
10/01/07 TO 12/31/07	13	97.33	101.62	99.59	11.09	102.04	75.71	130.68	92.94 to 113.14	74,962	74,658
01/01/08 TO 03/31/08	9	98.10	111.08	103.13	18.85	107.71	82.03	187.65	92.15 to 144.96	101,666	104,850
04/01/08 TO 06/30/08	19	96.10	103.86	96.28	14.81	107.87	80.95	165.80	88.63 to 110.40	103,752	99,894
07/01/08 TO 09/30/08	8	95.39	101.22	98.31	21.98	102.96	62.04	135.69	62.04 to 135.69	100,125	98,428
10/01/08 TO 12/31/08	9	84.11	86.46	83.18	17.91	103.94	59.34	137.59	59.64 to 98.76	125,272	104,200
01/01/09 TO 03/31/09	12	89.12	86.18	86.94	25.67	99.13	21.46	131.89	65.22 to 107.50	100,465	87,347
04/01/09 TO 06/30/09	12	86.11	85.35	84.73	8.42	100.74	71.97	97.74	78.38 to 95.74	97,312	82,450
<u>Study Years</u>											
07/01/07 TO 06/30/08	54	96.47	101.84	96.13	14.73	105.95	65.82	187.65	93.34 to 98.10	96,392	92,658
07/01/08 TO 06/30/09	41	86.78	88.94	87.47	19.17	101.67	21.46	137.59	79.78 to 96.65	104,921	91,775
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	45	96.10	101.35	94.85	18.13	106.86	59.34	187.65	91.11 to 98.23	106,994	101,486
<u>ALL</u>											
	95	94.83	96.27	92.21	16.79	104.41	21.46	187.65	91.11 to 96.83	100,073	92,277

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1	97.95	97.95	97.95			97.95	97.95	N/A	350,000	342,820
05	5	80.48	85.07	79.82	7.96	106.57	76.63	95.10	N/A	180,098	143,753
10	8	96.08	108.17	96.48	22.90	112.11	65.82	165.80	65.82 to 165.80	39,125	37,748
15	8	92.38	92.08	93.28	25.62	98.72	57.30	137.59	57.30 to 137.59	145,472	135,693
20	25	92.71	91.78	87.11	14.70	105.37	59.64	134.74	81.22 to 98.07	81,244	70,769
25	2	97.26	97.26	97.09	1.00	100.17	96.29	98.23	N/A	290,000	281,565
30	34	96.65	102.69	98.48	18.09	104.28	71.97	187.65	86.59 to 110.40	77,520	76,343
35	12	93.60	86.67	90.63	12.49	95.64	21.46	101.32	86.62 to 98.10	127,741	115,766
<u>ALL</u>											
	95	94.83	96.27	92.21	16.79	104.41	21.46	187.65	91.11 to 96.83	100,073	92,277

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	91	95.61	97.54	92.32	16.11	105.66	57.30	187.65	91.11 to 97.33	103,538	95,587
2	4	76.49	67.38	79.94	35.08	84.30	21.46	95.10	N/A	21,247	16,985
<u>ALL</u>											
	95	94.83	96.27	92.21	16.79	104.41	21.46	187.65	91.11 to 96.83	100,073	92,277

**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

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TOTAL Adj.Sales Price:	9,506,977	MEAN:	96	AVG.ABS.DEV:	15.93	95% Mean C.I.:	91.48 to 101.07
TOTAL Assessed Value:	8,766,370						
AVG. Adj. Sales Price:	100,073	COD:	16.79	MAX Sales Ratio:	187.65		
AVG. Assessed Value:	92,277	PRD:	104.41	MIN Sales Ratio:	21.46		

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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	94	94.84	96.29	92.21	16.97	104.43	21.46	187.65	88.63 to 97.04	101,010	93,138
06											
07	1	94.83	94.83	94.83			94.83	94.83	N/A	12,000	11,380
ALL	95	94.83	96.27	92.21	16.79	104.41	21.46	187.65	91.11 to 96.83	100,073	92,277

**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	2	112.72	112.72	110.19	47.09	102.30	59.64	165.80	N/A	5,250	5,785
Total \$											
1 TO 9999	2	112.72	112.72	110.19	47.09	102.30	59.64	165.80	N/A	5,250	5,785
10000 TO 29999	5	94.83	86.48	83.10	34.38	104.08	21.46	152.24	N/A	17,800	14,791
30000 TO 59999	16	107.32	116.25	116.85	20.74	99.48	78.52	187.65	93.34 to 134.74	42,718	49,916
60000 TO 99999	40	95.10	95.21	94.03	12.74	101.26	57.30	137.59	87.33 to 97.74	78,583	73,888
100000 TO 149999	17	91.11	88.96	88.92	8.90	100.05	71.97	101.32	79.78 to 97.91	119,714	106,455
150000 TO 249999	10	85.74	86.88	88.20	17.47	98.51	59.34	135.69	62.04 to 98.23	186,650	164,616
250000 TO 499999	5	87.29	87.73	87.60	8.51	100.15	76.63	97.95	N/A	335,800	294,151
ALL	95	94.83	96.27	92.21	16.79	104.41	21.46	187.65	91.11 to 96.83	100,073	92,277



**2010 Correlation Section  
for Stanton County**

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**Residential Real Property**

**I. Correlation**

The level of value for the residential real property in Stanton County, as determined by the PTA is 95%. The mathematically calculated median is 95%.

RESIDENTIAL: The analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion and price related differential are both above the acceptable range however based on the knowledge of assessment practices it is believed that the assessments are uniform in the residential class of property. All three measures of central tendency are within the acceptable range. The overall residential market appears to show an increase over the study period. The assessor has combined several assessor locations into valuation groupings to create a larger sample size for analysis and to reflect the valuation process that is used in Stanton County

The County Assessor is knowledgeable of the property in the county along with market trends. The County is progressive in the approach to value as well as embracing technology when feasible. The County is beginning work on implementing a GIS system and began transferring sales electronically to the Division this year. These efforts improve the efficiency and accuracy in the office.

