

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

86 Thomas

Residential Real Property - Current

Number of Sales	16	Median	98
Total Sales Price	\$677,500	Mean	100
Total Adj. Sales Price	\$677,500	Wgt. Mean	101
Total Assessed Value	\$682,064	Average Assessed Value of the Base	\$24,124
Avg. Adj. Sales Price	\$42,344	Avg. Assessed Value	\$42,629

Confidence Interval - Current

95% Median C.I	96.08 to 99.94
95% Mean C.I	96.29 to 103.05
95% Wgt. Mean C.I	96.09 to 105.26

% of Value of the Class of all Real Property Value in the County	7.09
% of Records Sold in the Study Period	3.89
% of Value Sold in the Study Period	6.88

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	23	100	100
2008	32	99	99
2007	39	97	97
2006	30	99	99

2010 Commission Summary

86 Thomas

Commercial Real Property - Current

Number of Sales	3	Median	90
Total Sales Price	\$24,000	Mean	89
Total Adj. Sales Price	\$24,000	Wgt. Mean	90
Total Assessed Value	\$21,618	Average Assessed Value of the Base	\$44,437
Avg. Adj. Sales Price	\$8,000	Avg. Assessed Value	\$7,206

Confidence Interval - Current

95% Median C.I	N/A
95% Mean C.I	77.87 to 100.68
95% Wgt. Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	1.94
% of Records Sold in the Study Period	4.92
% of Value Sold in the Study Period	0.80

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	5	100	90
2008	6	100	94
2007	5	99	99
2006	4	100	95

2010 Opinions of the Property Tax Administrator for Thomas 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 Thomas County is 98% of market value. The quality of assessment for the class of residential real property in Thomas 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 Thomas County is 100% of market value. The quality of assessment for the class of commercial real property in Thomas 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 Thomas County is 70% of market value. The quality of assessment for the class of agricultural land in Thomas 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 Thomas County

taken to address the following property classes/subclasses:

Residential

The Marshall & Swift cost indexes were upgraded to 2009 and new depreciation tables were built with the assistance of contracted appraiser, Larry Rexroth.

New land pricing was implemented in Seneca, it is now the same as that developed for Halsey.

Larry Rexroth also assisted in the completion of the annual pickup work.

The assessor utilizes the electronic process as developed by the Property Assessment Division for submitting sales data.

2010 Assessment Survey for Thomas County

Residential Appraisal Information

1.	Valuation data collection done by:
	Larry Rexroth, contracted appraiser for assessment year 2010.
2.	List the valuation groupings used by the County:
	Valuation Grouping 1 – Thedford, which has four neighborhoods within it; Valuation Grouping 2 – Seneca, Halsey, and Rural Residential
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Thedford has major business and highways 2 and 83 access. Seneca has some business but no highway and Halsey has forest, highway 2 and business.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	The cost approach is the primary method with sales being utilized in the development of the depreciation. It is difficult to build models for the other two approaches with limited sales and income data.
4	When was the last lot value study completed?
	2006 for Thedford and Halsey, 2010 for Seneca
a.	What methodology was used to determine the residential lot values?
	A per square foot cost has been developed.
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?
	The county develops depreciation based on local market information.
a.	How often does the County update depreciation tables?
	As the market dictates.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes

