

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

85 Thayer

Residential Real Property - Current

Number of Sales	135	Median	98
Total Sales Price	\$6,382,609	Mean	100
Total Adj. Sales Price	\$6,382,612	Wgt. Mean	95
Total Assessed Value	\$6,071,864	Average Assessed Value of the Base	\$37,406
Avg. Adj. Sales Price	\$47,279	Avg. Assessed Value	\$44,977

Confidence Interval - Current

95% Median C.I	95.81 to 98.52
95% Mean C.I	97.06 to 103.23
95% Wgt. Mean C.I	92.29 to 97.98

% of Value of the Class of all Real Property Value in the County	14.13
% of Records Sold in the Study Period	4.72
% of Value Sold in the Study Period	5.67

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	149	97	97
2008	183	97	97
2007	204	98	98
2006	206	98	98

2010 Commission Summary

85 Thayer

Commercial Real Property - Current

Number of Sales	18	Median	98
Total Sales Price	\$345,800	Mean	104
Total Adj. Sales Price	\$290,800	Wgt. Mean	107
Total Assessed Value	\$310,122	Average Assessed Value of the Base	\$66,986
Avg. Adj. Sales Price	\$16,156	Avg. Assessed Value	\$17,229

Confidence Interval - Current

95% Median C.I	96.00 to 109.65
95% Mean C.I	95.15 to 112.76
95% Wgt. Mean C.I	98.69 to 114.60

% of Value of the Class of all Real Property Value in the County	4.63
% of Records Sold in the Study Period	3.44
% of Value Sold in the Study Period	0.88

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	22	97	97
2008	21	97	97
2007	31	97	97
2006	41	97	97

2010 Opinions of the Property Tax Administrator for Thayer 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 Thayer County is 98% of market value. The quality of assessment for the class of residential real property in Thayer 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 Thayer County is 98% of market value. The quality of assessment for the class of commercial real property in Thayer 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 Thayer County is 72% of market value. The quality of assessment for the class of agricultural land in Thayer County indicates the assessment practices meet generally accepted mass appraisal practices.

Dated this 7th day of April, 2010.



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

Ruth A. Sorensen
Property Tax Administrator

2010 Assessment Actions for Thayer County

taken to address the following property classes/subclasses:

Residential:

For 2010, Thayer County has followed their 3 Year Plan which includes the following actions:

The county completed all residential pickup work.

The county conducted a thorough sale verification and analysis process.

The county inspected and updated all residential property in the town of Hebron and Subdivisions around Hebron.

The inspection process includes a going door to door with the existing record to verify or update the measurements, description of property characteristics, observations of quality and condition and take new photos.

The update process includes 2008 replacement costs and new depreciation.

2010 Assessment Survey for Thayer County

Residential Appraisal Information

1.	Valuation data collection done by:	
	Assessor and Staff	
2.	List the valuation groupings used by the County:	
	01	Hebron
	02	Alexandria
	03	Belvidere
	04	Bruning
	05	Byron
	06	Carleton
	07	Chester
	08	Davenport
	09	Deshler
	10	Gilead
	11	Hubbell
	12	Acreage: (Including: Rural)
	13	Recreational
	14	Subdivision
a.	Describe the specific characteristics of the valuation groupings that make them unique.	
	<p>Thayer County has identified an assessor location around each town, for the acreages, rural subdivisions and recreational parcels. They made these distinctions because they believe that they each have their own market characteristics and do not see any of the towns as interchangeable or directly comparable to each other. Among the characteristics that are considered are school systems, commerce and trade, community infrastructure and community social structures. Secondly, the county's pattern of inspection, analysis, update and reappraisal are considered. These valuation groupings may be consolidated to some extent after additional consideration, but for 2010, they offer only their former Assessor Locations.</p>	
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	
	Cost approach	
4	When was the last lot value study completed?	
	2003 is the assessor's best estimate; lot values are continuously reviewed as part of the ongoing inspection process.	
a.	What methodology was used to determine the residential lot values?	
	Sales comparison approach developed from market analysis.	
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?	
	All of the parcels in each individual valuation grouping have costs from the same cost year. All of the residential property has been costed using 12/2008 cost tables.	

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 vender?
	The county develops their own depreciation tables. They structure their primary depreciation tables around the market analysis done in Hebron. Then the basic tables are extended to the other valuation groups using economic factors developed by analyzing the sales in the other locations.
a.	How often does the County update depreciation tables?
	Depreciation tables are updated when costs are updated, but ongoing sale analysis might identify the need to adjust the schedules by a factor. The ongoing analysis of sales drives any needed adjustments.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Assessor and 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?
	All pickup work is costed and depreciated with the same tables as those used for the comparable parcels in the applicable assessor location. The additional value is integrated into the current valuation process.
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	The inspection table kept by the county indicates that only Chester and Carleton have not been inspected during the previous 6 years. They are among the residential towns to be inspected in 2010 for tax year 2011.
a.	Does the County maintain a tracking process? If yes describe.
	The county keeps a table that has tracked the year of the inspection of each assessor location since 2001; this table also includes a 3 to 4 year future plan of inspection.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	All subclasses are analyzed annually with the possibility that they will need to be adjusted. This takes place whether the specific subclass is inspected or not. If an adjustment is deemed necessary to keep the values at the market level, it will be made. The inspection process is not part of the valuation process; rather it is considered part of the data collection and analysis process. Any unreported changes that are discovered during the inspection process are implemented in the same manner as the pickup work.

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:	135	MEDIAN:	98	COV:	18.26	95% Median C.I.:	95.81 to 98.52
TOTAL Sales Price:	6,382,609	WGT. MEAN:	95	STD:	18.29	95% Wgt. Mean C.I.:	92.29 to 97.98
TOTAL Adj.Sales Price:	6,382,612	MEAN:	100	AVG.ABS.DEV:	12.01	95% Mean C.I.:	97.06 to 103.23
TOTAL Assessed Value:	6,071,864						
AVG. Adj. Sales Price:	47,278	COD:	12.32	MAX Sales Ratio:	179.09		
AVG. Assessed Value:	44,976	PRD:	105.27	MIN Sales Ratio:	41.96		

Printed: 03/24/2010 14:36:05

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	24	98.30	102.27	99.66	10.49	102.62	69.37	151.31	95.97 to 103.59	39,539	39,404
10/01/07 TO 12/31/07	14	96.51	99.52	96.76	12.27	102.86	74.21	131.37	88.05 to 120.68	35,185	34,045
01/01/08 TO 03/31/08	8	95.44	93.47	88.11	7.41	106.08	79.20	106.81	79.20 to 106.81	73,633	64,876
04/01/08 TO 06/30/08	19	95.44	99.75	91.21	12.57	109.36	63.44	179.09	91.59 to 99.73	46,684	42,582
07/01/08 TO 09/30/08	23	93.62	97.06	94.06	11.47	103.19	80.07	147.02	88.03 to 102.94	56,873	53,495
10/01/08 TO 12/31/08	15	98.38	102.57	99.01	14.84	103.60	66.38	134.22	90.70 to 116.11	56,870	56,309
01/01/09 TO 03/31/09	20	97.40	96.08	92.21	11.04	104.21	41.96	140.73	91.07 to 101.09	47,090	43,420
04/01/09 TO 06/30/09	12	109.15	111.33	104.41	15.49	106.63	69.14	147.28	97.94 to 133.76	30,170	31,500
<u>Study Years</u>											
07/01/07 TO 06/30/08	65	97.06	99.86	94.27	11.26	105.93	63.44	179.09	95.44 to 98.48	44,886	42,314
07/01/08 TO 06/30/09	70	97.94	100.41	95.86	13.23	104.75	41.96	147.28	94.72 to 101.09	49,500	47,449
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	65	95.73	98.68	93.56	12.14	105.47	63.44	179.09	92.15 to 98.52	55,957	52,355
<u>ALL</u>											
	135	97.52	100.14	95.13	12.32	105.27	41.96	179.09	95.81 to 98.52	47,278	44,976

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	51	98.38	102.38	97.80	12.27	104.68	41.96	179.09	97.06 to 103.59	58,144	56,866
02	4	94.48	101.59	95.58	12.67	106.28	86.23	131.15	N/A	14,500	13,859
03	2	84.75	84.75	83.09	10.63	102.00	75.74	93.75	N/A	19,000	15,786
04	7	95.79	95.38	97.42	8.65	97.90	74.21	109.82	74.21 to 109.82	41,500	40,431
05	3	99.73	100.08	93.44	20.80	107.11	69.14	131.37	N/A	28,000	26,162
06	3	104.51	105.14	102.67	5.31	102.40	97.12	113.78	N/A	16,666	17,112
07	7	88.05	93.17	87.88	16.37	106.02	66.38	134.43	66.38 to 134.43	22,571	19,835
08	12	98.53	99.76	99.30	6.40	100.46	88.03	117.41	92.57 to 104.79	28,537	28,337
09	26	96.22	102.52	93.96	13.28	109.12	81.68	151.31	91.07 to 98.65	41,036	38,557
10	1	98.43	98.43	98.43			98.43	98.43	N/A	25,000	24,608
11	2	89.69	89.69	87.66	8.31	102.32	82.24	97.15	N/A	5,500	4,821
12	12	98.23	97.27	91.97	12.10	105.77	63.44	140.73	84.78 to 104.52	73,791	67,862
13	3	79.20	82.56	81.15	5.44	101.74	77.78	90.70	N/A	124,606	101,117
14	2	115.63	115.63	113.11	14.83	102.23	98.48	132.77	N/A	17,000	19,228
<u>ALL</u>											
	135	97.52	100.14	95.13	12.32	105.27	41.96	179.09	95.81 to 98.52	47,278	44,976