It is the opinion of the Division that the R&O statistics along with each of these analyses demonstrates that county has achieved an acceptable level of value for the residential class. This level of value is supported by the statistics.

**2010 Correlation Section  
for Stanton 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: The current sales verification process in the County is reliance on personal knowledge. If there is a concern of the validity of the sale a more in depth inquiry is involved with the realtor or other parties to the transactions. In a review of the non qualified sales there is nothing to suggest the occurrence of excess trimming in the file.

**2010 Correlation Section  
for Stanton 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>95</b>	<b>92</b>	<b>96</b>

**2010 Correlation Section  
for Stanton 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 Stanton 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 Stanton 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>16.79</b>	<b>104.41</b>

RESIDENTIAL: The COD and PRD are both outside the acceptable range. The residential market within Stanton County does show areas where there is not an organized market. In examining the outliers there are five sales with a sale price under 15,000 and in that same group two are unimproved parcels.

Knowing the assessment practices in the County and in analyzing the makeup of the outliers in the residential class of property the quality of assessment is acceptable for Stanton County.



## **2010 Assessment Actions for Stanton County**

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

#### **Commercial**

The County reviewed the statistical profile of the sales file and verified all sales. The County updated property record cards as necessary to reflect new improvements, additions or changes to structures reported by building permits, information sheets or personal information.

## 2010 Assessment Survey for Stanton County

### Commercial / Industrial Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Contract Appraisers, Kaiser Appraisal, and Wayne Kubert
2.	<b>List the valuation groupings used by the County:</b>
	01-Pilger 05-Rural, WP09 10-Stanton
a.	<b>Describe the specific characteristics of the valuation groupings that make them unique.</b>
	Location along with amenities available.
3.	<b>What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.</b>
	Correlation between cost and sales comparison.
4	<b>When was the last lot value study completed?</b>
	2008
a.	<b>What methodology was used to determine the commercial lot values?</b>
	Extraction from sales by using cost and market
5.	<b>Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?</b>
	Yes
6.	<b>Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?</b>
	Local market
a.	<b>How often does the County update the depreciation tables?</b>
	Depends on the market analysis as to when it is appropriate.
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>
	Kaiser Appraisal
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>
	For the past two years the County has focused on all the Commercial properties in the county.
a.	<b>Does the County maintain a tracking process? If yes describe.</b>
	Yes, the county tracks the parcels on the property record cards, the county approaches the inspection and review by valuation groupings and in the rural area

	by precincts.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	All the information is gathered and priced and updated all in one year for the class.

**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

(!: AVTot=0)

NUMBER of Sales:	8	<b>MEDIAN:</b>	<b>94</b>	COV:	15.71	95% Median C.I.:	72.76 to 117.80
TOTAL Sales Price:	1,322,000	WGT. MEAN:	86	STD:	15.10	95% Wgt. Mean C.I.:	67.46 to 103.80
TOTAL Adj.Sales Price:	1,322,000	MEAN:	96	AVG.ABS.DEV:	10.96	95% Mean C.I.:	83.51 to 108.77
TOTAL Assessed Value:	1,131,995						
AVG. Adj. Sales Price:	165,250	COD:	11.61	MAX Sales Ratio:	117.80		
AVG. Assessed Value:	141,499	PRD:	112.27	MIN Sales Ratio:	72.76		

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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	94.78	94.78	94.78			94.78	94.78	N/A	300,000	284,350
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	2	115.66	115.66	113.70	1.85	101.72	113.51	117.80	N/A	57,500	65,375
04/01/07 TO 06/30/07	1	102.31	102.31	102.31			102.31	102.31	N/A	40,000	40,925
07/01/07 TO 09/30/07	2	86.89	86.89	86.56	6.53	100.38	81.22	92.56	N/A	8,500	7,357
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08	1	94.15	94.15	94.15			94.15	94.15	N/A	200,000	188,300
04/01/08 TO 06/30/08											
07/01/08 TO 09/30/08											
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09	1	72.76	72.76	72.76			72.76	72.76	N/A	650,000	472,955
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/06 TO 06/30/07	4	107.91	107.10	100.23	7.93	106.86	94.78	117.80	N/A	113,750	114,006
07/01/07 TO 06/30/08	3	92.56	89.31	93.56	4.66	95.46	81.22	94.15	N/A	72,333	67,671
07/01/08 TO 06/30/09	1	72.76	72.76	72.76			72.76	72.76	N/A	650,000	472,955
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	5	102.31	101.48	108.37	11.25	93.65	81.22	117.80	N/A	34,400	37,278
01/01/08 TO 12/31/08	1	94.15	94.15	94.15			94.15	94.15	N/A	200,000	188,300
<u>ALL</u>											
	8	94.47	96.14	85.63	11.61	112.27	72.76	117.80	72.76 to 117.80	165,250	141,499

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	2	86.89	86.89	86.56	6.53	100.38	81.22	92.56	N/A	8,500	7,357
05	2	83.46	83.46	77.79	12.82	107.28	72.76	94.15	N/A	425,000	330,627
10	4	107.91	107.10	100.23	7.93	106.86	94.78	117.80	N/A	113,750	114,006
<u>ALL</u>											
	8	94.47	96.14	85.63	11.61	112.27	72.76	117.80	72.76 to 117.80	165,250	141,499

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	8	94.47	96.14	85.63	11.61	112.27	72.76	117.80	72.76 to 117.80	165,250	141,499
<u>ALL</u>											
	8	94.47	96.14	85.63	11.61	112.27	72.76	117.80	72.76 to 117.80	165,250	141,499