b.	By Whom?
	Contracted 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?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	Inspection of all sold properties is done annually. The physical inspection of all urban and suburban residential parcels within the county will be completed for 2010. The last physical inspection was completed in 2006.
a.	Does the County maintain a tracking process? If yes describe.
	Yes, a chart is being utilized to assist in planning and documenting the progress.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	All sold properties are inspected and reviewed. A review of class and sub-class will be looked at to determine how they apply to the market.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	98	COV:	6.36	95% Median C.I.:	96.08 to 99.94	(! : Derived)
TOTAL Sales Price:	677,500	WGT. MEAN:	101	STD:	6.34	95% Wgt. Mean C.I.:	96.09 to 105.26	
TOTAL Adj.Sales Price:	677,500	MEAN:	100	AVG.ABS.DEV:	3.19	95% Mean C.I.:	96.29 to 103.05	
TOTAL Assessed Value:	682,064							
AVG. Adj. Sales Price:	42,343	COD:	3.24	MAX Sales Ratio:	121.30			
AVG. Assessed Value:	42,629	PRD:	99.01	MIN Sales Ratio:	93.71			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/07 TO 09/30/07	1	95.04	95.04	95.04			95.04	95.04	N/A	12,000	11,405
10/01/07 TO 12/31/07	2	99.62	99.62	98.92	0.82	100.71	98.80	100.44	N/A	34,500	34,126
01/01/08 TO 03/31/08											
04/01/08 TO 06/30/08	2	97.88	97.88	96.23	1.83	101.71	96.08	99.67	N/A	18,250	17,561
07/01/08 TO 09/30/08	4	98.56	98.20	98.76	1.31	99.44	95.74	99.94	N/A	43,375	42,836
10/01/08 TO 12/31/08	4	98.07	98.81	99.40	3.04	99.41	93.71	105.37	N/A	72,625	72,187
01/01/09 TO 03/31/09	1	121.30	121.30	121.30			121.30	121.30	N/A	56,000	67,928
04/01/09 TO 06/30/09	2	97.71	97.71	98.16	0.62	99.54	97.10	98.31	N/A	20,000	19,631
____Study Years____											
07/01/07 TO 06/30/08	5	98.80	98.01	97.69	1.82	100.33	95.04	100.44	N/A	23,500	22,956
07/01/08 TO 06/30/09	11	98.21	100.43	101.30	3.83	99.14	93.71	121.30	95.74 to 105.37	50,909	51,571
____Calendar Yrs____											
01/01/08 TO 12/31/08	10	98.15	98.38	98.94	2.11	99.43	93.71	105.37	95.74 to 99.94	50,050	49,521
____ALL____											
	16	98.26	99.67	100.67	3.24	99.01	93.71	121.30	96.08 to 99.94	42,343	42,629

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
01	8	98.19	100.61	100.73	3.98	99.88	93.71	121.30	93.71 to 121.30	47,125	47,470
02	8	98.63	98.73	100.60	2.50	98.14	95.04	105.37	95.04 to 105.37	37,562	37,787
____ALL____											
	16	98.26	99.67	100.67	3.24	99.01	93.71	121.30	96.08 to 99.94	42,343	42,629

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	15	98.21	99.67	100.68	3.36	99.00	93.71	121.30	96.08 to 99.94	45,066	45,371
2	1	99.67	99.67	99.67			99.67	99.67	N/A	1,500	1,495
____ALL____											
	16	98.26	99.67	100.67	3.24	99.01	93.71	121.30	96.08 to 99.94	42,343	42,629

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
01	15	98.21	99.62	100.68	3.31	98.95	93.71	121.30	96.08 to 99.67	44,833	45,136
06											
07	1	100.44	100.44	100.44			100.44	100.44	N/A	5,000	5,022
____ALL____											
	16	98.26	99.67	100.67	3.24	99.01	93.71	121.30	96.08 to 99.94	42,343	42,629

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Adj.Sales Price:	677,500	MEAN:	100	AVG.ABS.DEV:	3.19	95% Mean C.I.:	96.29 to 103.05	
TOTAL Assessed Value:	682,064							
AVG. Adj. Sales Price:	42,343	COD:	3.24	MAX Sales Ratio:	121.30			
AVG. Assessed Value:	42,629	PRD:	99.01	MIN Sales Ratio:	93.71			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	99.67	99.67	99.67			99.67	99.67	N/A	1,500	1,495	
5000 TO 9999	2	98.77	98.77	98.77	1.69	100.00	97.10	100.44	N/A	5,000	4,938	
Total \$ _____												
1 TO 9999	3	99.67	99.07	98.89	1.12	100.19	97.10	100.44	N/A	3,833	3,790	
10000 TO 29999	2	95.39	95.39	95.36	0.37	100.03	95.04	95.74	N/A	11,000	10,489	
30000 TO 59999	6	98.68	102.15	103.31	4.68	98.87	96.08	121.30	96.08 to 121.30	44,083	45,544	
60000 TO 99999	4	98.01	97.13	96.99	1.33	100.15	93.71	98.80	N/A	69,875	67,768	
100000 TO 149999	1	105.37	105.37	105.37			105.37	105.37	N/A	100,000	105,370	
ALL	16	98.26	99.67	100.67	3.24	99.01	93.71	121.30	96.08 to 99.94	42,343	42,629	