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:	135	MEDIAN:	98	COV:	18.26	95% Median C.I.:	95.81 to 98.52
TOTAL Sales Price:	6,382,609	WGT. MEAN:	95	STD:	18.29	95% Wgt. Mean C.I.:	92.29 to 97.98
TOTAL Adj.Sales Price:	6,382,612	MEAN:	100	AVG.ABS.DEV:	12.01	95% Mean C.I.:	97.06 to 103.23
TOTAL Assessed Value:	6,071,864						
AVG. Adj. Sales Price:	47,278	COD:	12.32	MAX Sales Ratio:	179.09		
AVG. Assessed Value:	44,976	PRD:	105.27	MIN Sales Ratio:	41.96		

Printed: 03/24/2010 14:36:05

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	126	97.59	100.21	95.36	11.88	105.09	41.96	179.09	95.97 to 98.63	48,702	46,444
2	9	92.57	99.18	89.34	18.76	111.01	69.37	147.28	77.78 to 132.77	27,344	24,429
ALL											
	135	97.52	100.14	95.13	12.32	105.27	41.96	179.09	95.81 to 98.52	47,278	44,976

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	131	97.93	100.60	96.01	12.26	104.77	41.96	179.09	96.20 to 98.63	45,654	43,834
06	3	79.20	82.56	81.15	5.44	101.74	77.78	90.70	N/A	124,606	101,117
07	1	93.76	93.76	93.76			93.76	93.76	N/A	28,000	26,252
ALL											
	135	97.52	100.14	95.13	12.32	105.27	41.96	179.09	95.81 to 98.52	47,278	44,976

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	5	99.63	113.50	119.88	17.76	94.68	92.57	147.02	N/A	3,140	3,764
5000 TO 9999	9	112.70	113.60	116.56	22.07	97.46	69.37	151.31	82.24 to 147.28	7,527	8,774
Total \$											
1 TO 9999	14	110.02	113.57	117.18	21.12	96.91	69.37	151.31	84.00 to 147.02	5,960	6,985
10000 TO 29999	49	98.43	102.91	102.85	14.50	100.06	66.38	179.09	95.74 to 103.59	19,024	19,567
30000 TO 59999	29	97.93	99.25	99.12	8.45	100.12	69.14	122.29	94.58 to 105.31	43,408	43,028
60000 TO 99999	27	97.52	95.09	94.13	6.70	101.02	41.96	116.11	95.30 to 98.43	73,122	68,827
100000 TO 149999	11	91.76	91.18	90.76	8.16	100.47	77.78	107.60	80.81 to 100.91	118,681	107,715
150000 TO 249999	5	88.39	87.63	87.44	6.34	100.22	79.20	99.82	N/A	165,664	144,853
ALL											
	135	97.52	100.14	95.13	12.32	105.27	41.96	179.09	95.81 to 98.52	47,278	44,976

**2010 Correlation Section
for Thayer County**

Residential Real Property

I. Correlation

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

RESIDENTIAL: The quality of the assessment of the residential property in Thayer County is good. There are several variables that are taken into account to reach this conclusion. First, the county has actively conducted the inspection of residential property in a cyclical pattern. They are current and timely in all of their pickup work. This assures that the records are kept up to date. Second, they have a strong sale verification process which feeds into their ongoing residential sales analysis process. The analysis that is done continuously tests the county values against the local market. The level of value for each subclass of residential property is always under review. Third, whenever the analysis of the market indicates that the residential class or a subclass of the residential property is not at the required level, the county will adjust or update the values to the proper level. Last, the county does essentially all of their residential valuation work in house. This assures that either the assessor or a staff member is directly familiar with each parcel that has to be valued. The residential assessment practices in Thayer County are good. Good assessment practices are necessary to insure that solid valuation and update procedures are in place.

There is nothing in the statistics that is alarming. Overall, the relevant valuation groups have medians within the range. All three measures of central tendency for the residential class are within the statutorily accepted range and support a level of value of 98%. There will be no recommendations for adjustment to the class or to any subclass of residential property.

**2010 Correlation Section
for Thayer 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 sale verification of residential property in Thayer County is done by the county assessor and the assessor's staff. The verification relies on personal knowledge of the county, questionnaires, phone interviews, third party interviews and occasionally direct interviews with a party to the sale. When it is necessary, some situations require off site inspection and occasional on site inspection:

In the initial screening, all transfers with stamps in excess of \$2.25 or consideration in excess of \$100 are reviewed and classified as sales. Then, based on the general knowledge of the assessor, transfers that are between family members, business associates or known to be transfers of convenience are disqualified as non arms length sales. The assessor then includes all sales that pass the initial screening and are from familiar parties transferring property under normal circumstances in the initial sales file as qualified sales.

The assessor sends questionnaires to buyers and sometimes to sellers to verify the price, any personal property or other circumstances that are relevant to the sale. Relevant circumstances include; any unusual or favorable financing, the value of any personal property included in the sale, the condition, functionality, and value of any improvements, and any changes to the property or land use just prior to or just after the sale. The assessor estimates that this includes 100% of the residential sales. If the buyer returns a logical response, and the sale is deemed to be arms-length, any needed adjustments are made and it is included in the sales file as qualified. If there is no response to the questionnaire, or the response is unclear, the assessor will contact another party to the sale or a knowledgeable third party. This contact is usually by phone but sometimes is a face to face interview.

**2010 Correlation Section
for Thayer 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	98	95	100

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

	COD	PRD
R&O Statistics	12.32	105.27

RESIDENTIAL: The assessment statistics prepared for the residential parcels are indicative of good assessment practices as well. The COD at 12.32 is well within the desired range suggesting an acceptable degree of uniformity. The PRD at 105.27 however, indicates a tendency of regressive valuation. The analysis of the "Sale Price" strata confirms that the lower value sales are over assessed relative to the higher value sales. As the price ranges increase, all of the measures of central tendency decrease. If this tendency is also true of the population of all residential property, the assessment process is mildly regressive.

2010 Assessment Actions for Thayer County

taken to address the following property classes/subclasses:

Commercial:

For 2010, Thayer County has followed their 3 Year Plan which includes the following actions:

The county completed all commercial pickup work.

The county conducted a thorough sale verification and analysis process.

The county inspected and updated all commercial property in the town of Hebron and began rural review.

The inspection process includes a going door to door with the existing record to verify or update the measurements, description of property characteristics, observations of quality and condition and take new photos.

The update process includes 2003 replacement costs and new depreciation.

2010 Assessment Survey for Thayer County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:	
	Contract Appraiser	
2.	List the valuation groupings used by the County:	
	01	Hebron
	02	Alexandria
	03	Belvidere
	04	Bruning
	05	Byron
	06	Carleton
	07	Chester
	08	Davenport
	09	Deshler
	10	Gilead
	11	Hubbell
	12	Rural Com
a.	Describe the specific characteristics of the valuation groupings that make them unique.	
	<p>Thayer County has identified an assessor location around each town and for the rural parcels. They made these distinctions because they believe that they each have their own market characteristics and do not see any of the towns as interchangeable or directly comparable to each other. Among the characteristics that are considered are school systems, commerce and trade, community infrastructure and community social structures. Secondly, the county's pattern of inspection, analysis, update and reappraisal are considered. These valuation groupings may be consolidated to some extent after additional consideration, but for 2010, they offer only their former Assessor Locations.</p>	
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.	
	Cost approach, sales comparison approach, and income approach when applicable.	
4	When was the last lot value study completed?	
	A study was done in 2009 for commercial lots near Highway 81. Commercial lots are analyzed at the time of commercial review.	
a.	What methodology was used to determine the commercial lot values?	
	All commercial lot values are developed from analyzing the market. Except for Hebron, the most common practice in the minor towns is that the commercial lots tend to be valued similarly to the residential lots, since the available sales have shown little if any difference based on commercial use.	
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?	
	The costs are all from 2003.	

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 vender?
	The application of depreciation is not part of the CAMA function. Depreciation is applied on a parcel by parcel basis by the appraiser based on his current market analysis.
a.	How often does the County update the depreciation tables?
	The last depreciation schedule for commercial property was done in 2006.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Contract Appraiser
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?
	All pickup work is costed and depreciated with the same tables as those used for the comparable parcels in the applicable assessor location. The additional value is integrated into the current valuation process.
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	The inspection table kept by the county indicates that all assessor locations were inspected in 2004. In 2009, Alexandria, Byron, Deshler, Gilead & Hubbell were inspected. For 2010, Hebron inspection was completed and work began on rural commercial parcels.
a.	Does the County maintain a tracking process? If yes describe.
	The county keeps a table that has tracked the year of the inspection of each assessor location since 2001; this table also includes a 3 to 4 year future plan of inspection.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	All commercial locations are analyzed annually with the possibility that they will need to be adjusted. This takes place whether the specific subclass is inspected or not. If an adjustment is deemed necessary to keep the values at the market level, it will be made. The inspection process is not part of the valuation process; rather it is considered part of the data collection and analysis process. Any unreported changes that are discovered during the inspection process are implemented in the same manner as the pickup work.