**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

(!: AVTot=0)

NUMBER of Sales:	8	<b>MEDIAN:</b>	<b>94</b>	COV:	15.71	95% Median C.I.:	72.76 to 117.80
TOTAL Sales Price:	1,322,000	WGT. MEAN:	86	STD:	15.10	95% Wgt. Mean C.I.:	67.46 to 103.80
TOTAL Adj.Sales Price:	1,322,000	MEAN:	96	AVG.ABS.DEV:	10.96	95% Mean C.I.:	83.51 to 108.77
TOTAL Assessed Value:	1,131,995						
AVG. Adj. Sales Price:	165,250	COD:	11.61	MAX Sales Ratio:	117.80		
AVG. Assessed Value:	141,499	PRD:	112.27	MIN Sales Ratio:	72.76		

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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	1	113.51	113.51	113.51			113.51	113.51	N/A	110,000	124,860
03	7	94.15	93.65	83.10	10.37	112.70	72.76	117.80	72.76 to 117.80	173,142	143,876
04											
ALL	8	94.47	96.14	85.63	11.61	112.27	72.76	117.80	72.76 to 117.80	165,250	141,499

**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	92.56	97.19	93.66	13.17	103.77	81.22	117.80	N/A	7,333	6,868
Total \$											
1 TO 9999	3	92.56	97.19	93.66	13.17	103.77	81.22	117.80	N/A	7,333	6,868
30000 TO 59999	1	102.31	102.31	102.31			102.31	102.31	N/A	40,000	40,925
100000 TO 149999	1	113.51	113.51	113.51			113.51	113.51	N/A	110,000	124,860
150000 TO 249999	1	94.15	94.15	94.15			94.15	94.15	N/A	200,000	188,300
250000 TO 499999	1	94.78	94.78	94.78			94.78	94.78	N/A	300,000	284,350
500000 +	1	72.76	72.76	72.76			72.76	72.76	N/A	650,000	472,955
ALL	8	94.47	96.14	85.63	11.61	112.27	72.76	117.80	72.76 to 117.80	165,250	141,499

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
341	1	94.15	94.15	94.15			94.15	94.15	N/A	200,000	188,300
352	1	113.51	113.51	113.51			113.51	113.51	N/A	110,000	124,860
387	1	81.22	81.22	81.22			81.22	81.22	N/A	9,000	7,310
396	1	72.76	72.76	72.76			72.76	72.76	N/A	650,000	472,955
406	2	110.06	110.06	104.03	7.04	105.79	102.31	117.80	N/A	22,500	23,407
421	1	94.78	94.78	94.78			94.78	94.78	N/A	300,000	284,350
426	1	92.56	92.56	92.56			92.56	92.56	N/A	8,000	7,405
ALL	8	94.47	96.14	85.63	11.61	112.27	72.76	117.80	72.76 to 117.80	165,250	141,499



**2010 Correlation Section  
for Stanton County**

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**Commerical Real Property**

**I. Correlation**

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

COMMERCIAL: The calculated median from the statistical sample of 8 commercial sales will not be relied upon in determining the level of value for Stanton County nor will the qualitative statistics be used to determine assessment uniformity and proportionality. The knowledge of the assessment practices show that the County has achieved a level of value within the range. While the calculated median for the class is in the range the small size of the sample and the diversity of that sample, the resulting statistics may not be reliable and one cannot assume that the sample is representative of the class of property. The measures of central tendency lend credence to the analysis of an unreliable sample. The median being in the range may be only a mere coincidence rather than the result of a balanced and representative sales file. While the COD is in the range the PRD is well above the acceptable range.

The assessment practices in the County are sound and the County is on track with both the three year plan of assessment and six year review cycle. The County is knowledgeable with the properties in the County and statistical reviews as well as the economic factors in the County. The county applies assessment practices to the sold and unsold parcels in an unbiased manner.

There are no areas to recommend a non-binding adjustment for the commercial class of property in Stanton County.

**2010 Correlation Section  
for Stanton 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: The current sales verification process in the County is reliance on personal knowledge. If there is a concern of the validity of the sale a more in depth inquiry is involved with the realtor or other parties to the transactions. In a review of the non qualified sales there is nothing to suggest the occurrence of excess trimming in the file. The county has substantiated the disqualified sales.

**2010 Correlation Section  
for Stanton 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>94</b>	<b>86</b>	<b>96</b>

**2010 Correlation Section  
for Stanton 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 Stanton 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 Stanton 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>11.61</b>	<b>112.27</b>

COMMERCIAL: There are only eight sales in the commercial sales file, while the COD is in the range the PRD is well above the acceptable range. The small sample size and the diversity and disparity of the commercial class cause any reliable statistical analysis to be suspect. The sales may not be a representative sample of the population. The assessment practices the County uses are consistent and the use of a contract appraiser aids in developing a thorough approach to valuing the commercial class of property.

**Agricultural or Special  
Valuation Reports**

## **2010 Assessment Actions for Stanton County**

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

### **Agricultural**

Agricultural land values were updated through a market study on agricultural land sales. Changes to improvements and land use were updated from building permits, information sheets and personal information.