**2010 Correlation Section
for Thomas County**

Residential Real Property

I. Correlation

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

RESIDENTIAL:It is the opinion of the Division that the level of value for the residential class of property in Thomas County as evidenced by the calculated median from the statistical sample of 16 sales is 98%. After 2009 Marshall and Swift cost indexes and new depreciation tables were applied to all residential properties the coefficient of dispersion and the price related differential are indicating that uniform and proportionate treatment exists within the residential class. The assessor has developed an adequate sales review process and utilizes as many sales as possible with no bias in the selection. The assessor tries to stay on task with the three year plan of assessment and six year cycle of physical inspection and review.

There will be no non-binding recommendations made for the residential class of property.

**2010 Correlation Section
for Thomas 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 Thomas County Clerk is the ex-officio assessor, register of deeds, clerk of the district court and election commissioner. Because of these job responsibilities the assessor is in a unique position to verify sales as she visits with professional individuals, such as abstractors, realtors, and mortgage lenders, she also has ample opportunity to visit with taxpayers. There are not a tremendous number of sales in any of the three classes of property; residential, commercial or agricultural.

A sales verification form is also utilized in the sales review process, but the response is poor, the best source of information is found in telephone interviews. Occasionally on-site reviews will be done while doing pickup work. Properties are also reviewed to make sure there have not been any major changes.

After a review of the qualified and non-qualified sales it was determined that no bias existed and as many sales as possible were being used in the residential analysis. Those deemed to be non arms length transactions were foreclosures, family transactions, affidavit of probate to clear title and substantially changed.

**2010 Correlation Section
for Thomas 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	101	100

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

	COD	PRD
R&O Statistics	3.24	99.01

RESIDENTIAL: There are sixteen residential sales in this study period; the qualitative measures are quite exemplary with a coefficient of dispersion at 3.24% and a price related differential of 99.01. If a low COD were to occur after only minimal changes to the residential class there would be cause for concern. However, in this case the assessor applied updated 2009 Marshall and Swift cost indexes and new depreciation (tables built by Larry Rexroth) to the entire residential class of property and therefore uniform and proportionate treatment has been maintained within the residential class of property.

2010 Assessment Actions for Thomas County

taken to address the following property classes/subclasses:

Commercial

The Marshall & Swift cost indexes were upgraded to 2009 and new depreciation tables were built with the assistance of contracted appraiser, Larry Rexroth.

Larry Rexroth also assisted in the completion of the annual pickup work.

2010 Assessment Survey for Thomas County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	Larry Rexroth, contracted appraiser for assessment year 2010.
2.	List the valuation groupings used by the County:
	Valuation Grouping 1 – all commercial
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Not applicable.
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	All three approaches are considered. Most weight is given to the cost approach.
4	When was the last lot value study completed?
	2006
a.	What methodology was used to determine the commercial lot values?
	A per square foot cost was developed from the market.
5.	Is the same costing year for the cost approach being used for entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vender?
	Local market information.
a.	How often does the County update the depreciation tables?
	As the market dictates.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Larry Rexroth, contracted 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?
	Yes
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	Last commercial physical review was 2007. Next planned review is scheduled for 2011 as budget allows.
a.	Does the County maintain a tracking process? If yes describe.
	Yes, a chart is being utilized to assist in planning and documenting the progress.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Sales are reviewed and inspected, with all properties compared to market.