9.	Are the commercial occupancy codes have been supplied to the sales the same as the codes published by Marshall and Swift? If not, list the most common codes and their Marshall and Swift Occupancy Code equivalents to assist the readers of this report.																										
	<p>No;</p> <table border="1"> <thead> <tr> <th data-bbox="383 359 574 390">CAMA CODE</th> <th data-bbox="675 359 1057 390">OCC. CODE DESCRIPTION</th> <th data-bbox="1143 359 1276 390">M/S Code</th> </tr> </thead> <tbody> <tr> <td data-bbox="456 396 493 428">25</td> <td data-bbox="643 396 837 428">Storage Garage</td> <td data-bbox="1183 396 1235 428">326</td> </tr> <tr> <td data-bbox="456 434 493 466">42</td> <td data-bbox="643 434 837 466">Office Building</td> <td data-bbox="1183 434 1235 466">344</td> </tr> <tr> <td data-bbox="456 472 493 504">48</td> <td data-bbox="643 472 776 504">Restaurant</td> <td data-bbox="1183 472 1235 504">350</td> </tr> <tr> <td data-bbox="456 510 493 541">50</td> <td data-bbox="643 510 716 541">Retail</td> <td data-bbox="1183 510 1235 541">353</td> </tr> <tr> <td data-bbox="456 548 493 579">98</td> <td data-bbox="643 548 889 579">Storage Warehouse</td> <td data-bbox="1183 548 1235 579">406</td> </tr> <tr> <td data-bbox="451 585 498 617">123</td> <td data-bbox="643 585 786 617">Bar/Tavern</td> <td data-bbox="1183 585 1235 617">442</td> </tr> <tr> <td data-bbox="451 623 498 655">141</td> <td data-bbox="643 623 850 655">Equipment Shed</td> <td data-bbox="1183 623 1235 655">472</td> </tr> </tbody> </table>			CAMA CODE	OCC. CODE DESCRIPTION	M/S Code	25	Storage Garage	326	42	Office Building	344	48	Restaurant	350	50	Retail	353	98	Storage Warehouse	406	123	Bar/Tavern	442	141	Equipment Shed	472
CAMA CODE	OCC. CODE DESCRIPTION	M/S Code																									
25	Storage Garage	326																									
42	Office Building	344																									
48	Restaurant	350																									
50	Retail	353																									
98	Storage Warehouse	406																									
123	Bar/Tavern	442																									
141	Equipment Shed	472																									

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)

(!: Derived)

NUMBER of Sales:	18	MEDIAN:	98	COV:	17.03	95% Median C.I.:	96.00 to 109.65
TOTAL Sales Price:	345,800	WGT. MEAN:	107	STD:	17.71	95% Wgt. Mean C.I.:	98.69 to 114.60
TOTAL Adj.Sales Price:	290,800	MEAN:	104	AVG.ABS.DEV:	11.54	95% Mean C.I.:	95.15 to 112.76
TOTAL Assessed Value:	310,122						
AVG. Adj. Sales Price:	16,155	COD:	11.79	MAX Sales Ratio:	155.57		
AVG. Assessed Value:	17,229	PRD:	97.48	MIN Sales Ratio:	79.63		

Printed: 03/24/2010 14:36:12

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	2	111.86	111.86	115.97	13.49	96.46	96.77	126.95	N/A	27,500	31,892
01/01/07 TO 03/31/07	4	106.25	104.22	108.18	5.40	96.34	93.24	111.14	N/A	20,425	22,096
04/01/07 TO 06/30/07	2	102.95	102.95	109.31	6.51	94.19	96.25	109.65	N/A	7,700	8,416
07/01/07 TO 09/30/07	3	123.84	125.99	111.62	15.35	112.87	98.55	155.57	N/A	18,500	20,649
10/01/07 TO 12/31/07	2	87.86	87.86	93.01	8.23	94.46	80.63	95.09	N/A	11,100	10,324
01/01/08 TO 03/31/08	1	96.00	96.00	96.00			96.00	96.00	N/A	25,000	24,000
04/01/08 TO 06/30/08	1	101.24	101.24	101.24			101.24	101.24	N/A	2,500	2,531
07/01/08 TO 09/30/08	1	79.63	79.63	79.63			79.63	79.63	N/A	3,000	2,389
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09	1	97.19	97.19	97.19			97.19	97.19	N/A	10,500	10,205
04/01/09 TO 06/30/09	1	97.01	97.01	97.01			97.01	97.01	N/A	20,000	19,401
<u>Study Years</u>											
07/01/06 TO 06/30/07	8	106.25	105.81	111.11	7.83	95.23	93.24	126.95	93.24 to 126.95	19,012	21,125
07/01/07 TO 06/30/08	7	98.55	107.27	103.73	15.79	103.41	80.63	155.57	80.63 to 155.57	15,028	15,589
07/01/08 TO 06/30/09	3	97.01	91.28	95.51	6.03	95.57	79.63	97.19	N/A	11,166	10,665
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	11	103.73	106.95	107.44	12.73	99.54	80.63	155.57	93.24 to 123.84	15,890	17,073
01/01/08 TO 12/31/08	3	96.00	92.29	94.82	7.50	97.33	79.63	101.24	N/A	10,166	9,640
<u>ALL</u>											
	18	97.87	103.96	106.64	11.79	97.48	79.63	155.57	96.00 to 109.65	16,155	17,229

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	6	97.66	103.26	101.46	8.11	101.77	93.24	123.84	93.24 to 123.84	21,116	21,425
03	1	97.19	97.19	97.19			97.19	97.19	N/A	10,500	10,205
04	1	109.65	109.65	109.65			109.65	109.65	N/A	15,000	16,448
06	1	126.95	126.95	126.95			126.95	126.95	N/A	35,000	44,431
07	2	91.68	91.68	91.68	13.14	100.00	79.63	103.73	N/A	3,000	2,750
08	2	125.91	125.91	153.39	23.56	82.08	96.25	155.57	N/A	5,450	8,360
09	3	97.01	97.78	96.39	2.11	101.45	95.09	101.24	N/A	13,833	13,333
11	1	80.63	80.63	80.63			80.63	80.63	N/A	3,200	2,580
12	1	108.77	108.77	108.77			108.77	108.77	N/A	42,000	45,683
<u>ALL</u>											
	18	97.87	103.96	106.64	11.79	97.48	79.63	155.57	96.00 to 109.65	16,155	17,229

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)

(!: Derived)

NUMBER of Sales:	18	MEDIAN:	98	COV:	17.03	95% Median C.I.:	96.00 to 109.65
TOTAL Sales Price:	345,800	WGT. MEAN:	107	STD:	17.71	95% Wgt. Mean C.I.:	98.69 to 114.60
TOTAL Adj.Sales Price:	290,800	MEAN:	104	AVG.ABS.DEV:	11.54	95% Mean C.I.:	95.15 to 112.76
TOTAL Assessed Value:	310,122						
AVG. Adj. Sales Price:	16,155	COD:	11.79	MAX Sales Ratio:	155.57		
AVG. Assessed Value:	17,229	PRD:	97.48	MIN Sales Ratio:	79.63		

Printed: 03/24/2010 14:36:12

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	16	97.87	104.61	106.71	12.94	98.04	79.63	155.57	95.09 to 111.14	17,993	19,200
2	2	98.75	98.75	100.55	2.53	98.20	96.25	101.24	N/A	1,450	1,458
____ALL____	18	97.87	103.96	106.64	11.79	97.48	79.63	155.57	96.00 to 109.65	16,155	17,229

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	18	97.87	103.96	106.64	11.79	97.48	79.63	155.57	96.00 to 109.65	16,155	17,229
04											
____ALL____	18	97.87	103.96	106.64	11.79	97.48	79.63	155.57	96.00 to 109.65	16,155	17,229

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	5	96.25	92.30	90.88	9.29	101.55	79.63	103.73	N/A	2,420	2,199
5000 TO 9999	2	108.54	108.54	106.32	14.10	102.09	93.24	123.84	N/A	5,850	6,219
____Total \$____											
1 TO 9999	7	96.25	96.94	98.47	11.18	98.44	79.63	123.84	79.63 to 123.84	3,400	3,348
10000 TO 29999	7	97.01	106.75	103.18	10.98	103.47	95.09	155.57	95.09 to 155.57	17,142	17,687
30000 TO 59999	4	109.96	111.35	110.80	7.00	100.50	98.55	126.95	N/A	36,750	40,719
____ALL____	18	97.87	103.96	106.64	11.79	97.48	79.63	155.57	96.00 to 109.65	16,155	17,229

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	97.19	98.23	97.92	1.71	100.32	96.25	101.24	N/A	4,466	4,373
123	1	96.77	96.77	96.77			96.77	96.77	N/A	20,000	19,353
141	1	108.77	108.77	108.77			108.77	108.77	N/A	42,000	45,683
25	1	98.55	98.55	98.55			98.55	98.55	N/A	40,000	39,420
42	1	111.14	111.14	111.14			111.14	111.14	N/A	30,000	33,342
48	3	96.00	106.01	109.49	11.06	96.82	95.09	126.95	N/A	26,333	28,833
50	3	97.01	115.27	112.86	21.42	102.14	93.24	155.57	N/A	12,400	13,994
98	5	103.73	99.50	105.21	14.12	94.57	79.63	123.84	N/A	5,840	6,144
____ALL____	18	97.87	103.96	106.64	11.79	97.48	79.63	155.57	96.00 to 109.65	16,155	17,229

**2010 Correlation Section
for Thayer County**

Commerical Real Property

I. Correlation

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

COMMERCIAL: The quality of the assessment of the commercial property in Thayer County is considered to be good. There are several variables that are taken into account to reach this conclusion. First, the county has actively conducted the inspection of commercial property in a cyclical pattern. They are current and timely in all of their pickup work. This assures that the records are kept up to date. Second, they have a strong sale verification process which feeds into their ongoing commercial sales analysis process. The analysis that is done continuously tests the county values against the local market. The level of value for the class and each subclass of commercial property is always under review. Third, whenever the analysis of the market indicates that the commercial class or a subclass of the commercial property is not at the required level, the county will adjust or update the values to the proper level. Last, the county assessor and staff do much of their commercial valuation work in house. They also employ a contract appraiser who does some of the market analysis and the most complex valuation of the commercial parcels. The contract appraiser has worked for the county for many years so this assures that either the assessor or a staff member the appraiser is directly familiar with each parcel that has to be valued. The commercial assessment practices in Thayer County are good. Good assessment practices are necessary to insure that solid valuation and update procedures are in place. This is doubly important in the measurement of the valuation commercial parcels because they are so diverse and sales are sparse. Because of commercial diversity, typical assessment sales ratio studies and the resulting statistics are less revealing of assessment performance than actual practices.