## 2010 Assessment Survey for Stanton County

### Agricultural Appraisal Information

1.	<b>Valuation data collection done by:</b>
	Assessor staff
2.	<b>Does the County maintain more than one market area / valuation grouping in the agricultural property class?</b>
	No
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.
	N/A
b.	<b>Describe the specific characteristics of the market area / valuation groupings that make them unique?</b>
	N/A
3.	<b>Agricultural Land</b>
a.	<b>How is agricultural land defined in this county?</b>
	By statutes regulation, and land use.
b.	<b>When is it agricultural land, when is it residential, when is it recreational?</b>
	When land is used for agricultural production it is considered agricultural land, When the primary use of the parcel is residential it is considered residential. Currently there are no known parcels where the primary use is considered recreational.
c.	<b>Are these definitions in writing?</b>
	No
d.	<b>What are the recognized differences?</b>
	Present use of the parcel.
e.	<b>How are rural home sites valued?</b>
	The first acre for the home site is valued with cost for the site improvements considered in the pricing for that first acre.
f.	<b>Are rural home sites valued the same as rural residential home sites?</b>
	Yes
g.	<b>Are all rural home sites valued the same or are market differences recognized?</b>
	They are valued the same.
h.	<b>What are the recognized differences?</b>
4.	<b>What is the status of the soil conversion from the alpha to numeric notation?</b>
	The soil conversion was completed for 2010
a.	<b>Are land capability groupings (LCG) used to determine assessed value?</b>
	Yes
b.	<b>What other land characteristics or analysis are/is used to determine assessed values?</b>

	Certain soil types have unique values within LCG's
5.	<b>Is land use updated annually?</b>
	Yes
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	FSA maps and physical inspection.
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>
	No
c.	<b>Describe special value methodology</b>
	N/A
7	<b>Pickup work:</b>
a.	<b>Is pickup work done annually and is it completed by March 19<sup>th</sup>?</b>
	Yes
b.	<b>By Whom?</b>
	The listers and clerk gather information and Assessor and staff does the pricing
c.	<b>Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?</b>
	Yes
d.	<b>Is the pickup work schedule the same for the land as for the improvements?</b>
	Yes
8.	<b>What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)</b>
	Agricultural properties are currently being inspected and reviewed.
a.	<b>Does the County maintain a tracking process?</b>
	The County is tracking the process by precinct.
b.	<b>How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?</b>
	If there are market changes detected within the valuation grouping they would be applied to the rest of the properties in that valuation grouping.

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
07/01/06 - 06/30/07	37	37
07/01/07 - 06/30/08	31	31
07/01/08 - 06/30/09	24	24
Totals	92	92

**Added Sales:**

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

**Final Results:**

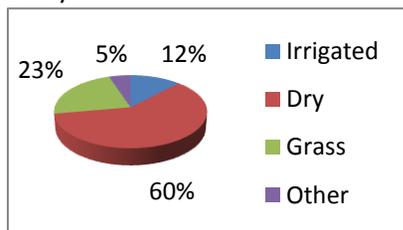
Study Year	County	Area 1
07/01/06 - 06/30/07	37	37
07/01/07 - 06/30/08	31	31
07/01/08 - 06/30/09	29	29
Totals	97	97

Representativeness by Majority Land Use

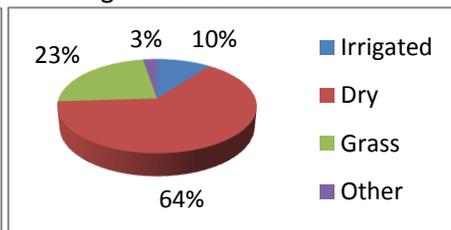
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	12%	10%	13%
Dry	60%	64%	65%
Grass	23%	23%	19%
Other	5%	3%	2%

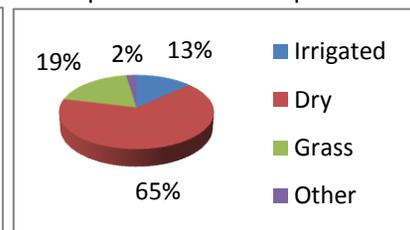
County



Original Sales File



Representative Sample



## Adequacy of Sample

	County Total	Mrkt Area 1
Number of Sales - Original Sales File	92	92
Number of Sales - Expanded Sample	97	97
Total Number of Acres Added	430	430

## Ratio Study

### Final Statistics

### Preliminary Statistics

County # sales 97

Median	69%	AAD	13.64%
Mean	72%	COD	19.63%
W. Mean	69%	PRD	104.71%

Median	65%	AAD	12.76%
Mean	68%	COD	19.66%
W. Mean	65%	PRD	105.38%

## Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	38	72.40%	3	74.05%
Mkt Area 1	0	N/A	38	72.40%	3	74.05%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	8	68.86%	52	71.15%	4	75.34%
Mkt Area 1	8	68.86%	52	71.15%	4	75.34%

**Agricultural or Special  
Valuation Correlation**

## 2010 Correlation Section

### For Stanton County

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#### Agricultural Land

##### I. Correlation

The level of value for the agricultural land in Stanton County, as determined by the PTA is 69%. The mathematically calculated median is 69.0%.

##### AGRICULTURAL LAND:

Stanton County has one market area for the entire County. In the three year study period for agricultural land 37 sales occurred in the first year, 31 in the second year and 24 for the most current year.

In analyzing the sales it was noted that the value for agricultural land has increased steadily for the study period. An increasing market during the study period and declining number of sales in the County over that same time could create a time bias in the file. To mitigate the bias comparable sales from adjoining counties were reviewed with the county assessor in an attempt to locate comparable sales to add to the sales file for analysis. Five sales were added to the file from neighboring counties with similar markets to remove the bias for the date of sale. Among other factors that were considered along with the date of sale was the percentage of majority land use of the parcel along with the size of the parcels. The sales in the final analysis were from Cuming, Colfax and Madison counties. Four hundred and thirty acres were added to the analysis from the five sales. It was difficult to balance the majority land use due to the availability of comparable sales for the last year of the study period.

The county implemented increases for both their irrigated land and dryland while decreasing the values for grassland. These adjustments resulted in values more comparable with surrounding counties. With the assessment actions reported by the county they have achieved an acceptable level of value for agricultural land. The three measures of central tendency are within the acceptable range. The qualitative statistics show the PRD being slightly above the range. These statistical measures support a level of value of 69%

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

## 2010 Correlation Section

### For Stanton 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:

Stanton County does not use a sales verification questionnaire but relies on telephone and personal interviews for the sales verification. Contact with the buyer or realtor is used for sales where there is a perceived discrepancy. All non-qualified sales are documented as for the reason for the non-usability in the sales file. Minimally improved sales are analyzed to see if the improvement contributed to the sale price of the parcel. With the knowledge of the assessment practices it is evident that all arm length sales were used for the measurement of the agricultural class of property.

## 2010 Correlation Section

### For Stanton 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>69</b>	<b>72</b>

## 2010 Correlation Section

### For Stanton 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 Stanton 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 Stanton 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>19.69</b>	<b>104.71</b>

#### AGRICULTURAL LAND:

The coefficient of dispersion is calculated to 19.69 which is within the acceptable range. The price related differential is just above the range. Combined with the measures of central tendency along with the knowledge of the assessment practices in the County it is the opinion of the Division that Stanton County has achieved uniformity within the agricultural class of property.



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 5,524</b>	<b>Value : 627,249,705</b>	<b>Growth 3,797,785</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>	118	437,720	80	566,655	39	786,715	237	1,791,090	
<b>02. Res Improve Land</b>	742	4,213,480	680	8,973,795	228	4,066,215	1,650	17,253,490	
<b>03. Res Improvements</b>	784	41,922,170	762	55,555,635	230	26,280,450	1,776	123,758,255	
<b>04. Res Total</b>	902	46,573,370	842	65,096,085	269	31,133,380	2,013	142,802,835	2,572,345
<b>% of Res Total</b>	44.81	32.61	41.83	45.58	13.36	21.80	36.44	22.77	67.73
<b>05. Com UnImp Land</b>	16	84,190	2	32,530	2	3,375	20	120,095	
<b>06. Com Improve Land</b>	127	635,420	7	150,530	14	180,525	148	966,475	
<b>07. Com Improvements</b>	127	4,985,605	7	1,753,775	22	1,106,575	156	7,845,955	
<b>08. Com Total</b>	143	5,705,215	9	1,936,835	24	1,290,475	176	8,932,525	275,000
<b>% of Com Total</b>	81.25	63.87	5.11	21.68	13.64	14.45	3.19	1.42	7.24
<b>09. Ind UnImp Land</b>	0	0	0	0	5	86,105	5	86,105	
<b>10. Ind Improve Land</b>	0	0	0	0	8	415,980	8	415,980	
<b>11. Ind Improvements</b>	0	0	0	0	9	15,793,665	9	15,793,665	
<b>12. Ind Total</b>	0	0	0	0	14	16,295,750	14	16,295,750	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.25	2.60	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>14. Rec Improve Land</b>	0	0	0	0	0	0	0	0	
<b>15. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>16. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res &amp; Rec Total</b>	902	46,573,370	842	65,096,085	269	31,133,380	2,013	142,802,835	2,572,345
<b>% of Res &amp; Rec Total</b>	44.81	32.61	41.83	45.58	13.36	21.80	36.44	22.77	67.73
<b>Com &amp; Ind Total</b>	143	5,705,215	9	1,936,835	38	17,586,225	190	25,228,275	275,000
<b>% of Com &amp; Ind Total</b>	75.26	22.61	4.74	7.68	20.00	69.71	3.44	4.02	7.24
<b>17. Taxable Total</b>	1,045	52,278,585	851	67,032,920	307	48,719,605	2,203	168,031,110	2,847,345
<b>% of Taxable Total</b>	47.44	31.11	38.63	39.89	13.94	28.99	39.88	26.79	74.97

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	101	15	145	261

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	2,304	272,767,600	2,304	272,767,600
28. Ag-Improved Land	0	0	0	0	947	135,127,215	947	135,127,215
29. Ag Improvements	0	0	0	0	1,017	51,323,780	1,017	51,323,780
30. Ag Total							3,321	459,218,595

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	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	1	1.00	3,180	1	1.00	3,180	
32. HomeSite Improv Land	691	707.64	2,250,295	691	707.64	2,250,295	
33. HomeSite Improvements	716	0.00	30,084,725	716	0.00	30,084,725	569,985
34. HomeSite Total				<b>717</b>	<b>708.64</b>	<b>32,338,200</b>	
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	927	0.00	21,239,055	927	0.00	21,239,055	380,455
38. FarmSite Total				<b>927</b>	<b>0.00</b>	<b>21,239,055</b>	
39. Road & Ditches	0	6,568.35	0	0	6,568.35	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,644</b>	<b>7,276.99</b>	<b>53,577,255</b>	<b>950,440</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	19	1,889.88	913,465	19	1,889.88	913,465