The commercial statistics are typical of a small county with only 18 qualified commercial sales. Considering the diverse nature of property classed together as commercial property, it will not be likely to make any strong recommendations based on any subclass. There are too few sales and too little comparability among those sales to rely on subclass statistics. This class of property is equally problematic when considering the entire class. Given the county's efforts to keep current records and implement consistent valuation procedures it is likely that the level of value exists within the three measures of central tendency. The mean is easily biased by outlier ratios and the weighted mean is biased by high dollar sales. This set of statistics contains both outliers and high dollar sales. Only the median is not subject to either bias, and of the three measures of central tendency it is the most likely to indicate the level of value. Only the median is within the statutorily accepted range, and it indicates a level of value at 98%. This level of value is consistent with the 2009 measurement and there has been no economic activity in Thayer County that is sufficient to cause a notable change. The level of value for commercial property is estimated to be 98%. There will be no recommendations for adjustment to the class or to any subclass of commercial property.

**2010 Correlation Section
for Thayer 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 sale verification of commercial property in Thayer County is done by the county assessor, the assessor's staff and their contract appraiser. The verification relies on personal knowledge of the county, questionnaires, phone interviews, third party interviews and occasionally direct interviews with a party to the sale. When it is necessary, some situations require off site inspection and occasional on site inspection:

In the initial screening, all transfers with stamps in excess of \$2.25 or consideration in excess of \$100 are reviewed and classified as sales. Then, based on the general knowledge of the assessor, transfers that are between family members, business associates or known to be transfers of convenience are disqualified as non arms length sales. The assessor then includes all sales that pass the initial screening and are from familiar parties transferring property under normal circumstances in the initial sales file as qualified sales.

The assessor sends questionnaires to buyers and sometimes to sellers to verify the price, any personal property or other circumstances that are relevant to the sale. Relevant circumstances include; any unusual or favorable financing, the value of any personal property included in the sale, the condition, functionality, and value of any improvements, and any changes to the property or land use just prior to or just after the sale. The assessor estimates that this includes 100% of the commercial sales. If the buyer returns a logical response, and the sale is deemed to be arms-length, any needed adjustments are made and it is included in the sales file as qualified. If there is no response to the questionnaire, or the response is unclear, the assessor will contact another party to the sale or a knowledgeable third party. This contact is usually by phone but sometimes is a face to face interview.

**2010 Correlation Section
for Thayer 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	98	107	104

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

	COD	PRD
R&O Statistics	11.79	97.48

COMMERCIAL: The assessment statistics prepared for the commercial parcels are indicative of good assessment practices as well. The COD at 11.79 is well within the desired range suggesting an acceptable degree of uniformity. The PRD at 97.48 however, indicates a tendency of progressive valuation. There is really no analysis of any strata that can confirm either uniformity or progressivity in this sample. It is equally unlikely that this sample is representative of the population. There is more likelihood that the quality of assessment is good based on the quality of the data in the records and the consistency of the valuation procedures used by the county. Based on the observations of the assessment practices, not the statistics displayed above, the quality of assessment is considered to be good.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Thayer County

taken to address the following property classes/subclasses:

Agricultural:

The county conducted a thorough sale verification and analysis process. Following that, they implemented new values for agricultural land throughout the county.

Using 2009 aerial photos the residences on the agricultural parcels and agricultural buildings were to be reviewed. When a discrepancy in the records was found, an onsite inspection was completed to resolve the differences.

2010 Assessment Survey for Thayer County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Assessor and Staff
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	Yes
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.
	Each year, the available sales are verified and analyzed. Any changes in value patterns must be noted and possibly integrated into the valuation process if warranted. Any pattern of change in farming practices are followed to see if they impact value or have identifiable reasons. For the past few years, the assessor has been monitoring the gradual conversion of land that was mostly timbered pasture into hunting tracts and other recreational uses.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	The main difference between market areas is water availability and the resulting farming practices. Another characteristic is topography and the dominant soils that are present in each area. The market activity is monitored to be able to prepare appropriate values in each area. A third reason to develop a market area is to provide a valuation transition from one distinct area to another distinct area.
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	Improved parcels of 20 acres and less are not considered agricultural and primary use must be for the production of an agricultural or horticultural product.
b.	When is it agricultural land, when is it residential, when is it recreational?
	The county has undertaken a project to identify recreational land based on its present use, or its lack of ag use. Questionnaires have been mailed to land owners that own parcels that contain significant areas of trees or border rivers or creeks, asking that they verify the present use of the parcel. There has been a trend among such properties for the purchase prices to exceed typical ag sales, followed by the removal of ag use from some of the parcels. There is an element of recreational and hunting value emerging in Thayer County.
c.	Are these definitions in writing?
	Yes
d.	What are the recognized differences?
	Primarily present use, but also any other development of the land that is not aligned with agriculture.

e.	How are rural home sites valued?
	Rural home sites are valued based on ongoing market analysis. Typically the sale of acreages (rural residential) are used to develop the values for both acreages and the houses on agricultural parcels.
f.	Are rural home sites valued the same as rural residential home sites?
	Yes, except for the excess acres on the rural residential. The first acre of the rural farm home site is valued at \$8,000 and any residual acres (Building site) are valued at \$1,500. The first acre for the rural residential home site is \$8,000, and any residual acres (building site) are valued at \$1,500 and all excess acres beyond the building site are valued at \$750.
g.	Are all rural home sites valued the same or are market differences recognized?
	The rural farm home and rural residential improvements are valued using the same cost schedules and the same depreciation schedules.
h.	What are the recognized differences?
	There is no difference in any location in the county.
4.	What is the status of the soil conversion from the alpha to numeric notation?
	Fully implemented
a.	Are land capability groupings (LCG) used to determine assessed value?
	Indirectly! All of the acres in each parcel are classified using the conversion of soil types into LCG's. All of the acres in each sale are analyzed using the classified LCG's as comparable within each defined market area. Schedules of value are prepared for each market area by LCG and statistically tested using the sales analysis process. The value developed for each LCG in each market area is applied to each acre in the assessment file. However the analysis of the market determines the relationship of the values among LCGs.
b.	What other land characteristics or analysis are/is used to determine assessed values?
	One of the major characteristics is the productivity of the soil revealed by the soil survey. Another is the majority land use; irrigated, dry, grass or other including recreational uses. Within each market area, the predominant use typically drives the values; that is that where the predominant use is irrigated, the other uses typically are found to reflect a higher value than in an area where grass or dryland is the predominant use. The market areas are designed to reflect any differences in value that are attributed to location within the county.
5.	Is land use updated annually?
	Yes; The land use was last fully updated parcel by parcel in 2008. However, use changes are continuously monitored and updated as they occur and are discovered so it is effectively updated annually.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Land use is being done using GIS imagery, FSA maps, individual certifications, and physical inspections.

6.	Is there agricultural land in the County that has a non-agricultural influence?
	The county is monitoring an emerging trend of apparent conversion of parcels of land to recreational use. There have been several sales of land, particularly timbered land that fronts on rivers or streams that seem to have been purchased for hunting and other recreational interests. The county has begun efforts to discover all such land.
a.	How is the County developing the value for non-agricultural influences?
	Presently the county is gathering sales verifying the intent of the buyers and surveying the owners of parcels with recreational potential to determine the actual use.
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	Does not apply.
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	The assessor and staff
c.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as what was used for the general population of the valuation group?
	Yes
d.	Is the pickup work schedule the same for the land as for the improvements?
	Any changes to land use are made as they are discovered or reported. Pick up work is done annually and related to changes to improvements. It is usually not a term associated with land valuation.
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)
	Rural improvements and residences will begin in 2010 for tax year 2011.
a.	Does the County maintain a tracking process?
	Yes
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The analysis of ag houses is tied to the update of rural residential houses. This takes place whether the specific subclass is inspected or not. Farm buildings are usually inspected and updated periodically to insure that the inventory is complete, the unreported changes are captured and the current condition is noted. Then valuations are applied in as consistent a manner as possible. It is difficult to analyze the ag buildings in the context of the market because they rarely sell separately from the ag land. Any unreported changes that are discovered during the inspection process are implemented in the same manner as the pickup work.