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	2,997.21	9.41%	6,893,585	10.04%	2,300.00
46. 1A	2,808.68	8.82%	6,459,980	9.40%	2,300.01
47. 2A1	5,585.64	17.53%	12,567,925	18.30%	2,250.04
48. 2A	3,708.99	11.64%	8,159,785	11.88%	2,200.00
49. 3A1	5,907.83	18.54%	12,702,015	18.49%	2,150.03
50. 3A	7,596.04	23.84%	15,951,765	23.22%	2,100.01
51. 4A1	2,868.83	9.00%	5,450,795	7.94%	1,900.01
52. 4A	387.19	1.22%	503,345	0.73%	1,299.99
<b>53. Total</b>	<b>31,860.41</b>	<b>100.00%</b>	<b>68,689,195</b>	<b>100.00%</b>	<b>2,155.94</b>
<b>Dry</b>					
54. 1D1	8,286.22	5.33%	17,401,125	6.18%	2,100.01
55. 1D	29,423.08	18.93%	61,788,615	21.96%	2,100.00
56. 2D1	11,969.98	7.70%	24,120,010	8.57%	2,015.04
57. 2D	4,681.68	3.01%	9,363,400	3.33%	2,000.01
58. 3D1	15,005.38	9.65%	26,859,880	9.55%	1,790.02
59. 3D	40,656.87	26.15%	70,294,750	24.98%	1,728.98
60. 4D1	43,069.28	27.71%	68,584,300	24.38%	1,592.42
61. 4D	2,357.13	1.52%	2,946,650	1.05%	1,250.10
<b>62. Total</b>	<b>155,449.62</b>	<b>100.00%</b>	<b>281,358,730</b>	<b>100.00%</b>	<b>1,809.97</b>
<b>Grass</b>					
63. 1G1	634.43	0.00%	786,700	1.45%	1,240.01
64. 1G	4,706.88	8.08%	5,836,610	10.77%	1,240.02
65. 2G1	5,987.53	10.28%	6,796,010	12.54%	1,135.03
66. 2G	1,969.34	3.38%	2,235,330	4.12%	1,135.07
67. 3G1	6,760.64	11.61%	7,132,635	13.16%	1,055.02
68. 3G	12,361.14	21.23%	10,985,455	20.27%	888.71
69. 4G1	17,001.06	29.19%	14,022,360	25.87%	824.79
70. 4G	8,814.55	15.14%	6,410,895	11.83%	727.31
<b>71. Total</b>	<b>58,235.57</b>	<b>100.00%</b>	<b>54,205,995</b>	<b>100.00%</b>	<b>930.81</b>
<b>Irrigated Total</b>					
<b>Irrigated Total</b>	<b>31,860.41</b>	<b>12.28%</b>	<b>68,689,195</b>	<b>16.93%</b>	<b>2,155.94</b>
<b>Dry Total</b>					
<b>Dry Total</b>	<b>155,449.62</b>	<b>59.92%</b>	<b>281,358,730</b>	<b>69.36%</b>	<b>1,809.97</b>
<b>Grass Total</b>					
<b>Grass Total</b>	<b>58,235.57</b>	<b>22.45%</b>	<b>54,205,995</b>	<b>13.36%</b>	<b>930.81</b>
<b>Waste</b>	<b>13,873.81</b>	<b>5.35%</b>	<b>1,387,420</b>	<b>0.34%</b>	<b>100.00</b>
<b>Other</b>	<b>0.00</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Exempt</b>	<b>231.55</b>	<b>0.09%</b>	<b>0</b>	<b>0.00%</b>	<b>0.00</b>
<b>Market Area Total</b>	<b>259,419.41</b>	<b>100.00%</b>	<b>405,641,340</b>	<b>100.00%</b>	<b>1,563.65</b>

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	0.00	0	31,860.41	68,689,195	31,860.41	68,689,195
<b>77. Dry Land</b>	0.00	0	0.00	0	155,449.62	281,358,730	155,449.62	281,358,730
<b>78. Grass</b>	0.00	0	0.00	0	58,235.57	54,205,995	58,235.57	54,205,995
<b>79. Waste</b>	0.00	0	0.00	0	13,873.81	1,387,420	13,873.81	1,387,420
<b>80. Other</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>81. Exempt</b>	0.00	0	0.00	0	231.55	0	231.55	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0</b>	<b>259,419.41</b>	<b>405,641,340</b>	<b>259,419.41</b>	<b>405,641,340</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	31,860.41	12.28%	68,689,195	16.93%	2,155.94
<b>Dry Land</b>	155,449.62	59.92%	281,358,730	69.36%	1,809.97
<b>Grass</b>	58,235.57	22.45%	54,205,995	13.36%	930.81
<b>Waste</b>	13,873.81	5.35%	1,387,420	0.34%	100.00
<b>Other</b>	0.00	0.00%	0	0.00%	0.00
<b>Exempt</b>	231.55	0.09%	0	0.00%	0.00
<b>Total</b>	<b>259,419.41</b>	<b>100.00%</b>	<b>405,641,340</b>	<b>100.00%</b>	<b>1,563.65</b>

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

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	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	139,012,440	142,802,835	3,790,395	2.73%	2,572,345	0.88%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	32,440,250	32,338,200	-102,050	-0.31%	569,985	-2.07%
<b>04. Total Residential (sum lines 1-3)</b>	<b>171,452,690</b>	<b>175,141,035</b>	<b>3,688,345</b>	<b>2.15%</b>	<b>3,142,330</b>	<b>0.32%</b>
05. Commercial	8,756,645	8,932,525	175,880	2.01%	275,000	-1.13%
06. Industrial	16,295,750	16,295,750	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	20,999,190	21,239,055	239,865	1.14%	380,455	-0.67%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>46,051,585</b>	<b>46,467,330</b>	<b>415,745</b>	<b>0.90%</b>	<b>655,455</b>	<b>-0.52%</b>
<b>10. Total Non-Agland Real Property</b>	<b>217,504,275</b>	<b>221,608,365</b>	<b>4,104,090</b>	<b>1.89%</b>	<b>3,797,785</b>	<b>0.14%</b>
11. Irrigated	64,177,490	68,689,195	4,511,705	7.03%		
12. Dryland	251,299,925	281,358,730	30,058,805	11.96%		
13. Grassland	68,417,460	54,205,995	-14,211,465	-20.77%		
14. Wasteland	1,383,860	1,387,420	3,560	0.26%		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>385,278,735</b>	<b>405,641,340</b>	<b>20,362,605</b>	<b>5.29%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>602,783,010</b>	<b>627,249,705</b>	<b>24,466,695</b>	<b>4.06%</b>	<b>3,797,785</b>	<b>3.43%</b>

**2009 Plan of Assessment  
for Stanton County  
Assessment Years 2010, 2011 and 2012  
June 15, 2009**

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, section 9, 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 and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation 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 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference: Neb. Rev. Stat. 77-201 (R. S. Supp 2006)

General Description of Real Property in Stanton County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	2,002	36.00 %	23.08 %
Commercial	175	3.00 %	1.47 %
Industrial	14	.25 %	2.70 %
Recreational	0	0.00 %	0.00 %
Agricultural	3,324	60.75 %	72.75 %
Special Value	0	0.00 %	0.00 %

\*\*\*includes Game and Parks

Agricultural land consists of 259,674 taxable acres. Approximately 70% of Stanton County is agricultural and of that 60.06 % consists primarily of dryland, 12.14 % irrigated, 22.66 % grassland and 5.14 % wasteland.

New property: For assessment year 2009, an estimated 100 building permits and/or information statements were filed for new property construction/additions in the county.

For more information, see 2009 Reports & Opinions, Abstract and Assessor Survey.

Current Resources

A. Staff/Budget Training

1. The Assessors Office consists of three full time employees-County Assessor, Deputy Assessor and Office Clerk. The Assessor and Deputy have maintained Assessor Certificates since 1978.
2. The Assessors Office has a part time appraiser, Bill Kaiser, for commercial properties and a part time appraiser, Wayne Kubert, for industrial properties (Nucor Steel).
3. The Assessors Office has two employees who assist with the measuring process and confirming the information needed to complete the pricing for Residential and Agricultural improvements.
4. The Assessor and Deputy continue with required educational classes each year to accumulate 60 credit hours each four year period in order to keep their certification updated and current.
5. The 2008/2009 budget for the Assessors Office was \$104,545. The appraisal portion of this budget was \$7,000. Due to limited full time staff and budget, the

appraisal and reappraisal of property within Stanton County is a continual, ongoing process.

B. Cadastral Maps

The County Assessors office maintains a set of Cadastral maps pursuant to Reg. 10-004.03. The office staff keeps the maps updated by ownerships. The Cadastral maps are dated 1963. The County is in the process of implementing the AutoCad mapping computer program. At this time the City of Stanton, Village of Pilger and Woodland Park have been completed. It is our intention to replace all Cadastral maps within the County. The mapping process is an extended and limited project due to funding and staff. The updating is being completed within the office without any outside sources hired to help.

C. Property Record Cards

The Assessors Office maintains Property Record Cards pursuant to Reg. 10-004. The property record cards contain all of the required information concerning ownership, legal description, classification codes, measurements, building inventory and valuation. The office staff maintains and updates the Property Record Cards.

D. Computer Software

Administrative software and Personal Property software used within the office is contracted with MIPS/County Solutions. The GIS software used is AutoCad. The Assessors Office is using CAMA computer pricing software for the re-evaluation of all improvements for Residential, Commercial and Agricultural properties. This is also an in-house project which will be completed over an extended period of time due to lack of staff and funding. At this time, the City of Stanton , Village of Pilger and Woodland Park residential properties have been revalued with updated photos and computer drawings. The rural residential and acreages have been revalued, along with completion of computer sketches. An appraisal was completed on the commercial properties and they are now valued and sketched in the CAMA system.

E. Stanton County does not have a Web based site for property record information access at this time.

Current Assessment Procedures for Real Property

A. Pick Up Work

Pursuant to Reg. 50-001.06, pick up work or new construction is an ongoing process within the County. New construction is located with permits from the Stanton County Zoning Administrator, the Village of Pilger Clerk and the City of Norfolk, along with information sheets completed by property owners. Some improvements are found from drive by reviews and personal reporting. Pick up work on new construction or alterations/updates are started the mid-month of September with completed work deadlines set before March 19.

## B. Sales Review

Pursuant to Reg. 12-003, the Real Estate Transfer Statements (521's) are completed and filed with the Department of Property Assessment and Taxation on a monthly basis. Upon receipt of the 521, the Deputy Assessor completes the supplemental information forms. The Assessor and Deputy determine if the sale is an arm's length transaction and qualify it for use in the sales file. The county completes a review of the sales for the residential class only. The County had previously relied on the Dept. of Property Assessment and Taxation reviewer to complete the review on the commercial and agricultural classes of property. This process has been eliminated and this office must rely on different methods to review these properties. Since Stanton County is a small county and familiar to the Assessor and Deputy, some information is readily available for certain properties. Some assistance has been provided from the Commissioners and also the taxpayers. Due to limited staff and funds, to hire a reviewer is not feasible, and limited time due to other office duties, in house reviewers are not possible at this time. The Assessor would like to develop some type of review plan, but at this time one is not in place. The office has sales file books with the 521 copies and information attachments available for the public to view. We also have a sales file map of agricultural sales by precinct available. In regard to qualifying a sale, the county considers the 12 "no" reasons listed in Statute 77-1371, one of it's tools in deciding if a sale can be used. The county defines actual or market value for the Sale's Review process as the most probable price between willing buyer and seller on an open market. Documentation will be made concerning changing market influences in the County. Adjustments may be made to the sale if Personal Property is found to be part of the sale price.

## C. Real Estate

The Assessors office purchased the CAMA computer pricing software and began the process of repricing all improvements for residential, commercial and agricultural properties. The CAMA program allows this office to update the sketches for all properties. The sketches are being implemented into the program along with the pricing. The process of updating photos and a visual review of each property was also started. Information questionnaires are mailed for completion to each property owner as the review process progresses throughout the County.

### 1. Residential

The Assessor's office and staff did a visual inspection review of residential properties in the Village of Pilger, the City of Stanton and the Woodland Park area.. New photos of each property were taken and added to the property record card. Questionnaires mailed earlier to each owner were utilized for completion of more detailed/updated information. The lots were re-valued, changing to the square foot method. At this time, updated pricing with the new photos for the City of Stanton, the Village of Pilger and Woodland Park are being used. The Rural Residentials have also had updated pricing and photos.