Proportionality Among Study Years

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

Preliminary Results:

Study Year	County	Area 1	Area 2	Area 3
07/01/06 - 06/30/07	24	10	8	6
07/01/07 - 06/30/08	20	1	15	4
07/01/08 - 06/30/09	22	9	8	5
Totals	66	20	31	15

Added Sales:

Study Year	Total	Mkt 1	Mkt 2	Mkt 3
7/1/06 - 6/30/07	4	0	4	0
7/1/07 - 6/30/08	9	9	0	0
7/1/08 - 6/30/09	3	0	3	0
Totals	16	9	7	0

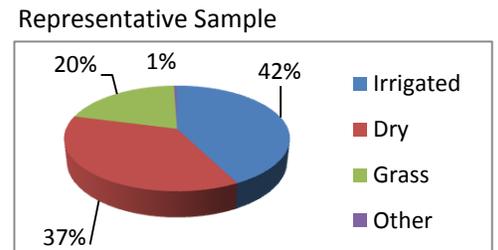
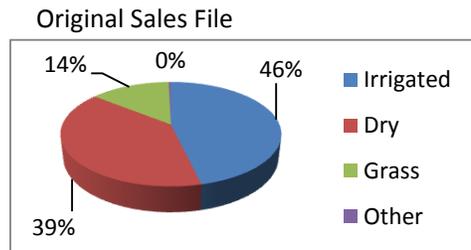
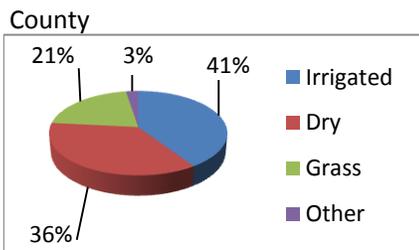
Final Results:

Study Year	County	Area 1	Area 2	Area 3
07/01/06 - 06/30/07	28	10	12	6
07/01/07 - 06/30/08	29	10	15	4
07/01/08 - 06/30/09	25	9	11	5
Totals	82	29	38	15

Representativeness by Majority Land Use

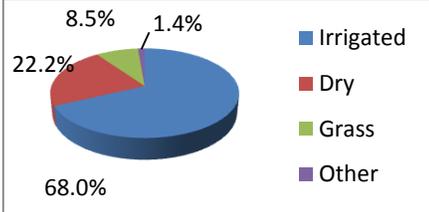
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	41%	46%	42%
Dry	36%	39%	37%
Grass	21%	14%	20%
Other	3%	0%	1%

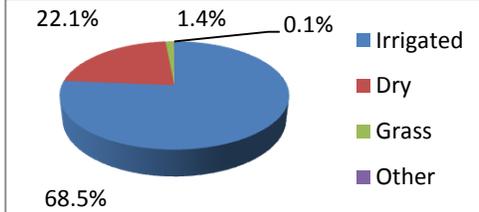


Mkt Area 1			
	county	sales file	sample
Irrigated	68%	76%	69%
Dry	22%	22%	22%
Grass	8%	1%	8%
Other	1%	0%	1%

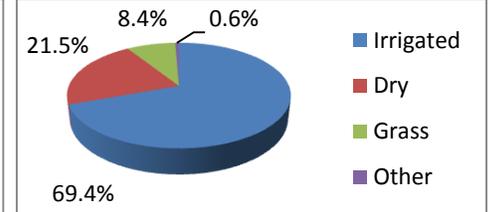
County



Original Sales File

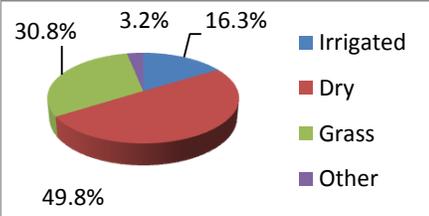


Representative Sample

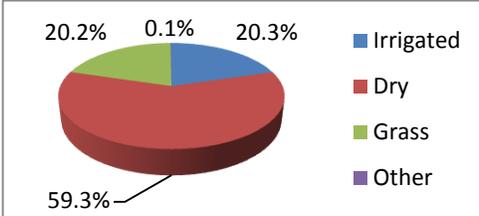


Mkt Area 2			
	county	sales file	sample
Irrigated	16%	20%	17%
Dry	50%	59%	52%
Grass	31%	20%	30%
Other	3%	0%	0%

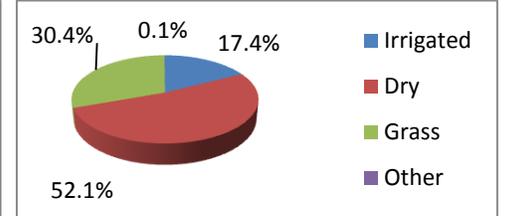
County



Original Sales File

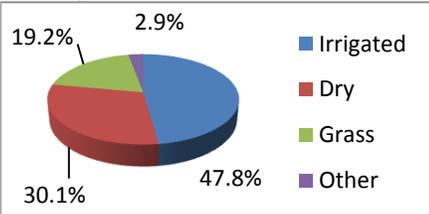


Representative Sample

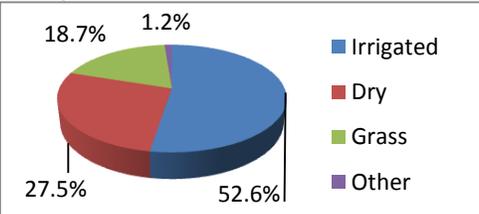


Mkt Area 3			
	county	sales file	sample
Irrigated	48%	53%	53%
Dry	30%	28%	28%
Grass	19%	19%	19%
Other	3%	1%	1%

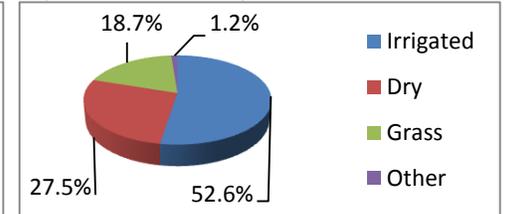
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total	Mrkt Area 1	Mrkt Area 2	Mrkt Area 3
Number of Sales - Original Sales File	66	20	31	15
Number of Sales - Expanded Sample	82	29	38	15
Total Number of Acres Added	2547	1173	1373	0

Ratio Study

Final Statistics

Preliminary Statistics

County
sales 82

Median	72%	AAD	11.63%
Mean	72%	COD	16.26%
W. Mean	69%	PRD	104.86%

Median	62%	AAD	11.32%
Mean	63%	COD	18.21%
W. Mean	63%	PRD	100.42%

Market Area 1
sales 29

Median	73%	AAD	11.08%
Mean	74%	COD	15.11%
W. Mean	70%	PRD	104.62%

Median	63%	AAD	10.97%
Mean	64%	COD	17.49%
W. Mean	62%	PRD	103.16%

Market Area 2
sales 38

Median	70%	AAD	11.76%
Mean	70%	COD	16.81%
W. Mean	67%	PRD	105.08%

Median	59%	AAD	11.44%
Mean	62%	COD	19.24%
W. Mean	59%	PRD	103.84%

Market Area 3
sales 15

Median	72%	AAD	12.37%
Mean	74%	COD	17.16%
W. Mean	68%	PRD	107.71%

Median	65%	AAD	11.68%
Mean	67%	COD	18.04%
W. Mean	72%	PRD	93.04%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	4	77.04%	8	81.35%	8	70.85%
Mkt Area 1	3	81.98%	0	N/A	1	66.73%
Mkt Area 2	0	N/A	7	74.66%	7	74.38%
Mkt Area 3	1	72.09%	1	89.95%	0	N/A

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	# Sales	Median	# Sales	Median
County	30	70.83%	14	74.27%	10	69.77%
Mkt Area 1	18	72.00%	1	57.83%	1	66.73%
Mkt Area 2	6	67.63%	12	74.27%	8	70.85%
Mkt Area 3	6	71.00%	1	89.95%	1	72.23%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Thayer County

Agricultural Land

I. Correlation

The level of value for the agricultural land in Thayer County, as determined by the PTA is 72%. The mathematically calculated median is 72%.

AGRICULTURAL LAND:

The main reason to develop the enhanced agricultural land value analysis is to be reasonably sure that when a statistical model is developed, it represents the population. There are many ways to compare the model (the sales file) to the population (all the assessed parcels of agricultural land), but in the case of agricultural land, two primary objectives have been identified: First; there has been a rapid increase in selling price of all agricultural land throughout the state during the three years of the study. The typical county valuation system identifies a fixed valuation for all parcels (the population) in the assessment process. The model is made up of the arms length sales that occurred in the county across the study period. Under these circumstances, the assessment sales ratio calculated for the sales tends to be higher on the older sales and lower on the more recent sales. When this occurs, the measures of central tendency, and particularly the median will be biased toward the chronological end of the array of ratios with the most sales. The most urgent reason to supplement the sales in the county is to remove the statistical skew that will occur if the number of sales in each year of the study is not balanced. It is certainly critical to have balance between the oldest year and the most recent year to assure that the median measurement will occur in the middle of the chronological array. Second; it is important that the mix of the major land uses (irrigated, dry and grass) in the model is proportional and representative of the population. Data from the 2009 Abstract of Assessment is summarized to demonstrate the proportional distribution of land uses for the class, (the county as a whole) and for any subclasses (each market area). A comparison of the land use distribution in the county to the land use distribution in the sales file by each market area is necessary for the model to be described as either representative or not representative. If the model is not representative based on major land use distribution, any supplementation that is done for any reason must be done to improve the proportionality of the major land uses among the class and any subclasses.

The "Proportionality Among Study Years" tables are prepared to demonstrate if a bias exists among the ratios in the sales file due to the date of the sales. In this sample, the county as a whole is evenly represented through the study years. Market Area 1, however is badly underrepresented in the middle study year. Market Area 2, is under represented in the first (oldest) and third (most recent) years. Market Area 3 is satisfactorily distributed. To achieve proportionality among the years in the study, 16 sales, 9 in Market Area 1 and 7 in Market Area 2 were selected to supplement the county's own sales. The final results were an acceptable balance for the county and each market area.

2010 Correlation Section

For Thayer County

The "Representativeness by Majority Land Use" tables are prepared to demonstrate if there is a bias in the sales file among the major land uses when compared to the county. To be considered representative, all three majority land use subclasses in the sales file should be within 10% of the majority land uses subclasses in the county. On a countywide basis, the percentage comparison of acres in the enhanced sales file to the county is as follows: The proportion of the irrigated acres in the county is 41%, the initial sales file had 44%, and the enhanced file was improved to 41%. The proportion of the dry land acres in the county is 36%, the initial sales file had 41%, and the enhanced file was improved to 38%. The proportion of the grass land acres in the county is 21%, the initial sales file had 15%, and the enhanced file was improved to 21%. Every effort was made to select supplemental sales that will make the majority land use in the sales file more representative of the majority land use actually found in the county.

In Market Area 1, the percentage comparison of acres in the county to the sales is as follows: The proportion of the irrigated acres in the market area is 68%, the initial sales file had 76%, and the enhanced file was improved to 69%. The proportion of the dry land acres in the market area is 22%, the initial sales file had 22%, and the enhanced file remained at 22%. The proportion of the grass land acres in the market area is 8%, the initial sales file had 1%, and the enhanced file was improved to 8%. This indicates that any addition of sales in Market Area 1 needed to include emphasis on grass land sales and possibly de-emphasize irrigated sales.

In Market Area 2, the percentage comparison of acres in the county to the sales is as follows: The proportion of the irrigated acres in the market area is 16%, the initial sales file had 19%, and the enhanced file was improved to 17%. The proportion of the dry land acres in the market area is 50%, the initial sales file had 59%, and the enhanced file remained at 52%. The proportion of the grass land acres in the market area is 31%, the initial sales file had 21%, and the enhanced file was improved to 31%. This indicates that any addition of sales in Market Area 2 needed to include emphasis on grass land sales and possibly de-emphasize irrigated and dry sales.

In Market Area 3, the percentage comparison of acres in the county to the sales is as follows: The proportion of the irrigated acres in the market area is 48%, the initial sales file had 49%, and the enhanced file remained at 49%. The proportion of the dry land acres in the market area is 30%, the initial sales file had 32%, and the enhanced file remained at 32%. The proportion of the grass land acres in the market area is 19%, the initial sales file had 18%, and the enhanced file remained at 18%. The initial sales file is highly proportional to the land distribution in market Area 3, so no sales were added.

The "Adequacy of Sample" table is prepared to report the number of acres that were added to the analysis for the county and each market area. This information plus the "Proportionality Among Study Years" tables combine to determine if the enhanced model is adequate to measure the level of value for the county. In this case, there were sixteen sales added to Market Areas 1 and 2, but they accomplished three important things: First, they balanced the sales file across all three years of the study period; Second, they improved the representativeness to most of the majority land uses between the county and the sales file, for both the overall county and for each market

2010 Correlation Section

For Thayer County

area. Third, they improved the adequacy of the sample for Market Areas 1 and 2. Having done that, the measurement process is considered to be proportionate and representative. This greatly increases the likelihood that the measurement of the level of value in the county reflects the assessment process for agricultural land in the county.

In the end, the enhanced analysis provided a representative and proportional sales file. There are 3 market areas in the county and 16 additional sales were all that were needed to balance the sales file with the assessed base. The sales added balance to the distribution of sales across the study years and improved the proportionality of most majority land uses. The preliminary analysis established that the median ratio at 62%, the mean ratio at 63% and the weighted mean ratio at 60%. All measures indicated that an increase was needed to raise the level of value to a level that met the statutory requirements. Collectively, they suggest that a gross increase of 20 to 25% would be needed. Of the 3 indicators of the level of value, the mean is the highest, and tends to be biased by high ratios, and the weighted mean is the lowest and tends to be biased by high dollar sales, leaving the median as the least biased indicator of the level of value. The median suggests that a gross increase of about 20% would have to be implemented to meet the required level of value. The county has examined their values and allocated the increases according to their interpretation of the local market and the individual market areas. The changes implemented by the county are deemed to be adequate and appropriate. Individually, the market areas had individual enhanced median ratios as follows: Market Area 1 at 73%; Market Area 2 at 70%; and Market Area 3 at 71%. The enhanced countywide median ratio is 71% and this measure is the best indicator of the level of value for the county.

2010 Correlation Section

For Thayer 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:

The sale verification of agricultural property in Thayer County is done by the county assessor and the assessor's staff. The verification relies on personal knowledge of the county, questionnaires, phone interviews, third party interviews and occasionally direct interviews with a party to the sale. When it is necessary, some situations require off site inspection and occasional on site inspection. In the initial screening, all transfers with stamps in excess of \$2.25 or consideration in excess of \$100 are reviewed and classified as sales. Then, based on the general knowledge of the assessor, transfers that are between family members, business associates or known to be transfers of convenience are disqualified as non arms length sales. The assessor then includes all sales that pass the initial screening and are from familiar parties transferring property under normal circumstances in the initial sales file as qualified sales.

The assessor sends questionnaires to buyers and sometimes to sellers to verify the price, any personal property or other circumstances that are relevant to the sale. Relevant circumstances include; any unusual or favorable financing, the value of any irrigation equipment or any other personal property included in the sale, the condition, functionality, and value of any improvements, and any changes to the property or land use just prior to or just after the sale. The assessor reports that this includes 100% of the agricultural sales. If the buyer returns a logical response, and the sale is deemed to be arms-length, any needed adjustments are made and it is included in the sales file as qualified. If there is no response to the questionnaire, or the response is unclear, the assessor will contact another party to the sale or knowledgeable third party. This contact is usually by phone but sometimes is a face to face interview.

2010 Correlation Section

For Thayer 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	72	69	72
---------------------------	-----------	-----------	-----------

2010 Correlation Section

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

	COD	PRD
R&O Statistics	16.26	104.86

AGRICULTURAL LAND:

The coefficient of dispersion calculates to 16.26% which is within the acceptable range. The price-related differential is high at 104.86%. The COD indicates an acceptable level of dispersion. The PRD measures the assessment of this sample as mildly regressive. The PRD exceed the desired tolerances, but this is not unusual in a measurement process that covers 3 years of sales in a time when agricultural land is appreciating to historical levels. The Thayer County assessment practices are sound and it is believed that they have achieved good uniformity within the agricultural class of property.

Total Real Property Sum Lines 17, 25, & 30	Records : 6,315	Value : 757,977,054	Growth 6,005,866	Sum Lines 17, 25, & 41
--	------------------------	----------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	461	1,267,507	34	176,959	45	64,456	540	1,508,922	
02. Res Improve Land	1,954	6,434,280	66	755,035	268	3,315,613	2,288	10,504,928	
03. Res Improvements	1,955	68,409,283	65	5,809,381	270	19,973,176	2,290	94,191,840	
04. Res Total	2,416	76,111,070	99	6,741,375	315	23,353,245	2,830	106,205,690	1,448,210
% of Res Total	85.37	71.66	3.50	6.35	11.13	21.99	44.81	14.01	24.11
05. Com UnImp Land	91	263,329	4	5,400	9	55,626	104	324,355	
06. Com Improve Land	395	1,806,565	10	116,973	12	101,372	417	2,024,910	
07. Com Improvements	395	23,808,397	10	1,319,086	12	1,381,795	417	26,509,278	
08. Com Total	486	25,878,291	14	1,441,459	21	1,538,793	521	28,858,543	2,354,311
% of Com Total	93.28	89.67	2.69	4.99	4.03	5.33	8.25	3.81	39.20
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	1	8,170	0	0	2	99,858	3	108,028	
11. Ind Improvements	1	57,818	0	0	2	6,076,408	3	6,134,226	
12. Ind Total	1	65,988	0	0	2	6,176,266	3	6,242,254	0
% of Ind Total	33.33	1.06	0.00	0.00	66.67	98.94	0.05	0.82	0.00
13. Rec UnImp Land	0	0	0	0	30	582,549	30	582,549	
14. Rec Improve Land	0	0	0	0	3	230,471	3	230,471	
15. Rec Improvements	0	0	0	0	3	74,705	3	74,705	
16. Rec Total	0	0	0	0	33	887,725	33	887,725	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.52	0.12	0.00
Res & Rec Total	2,416	76,111,070	99	6,741,375	348	24,240,970	2,863	107,093,415	1,448,210
% of Res & Rec Total	84.39	71.07	3.46	6.29	12.16	22.64	45.34	14.13	24.11
Com & Ind Total	487	25,944,279	14	1,441,459	23	7,715,059	524	35,100,797	2,354,311
% of Com & Ind Total	92.94	73.91	2.67	4.11	4.39	21.98	8.30	4.63	39.20
17. Taxable Total	2,903	102,055,349	113	8,182,834	371	31,956,029	3,387	142,194,212	3,802,521
% of Taxable Total	85.71	71.77	3.34	5.75	10.95	22.47	53.63	18.76	63.31

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	17	820,022	81,665	0	0	0
19. Commercial	41	3,536,861	3,437,776	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	5	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	17	820,022	81,665
19. Commercial	0	0	0	41	3,536,861	3,437,776
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	5	0	0
22. Total Sch II				63	4,356,883	3,519,441

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	435	6	115	556

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	16,335	9	95,535	2,018	375,765,213	2,029	375,877,083
28. Ag-Improved Land	1	16,646	4	89,086	894	197,469,930	899	197,575,662
29. Ag Improvements	1	39,529	4	131,026	894	42,159,542	899	42,330,097
30. Ag Total							2,928	615,782,842

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	2	2.01	16,000	
33. HomeSite Improvements	0	0.00	0	2	0.00	77,878	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	1	0.80	1,199	
36. FarmSite Improv Land	1	1.97	2,949	1	0.78	1,167	
37. FarmSite Improvements	1	0.00	39,529	3	0.00	53,148	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	8	10.47	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	7	6.93	55,328	7	6.93	55,328	
32. HomeSite Improv Land	417	440.17	3,519,864	419	442.18	3,535,864	
33. HomeSite Improvements	423	0.00	23,970,936	425	0.00	24,048,814	857,965
34. HomeSite Total				432	449.11	27,640,006	
35. FarmSite UnImp Land	21	322.60	483,880	22	323.40	485,079	
36. FarmSite Improv Land	747	2,058.30	3,087,038	749	2,061.05	3,091,154	
37. FarmSite Improvements	876	0.00	18,188,606	880	0.00	18,281,283	1,345,380
38. FarmSite Total				902	2,384.45	21,857,516	
39. Road & Ditches	2,543	7,059.84	0	2,551	7,070.31	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,334	9,903.87	49,497,522	2,203,345