2. Agricultural

- a. The County is currently using one market area after the study of sales indicated the need to combine the three market areas we previously thought we necessary. Land use was verified in 1981. Land use had always been an ongoing analysis. The Assessor obtains land use maps from the landowners/operators to review with the property record cards.
- b. The last county wide physical reappraisal was conducted in 1981. A visual inspection, review of agricultural improvements and updated computer pricing, along with new photos is planned. This lengthy process is planned within a six year mandated period of time, with the starting process to begin Fall of 2009..

The revaluing with updated computer pricing and review process has been an ongoing project for Stanton County. This is an in house project with limited time, staff and budget. Each year market studies are performed for each type of property-residential, commercial and agricultural. With the help of our State Liaison we use the market and sales ratio studies to assist us in determining the market value of Stanton County properties. Once the market and sales ratio studies have been completed, the valuations on each type of property are set. After the value is set and the Abstract of Assessment certified, the Assessor then certifies the completion of the assessment roll to the County Clerk. The Assessor runs a Public Notice in the local newspaper of the certification. A Notice of Valuation Change is mailed to each property owner with an increase or decrease in value. The Assessor mails assessment/sales ratio statistics (as determined by TERC) to media and also will display the statistics in the Assessor's office.

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

<u>Property Class</u>	<u>Median</u>	<u>COD**</u>	<u>PRD***</u>
Residential	96	14.56	105.62
Commercial	99	18.82	100.74
Agricultural Land	70	21.21	103.38

\*\*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**

Pick up new improvements or additions and conduct market/sales ratio study of all residential properties. Plan reappraisal of all mobile homes within the county. Also, plans are to reappraise and update the suburban parcels..

### **Agricultural**

Continue the review process of agricultural properties and value with the CAMA program. Pick up new improvements and additions and conduct market/sales ratio study for all agricultural properties. If time and weather allow, begin gathering updated information on some of the rural/farm parcels. We will implement the soil conversion on agricultural land.

### **Commercial**

Pick up new improvements and additions and conduct market/sales ratio study on all commercial properties.

## **Assessment Actions Planned for Assessment Year 2011**

### **Residential**

Pick up new improvements or additions and conduct market/sales ratio study of all residential properties. Continue six year plan update and review.

### **Agricultural**

Continue the review process of agricultural properties and value with the CAMA program. Pick up new improvements and additions and conduct market/sales ration study for all agricultural properties. Continue six year plan update and review.

Commercial

Pick up new improvements and additions and conduct market/sales ratio study on all commercial properties. Continue six year plan update and review.

**Assessment Actions Planned for Assessment Year 2012**

Residential

Pick up new improvements or addition and conduct market/sales ratio study of all residential properties. Continue six year plan update and review.

Agricultural

Continue the review process of agricultural properties and value with the CAMA program. Pick up new improvements and additions and conduct market/sales ratio study for all agricultural properties. Continue six year plan update and review.

Commercial

Pick up new improvements and additions and conduct market/sales ratio study on all commercial properties. Continue six year plan update and review.

**Other functions performed by the Assessor's Office, but not limited to:**

1. Record maintenance, mapping updates and ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulations
  - a. Abstracts (Real Estate and Personal Property)
  - b. Assessor Survey
  - c. Sales information to P A & T rosters and 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 Educational Lands and 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 801 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 and value.
6. Homestead Exemptions- administer 221 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed-review of valuations as certified by P A & T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. 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.
9. Tax Lists- prepare and certify tax lists to County Treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – On a monthly basis, prepare tax list correction documents for County Board of Equalization approval.
11. County Board of Equalization-attend County Board of Equalization meetings for office related topics and for valuation protests-assemble and provide information.
12. TERC Appeals-prepare information and attend taxpayer appeal hearings for TERC, to defend county valuation.
13. TERC Statewide Equalization-attend hearings if applicable to county, defend values and/or implement orders of the TERC.
14. 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. Minimum of 60 credit hours per 4 years.
15. Inspect & review a portion of the real property parcels in the county such that all real property parcels in the county are inspected and reviewed no less than every 6 years.

In order for the Assessor to do a complete and thorough job of locating and fairly and equitable valuing property for tax purposes, it takes time, staff and budget. The Stanton County Assessor has always had and continues to have a good working relationship with the Stanton County Board of Commissioners. They have always given support to this office. Due to ongoing tight budget restraints, it is hard for this office to hire additional employees to help with the updating and revaluing of real property in Stanton County. Although Stanton County is not a large county compared to some others, we have only three full time staff members and it is a large workload for three people to try and revalue the entire county and still complete regular full time duties within the office.

Respectfully submitted:

Cheryl M. Wolowen  
Stanton County Assessor

June 15, 2009

## 2010 Assessment Survey for Stanton County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	1
2.	<b>Appraiser(s) on staff</b>
	1
3.	<b>Other full-time employees</b>
	0
4.	<b>Other part-time employees</b>
	0
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	106,220
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>
	7,000
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>
	650
11.	<b>Amount of the total budget set aside for education/workshops</b>
	1,750
12.	<b>Other miscellaneous funds</b>
13.	<b>Was any of last year's budget not used:</b>
	No

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

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

5.	<b>Does the county have GIS software?</b>
	The County has a signed contract
6.	<b>Who maintains the GIS software and maps?</b>
	Assessor and Staff
7.	<b>Personal Property software:</b>
	MIPS

### **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>
	Pilger and Stanton
4.	<b>When was zoning implemented?</b>
	<b>1998</b>

### **D. Contracted Services**

1.	<b>Appraisal Services</b>
	Contracted for commercial with Bill Kaiser and Wayne Kubert
2.	<b>Other services</b>



# 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 Stanton 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