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	16	1,290.50	1,348,788	16	1,290.50	1,348,788

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	1,785.29	2.50%	4,954,139	2.73%	2,774.98
46. 1A	46,595.73	65.29%	129,301,743	71.21%	2,774.97
47. 2A1	4,998.99	7.00%	12,871,998	7.09%	2,574.92
48. 2A	486.46	0.68%	1,118,798	0.62%	2,299.88
49. 3A1	6,063.42	8.50%	13,035,706	7.18%	2,149.89
50. 3A	8.58	0.01%	16,318	0.01%	1,901.86
51. 4A1	8,399.66	11.77%	15,118,563	8.33%	1,799.90
52. 4A	3,033.58	4.25%	5,156,665	2.84%	1,699.86
53. Total	71,371.71	100.00%	181,573,930	100.00%	2,544.06
Dry					
54. 1D1	1,600.25	7.21%	2,688,257	8.11%	1,679.90
55. 1D	10,879.87	49.03%	18,277,079	55.12%	1,679.90
56. 2D1	1,276.65	5.75%	1,978,578	5.97%	1,549.82
57. 2D	295.64	1.33%	428,610	1.29%	1,449.77
58. 3D1	2,472.08	11.14%	3,337,079	10.06%	1,349.91
59. 3D	45.16	0.20%	54,192	0.16%	1,200.00
60. 4D1	4,180.46	18.84%	4,807,106	14.50%	1,149.90
61. 4D	1,442.17	6.50%	1,586,246	4.78%	1,099.90
62. Total	22,192.28	100.00%	33,157,147	100.00%	1,494.08
Grass					
63. 1G1	660.06	0.00%	602,127	8.08%	912.23
64. 1G	1,037.25	11.65%	938,129	12.58%	904.44
65. 2G1	549.51	6.17%	473,292	6.35%	861.30
66. 2G	173.46	1.95%	148,077	1.99%	853.67
67. 3G1	711.75	7.99%	619,478	8.31%	870.36
68. 3G	124.63	1.40%	105,745	1.42%	848.47
69. 4G1	2,197.56	24.67%	1,797,162	24.11%	817.80
70. 4G	3,452.86	38.77%	2,770,897	37.17%	802.49
71. Total	8,907.08	100.00%	7,454,907	100.00%	836.96
Irrigated Total					
Irrigated Total	71,371.71	68.63%	181,573,930	81.52%	2,544.06
Dry Total					
Dry Total	22,192.28	21.34%	33,157,147	14.89%	1,494.08
Grass Total					
Grass Total	8,907.08	8.57%	7,454,907	3.35%	836.96
Waste					
Waste	323.66	0.31%	32,366	0.01%	100.00
Other					
Other	1,194.15	1.15%	520,805	0.23%	436.13
Exempt					
Exempt	178.21	0.17%	0	0.00%	0.00
Market Area Total					
Market Area Total	103,988.88	100.00%	222,739,155	100.00%	2,141.95

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	959.58	3.96%	2,394,093	4.68%	2,494.94
46. 1A	10,664.69	44.03%	26,608,211	52.06%	2,494.98
47. 2A1	503.10	2.08%	1,157,144	2.26%	2,300.03
48. 2A	893.53	3.69%	1,809,328	3.54%	2,024.92
49. 3A1	4,068.37	16.80%	7,729,713	15.12%	1,899.95
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	4,825.74	19.92%	7,720,829	15.11%	1,599.93
52. 4A	2,305.26	9.52%	3,688,171	7.22%	1,599.89
53. Total	24,220.27	100.00%	51,107,489	100.00%	2,110.11
Dry					
54. 1D1	4,242.05	5.97%	6,278,070	6.92%	1,479.96
55. 1D	27,989.15	39.39%	40,582,993	44.71%	1,449.95
56. 2D1	2,433.99	3.43%	3,346,533	3.69%	1,374.92
57. 2D	3,228.00	4.54%	4,067,077	4.48%	1,259.94
58. 3D1	15,643.17	22.02%	19,162,229	21.11%	1,224.96
59. 3D	2.29	0.00%	2,406	0.00%	1,050.66
60. 4D1	14,299.96	20.13%	14,156,220	15.59%	989.95
61. 4D	3,211.59	4.52%	3,178,987	3.50%	989.85
62. Total	71,050.20	100.00%	90,774,515	100.00%	1,277.61
Grass					
63. 1G1	1,129.39	0.00%	988,828	2.85%	875.54
64. 1G	2,506.45	5.65%	2,316,081	6.68%	924.05
65. 2G1	2,047.48	4.62%	1,765,530	5.10%	862.29
66. 2G	4,083.93	9.21%	3,520,771	10.16%	862.10
67. 3G1	4,271.43	9.63%	3,598,483	10.39%	842.45
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	13,206.85	29.77%	9,950,859	28.72%	753.46
70. 4G	17,117.64	38.59%	12,507,714	36.10%	730.69
71. Total	44,363.17	100.00%	34,648,266	100.00%	781.01
Irrigated Total					
Irrigated Total	24,220.27	16.74%	51,107,489	28.66%	2,110.11
Dry Total					
Dry Total	71,050.20	49.10%	90,774,515	50.91%	1,277.61
Grass Total					
Grass Total	44,363.17	30.66%	34,648,266	19.43%	781.01
Waste					
Waste	999.21	0.69%	99,921	0.06%	100.00
Other					
Other	4,064.15	2.81%	1,687,492	0.95%	415.21
Exempt					
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total					
Market Area Total	144,697.00	100.00%	178,317,683	100.00%	1,232.35

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	7,984.22	16.69%	21,517,322	19.31%	2,694.98
46. 1A	19,660.21	41.09%	52,983,107	47.54%	2,694.94
47. 2A1	2,531.34	5.29%	5,821,811	5.22%	2,299.89
48. 2A	1,737.21	3.63%	3,517,726	3.16%	2,024.93
49. 3A1	6,063.47	12.67%	11,520,079	10.34%	1,899.92
50. 3A	0.00	0.00%	0	0.00%	0.00
51. 4A1	6,250.53	13.06%	10,312,665	9.25%	1,649.89
52. 4A	3,615.95	7.56%	5,785,092	5.19%	1,599.88
53. Total	47,842.93	100.00%	111,457,802	100.00%	2,329.66
Dry					
54. 1D1	4,625.87	16.48%	6,845,940	18.56%	1,479.92
55. 1D	10,120.54	36.06%	14,674,250	39.77%	1,449.95
56. 2D1	2,006.37	7.15%	2,758,477	7.48%	1,374.86
57. 2D	1,056.75	3.77%	1,331,430	3.61%	1,259.93
58. 3D1	4,580.96	16.32%	5,611,399	15.21%	1,224.94
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	4,094.26	14.59%	4,093,826	11.10%	999.89
61. 4D	1,579.09	5.63%	1,578,876	4.28%	999.86
62. Total	28,063.84	100.00%	36,894,198	100.00%	1,314.65
Grass					
63. 1G1	1,243.35	0.00%	1,113,781	6.99%	895.79
64. 1G	1,297.07	6.93%	1,243,288	7.80%	958.54
65. 2G1	1,382.46	7.38%	1,191,437	7.47%	861.82
66. 2G	1,053.41	5.63%	909,964	5.71%	863.83
67. 3G1	1,524.39	8.14%	1,338,276	8.39%	877.91
68. 3G	0.00	0.00%	0	0.00%	0.00
69. 4G1	4,375.78	23.37%	3,651,518	22.90%	834.48
70. 4G	7,846.70	41.91%	6,496,037	40.74%	827.87
71. Total	18,723.16	100.00%	15,944,301	100.00%	851.58
Irrigated Total					
Irrigated Total	47,842.93	49.09%	111,457,802	67.46%	2,329.66
Dry Total					
Dry Total	28,063.84	28.79%	36,894,198	22.33%	1,314.65
Grass Total					
Grass Total	18,723.16	19.21%	15,944,301	9.65%	851.58
Waste	777.61	0.80%	77,761	0.05%	100.00
Other	2,060.14	2.11%	854,420	0.52%	414.74
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	97,467.68	100.00%	165,228,482	100.00%	1,695.21

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	143,434.91	344,139,221	143,434.91	344,139,221
77. Dry Land	19.54	29,560	90.67	112,608	121,196.11	160,683,692	121,306.32	160,825,860
78. Grass	0.54	472	56.19	47,878	71,936.68	57,999,124	71,993.41	58,047,474
79. Waste	0.00	0	9.15	915	2,091.33	209,133	2,100.48	210,048
80. Other	0.00	0	12.14	4,854	7,306.30	3,057,863	7,318.44	3,062,717
81. Exempt	0.00	0	0.00	0	178.21	0	178.21	0
82. Total	20.08	30,032	168.15	166,255	345,965.33	566,089,033	346,153.56	566,285,320

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	143,434.91	41.44%	344,139,221	60.77%	2,399.27
Dry Land	121,306.32	35.04%	160,825,860	28.40%	1,325.78
Grass	71,993.41	20.80%	58,047,474	10.25%	806.29
Waste	2,100.48	0.61%	210,048	0.04%	100.00
Other	7,318.44	2.11%	3,062,717	0.54%	418.49
Exempt	178.21	0.05%	0	0.00%	0.00
Total	346,153.56	100.00%	566,285,320	100.00%	1,635.94

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

85 Thayer

	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	103,637,068	106,205,690	2,568,622	2.48%	1,448,210	1.08%
02. Recreational	1,436,289	887,725	-548,564	-38.19%	0	-38.19%
03. Ag-Homesite Land, Ag-Res Dwelling	27,211,549	27,640,006	428,457	1.57%	857,965	-1.58%
04. Total Residential (sum lines 1-3)	132,284,906	134,733,421	2,448,515	1.85%	2,306,175	0.11%
05. Commercial	26,251,839	28,858,543	2,606,704	9.93%	2,354,311	0.96%
06. Industrial	6,719,559	6,242,254	-477,305	-7.10%	0	-7.10%
07. Ag-Farmsite Land, Outbuildings	19,075,749	21,857,516	2,781,767	14.58%	1,345,380	7.53%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	52,047,147	56,958,313	4,911,166	9.44%	3,699,691	2.33%
10. Total Non-Agland Real Property	184,332,053	191,691,734	7,359,681	3.99%	6,005,866	0.73%
11. Irrigated	296,737,754	344,139,221	47,401,467	15.97%		
12. Dryland	146,676,098	160,825,860	14,149,762	9.65%		
13. Grassland	49,103,869	58,047,474	8,943,605	18.21%		
14. Wasteland	188,950	210,048	21,098	11.17%		
15. Other Agland	308,614	3,062,717	2,754,103	892.41%		
16. Total Agricultural Land	493,015,285	566,285,320	73,270,035	14.86%		
17. Total Value of all Real Property (Locally Assessed)	677,347,338	757,977,054	80,629,716	11.90%	6,005,866	11.02%

**THREE PLAN OF ASSESSMENT
For
THAYER COUNTY**

Plan of Assessment

Pursuant to LB 263 section 9, the assessor shall submit a Plan of Assessment to the County Board of Equalization prior to July 31, and the Department of Revenue Property Assessment Division on or before October 31, 2009, and each year 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.

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 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.

Parcel Count

In reviewing the 2009 abstract, the real property within Thayer County is comprised of the following: 2,851 residential parcels of which 563 are unimproved; 530 commercial parcels of which 110 are unimproved; 4 improved industrial parcels; 34 recreational parcels of which 31 are unimproved; and 2,920 agricultural parcels of which 2,014 are unimproved. Among the improved agricultural parcels are 437 parcels with residential improvements.

Valuation Base Per Class

The total real estate valuation base for Thayer County, taken from lines 17, 25 & 30 of the 2008 abstract is \$676,156,449. The residential class is approximately 15% of that total; the commercial/industrial classes are approximately 5% of the total; and the agricultural class is 80% of the total.

Staff/Budget

The Thayer County assessor's office personnel consists, of the assessor, the deputy assessor, a full time clerk, and 1 part time staff member to see to the administrative duties of the office. The Assessor and Deputy presently hold a State of Nebraska assessor's certificate, and have attended the necessary courses for their continuing education hours required by the State of Nebraska to remain a certificate holder. The assessor actively participates in the appraisal process and is assisted by a contracted licensed appraiser. The appraisal company handles the commercial parcels, the complex pick-up work, assists the assessor with sale review, and statistical analysis. The outside appraisal firm, namely Stanard Appraisal Services Inc. handles any other ongoing projects as needed. The total budget for 2008-2009, was \$169,034. In the Assessor's budget, there is a total of \$25,900 budgeted for all appraisal work, \$2,500 for education, and no identified miscellaneous budget.

Software/Mapping

The Thayer County Assessor's office utilizes the administrative system MIPS/County Solutions, provided by and supported by NACO. The county costing is done using the Marshall Swift/Microsolve for the residential and commercial improvements and the agricultural buildings. The county administrative system includes the Microsolve CAMA package. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history kept on the face of the hard copy is typically updated to reflect all valuation changes that are made annually. The county also relies on the electronic file to keep track of valuation changes that are made. The county has implemented a GIS system for mapping. Parcel identification and all agricultural land have been measured/GIS. The old cadastral hard copy maps of the towns are updated as well by the assessor staff. New rural cadastral books have been completed using GIS mapping. Each section contains the identified parcel, owner name, county ID, legal description, etc.

The county was zoned in 2002. The county zoning administrator handles the permitting process in conjunction with the Assessor's office.

Sales Review/ Verification

The Assessor's office makes an initial qualification decision based on the information contained on the 521 document, the residential, commercial and agricultural sales questionnaires, and the personal knowledge of the assessor and the assessor's staff. That decision may be modified based on the findings during the verification and inspection portions of the sale review process. Thayer County relies on its field inspection, sales questionnaires, or on-site interview for nearly all verification of sales. During the sale review process, the assessor and/or the contract appraiser get a perspective of the sales in the county. During the inspection, the property record card is reviewed; the improvements are measured if necessary, and the assessor or appraiser attempts to interview the buyer to gather information as to determine what was physically present at the time of the sale. The assessor uses this information to guide future appraisal decisions and to develop a sales comparison book for various classes of property. The sales review also helps the county determine general appraisal needs and geographical areas of appraisal need. The assessor's office also evaluates the accuracy of their current records.

County Progress for the Three Property Classes

The county assessor's office annual practice is to complete all of the pick-up work, review sales of all classes, prepare an analysis of those classes and determine which, if any classes or subclasses need immediate changes. We also examine the data for any trends that would indicate the need for change in the subsequent assessment year.

Residential property: A sales study and depreciation analysis as well as on site reviews were completed on the following towns in 2008: Gilead, Hubbell, Byron, and Deshler. An economic depreciation was applied to each town based on market. 2000 cost tables were used for the residential property.

Commercial property: Sales reviews were completed on all commercial property in the county. On site reviews and sales study was completed on the following towns: Alexandria, Gilead, Hubbell, Byron, Deshler, and Belvidere.

Agricultural property: A sales review and analysis is completed each year. When this is complete, market areas are reviewed to determine if adjustments are needed. The new USDA soil codes and land classifications throughout the county were completed. All market areas had substantial increases in each land value group due to the market.

Recreational property: Following a study of recreational parcels in the county. Those parcels in which the primary use did **not** meet the definition of agricultural land as per statute, as well as, the definition of agricultural land accepted for Thayer County, were reclassified as recreational parcels.

Level/Quality/Uniformity

The following are the 2009 statistical measures of central tendency as determined by the Property Tax Administrator for Thayer County, Nebraska. The statistical studies for the Agricultural Class of real property are based on the “unimproved agricultural” sales statistical reports.

<u>Property Class</u>	<u>Assessment-Sales Median Ratio</u>	<u>Coefficient of Dispersion (COD)</u>	<u>Price Related Differential (PRD)</u>
Residential	97.00	13.10	107.05
Commercial	97.00	13.71	98.36
Agricultural	74.00	18.23	105.27

Assessment Plan for Agricultural Land

The Thayer County Assessor’s office annually reviews all agricultural land sales to establish market values for agricultural land. In the review of the sale, the Assessor determines which sales are arms length, generally by firsthand knowledge, information acquired from the agricultural questionnaire, contact with the seller and/or agent, or through the buyer. Statistical analysis is done to determine market trends in the county. The three market areas redefined in 2008 are sufficient to equalize agricultural values in the county and to maintain the level of value as required by statute. This process is completed in each assessment cycle, market areas are reviewed and Land Value Groups (LVG’s) are studied to make sure that values are uniform and consistent for Thayer County. Adjustments are made to values to maintain a sales assessment ratio that falls into the 69% to 75% range as required by statute. The office completed the application of the new USDA soil codes and classification to all parcels in Thayer County for 2009.

Using 2009 aerial photos agricultural home and bldg sites are to be reviewed and onsite inspections will be completed where necessary.

Assessment Plan for Residential Property

The Thayer County Assessor's office continually reviews sold properties and makes notes on any trends in the marketing of residential properties. The assessor and/or contract appraiser, through a sales review process, review questionnaires, inspect sold properties if necessary and determine if valuations are maintaining statutory requirements. As each town is reviewed an economic factor will be applied to all residences based on the sales study in each market area. The following is the cycle the county is using to do depreciation study, market analysis, and reviews.

2010: On site review of Hebron, Belvidere, and Subdivisions around Hebron. 2008 CAMA residential pricing will be applied to all improvements in Thayer County. A sales study will be done in each area and adjustments in depreciation applied to maintain an acceptable level of value.

2011: On site review Bruning, Chester, Carleton, Davenport, and begin review of rural improvements by township.

2012: Complete on site review of rural improvements.

Assessment Plan for Commercial Property

Annually the assessor's office conducts a sales review process much the same as residential property. Physical inspections along with verifying measurements are conducted at the time of the sale. Standard Appraisal along with the assessor conducts the sales review. Standard Appraisal has begun on site review of urban and rural commercial properties.

2010: On site review of Hebron, Chester, Bruning, and Davenport.

2011: On site review of all rural commercial and industrial parcels.

Karla Joe, Thayer County Assessor

Date

2010 Assessment Survey for Thayer County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	1
4.	Other part-time employees
	1
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$174,129
7.	Adopted budget, or granted budget if different from above
	\$174,129
8.	Amount of the total budget set aside for appraisal work
	\$26,560
9.	Appraisal/Reappraisal budget, if not part of the total budget
	N/A
10.	Part of the budget that is dedicated to the computer system
	\$1,000
11.	Amount of the total budget set aside for education/workshops
	\$2,500
12.	Other miscellaneous funds
	N/A
13.	Was any of last year's budget not used:
	Yes

B. Computer, Automation Information and GIS

1.	Administrative software
	County Solutions
2.	CAMA software
	MicroSolve
3.	Cadastral maps: Are they currently being used?
	Original cadastral maps are being used for towns, and a GIS generated cadastral is being used for rural area.
4.	Who maintains the Cadastral Maps?

	Assessor and Staff
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	Assessor and Staff and 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?
	Deshler and Hebron
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services
	Stanard Appraisal for commercial properties
2.	Other services
	GIS Workshop

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 Thayer 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