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	3	MEDIAN:	90	COV:	5.14	95% Median C.I.:	N/A
TOTAL Sales Price:	24,000	WGT. MEAN:	90	STD:	4.59	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	24,000	MEAN:	89	AVG.ABS.DEV:	3.01	95% Mean C.I.:	77.87 to 100.68
TOTAL Assessed Value:	21,618						
AVG. Adj. Sales Price:	8,000	COD:	3.34	MAX Sales Ratio:	93.33		
AVG. Assessed Value:	7,206	PRD:	99.11	MIN Sales Ratio:	84.29		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	1	90.21	90.21	90.21			90.21	90.21	N/A	23,000	20,748
04/01/07 TO 06/30/07											
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07	2	88.81	88.81	87.00	5.09	102.08	84.29	93.33	N/A	500	435
01/01/08 TO 03/31/08											
04/01/08 TO 06/30/08											
07/01/08 TO 09/30/08											
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/06 TO 06/30/07	1	90.21	90.21	90.21			90.21	90.21	N/A	23,000	20,748
07/01/07 TO 06/30/08	2	88.81	88.81	87.00	5.09	102.08	84.29	93.33	N/A	500	435
07/01/08 TO 06/30/09											
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	3	90.21	89.28	90.08	3.34	99.11	84.29	93.33	N/A	8,000	7,206
01/01/08 TO 12/31/08											
<u>ALL</u>											
	3	90.21	89.28	90.08	3.34	99.11	84.29	93.33	N/A	8,000	7,206

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	3	90.21	89.28	90.08	3.34	99.11	84.29	93.33	N/A	8,000	7,206
<u>ALL</u>											
	3	90.21	89.28	90.08	3.34	99.11	84.29	93.33	N/A	8,000	7,206

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	2	87.25	87.25	90.03	3.39	96.91	84.29	90.21	N/A	11,850	10,669
2	1	93.33	93.33	93.33			93.33	93.33	N/A	300	280
<u>ALL</u>											
	3	90.21	89.28	90.08	3.34	99.11	84.29	93.33	N/A	8,000	7,206

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	3	MEDIAN:	90	COV:	5.14	95% Median C.I.:	N/A
TOTAL Sales Price:	24,000	WGT. MEAN:	90	STD:	4.59	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	24,000	MEAN:	89	AVG.ABS.DEV:	3.01	95% Mean C.I.:	77.87 to 100.68
TOTAL Assessed Value:	21,618						
AVG. Adj. Sales Price:	8,000	COD:	3.34	MAX Sales Ratio:	93.33		
AVG. Assessed Value:	7,206	PRD:	99.11	MIN Sales Ratio:	84.29		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	3	90.21	89.28	90.08	3.34	99.11	84.29	93.33	N/A	8,000	7,206
04											
ALL	3	90.21	89.28	90.08	3.34	99.11	84.29	93.33	N/A	8,000	7,206

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	2	88.81	88.81	87.00	5.09	102.08	84.29	93.33	N/A	500	435
Total \$											
1 TO 9999	2	88.81	88.81	87.00	5.09	102.08	84.29	93.33	N/A	500	435
10000 TO 29999	1	90.21	90.21	90.21			90.21	90.21	N/A	23,000	20,748
ALL	3	90.21	89.28	90.08	3.34	99.11	84.29	93.33	N/A	8,000	7,206

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	88.81	88.81	87.00	5.09	102.08	84.29	93.33	N/A	500	435
170	1	90.21	90.21	90.21			90.21	90.21	N/A	23,000	20,748
ALL	3	90.21	89.28	90.08	3.34	99.11	84.29	93.33	N/A	8,000	7,206

**2010 Correlation Section
for Thomas County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Thomas County, as determined by the PTA is 100%. The mathematically calculated median is 90%.

COMMERCIAL: The calculated median from the statistical sampling of 3 commercial sales will not be relied upon in determining the level of value for the commercial class in Thomas County nor will the qualitative measures be used in determining assessment uniformity and proportionality. The sample is not representative of the population. The assessor, with the assistance of contracted appraiser Larry Rexroth, has tried to utilize as many sales as possible without bias. The county has developed a three year plan of assessment and tries to accomplish those goals and maintain uniform and proportionate assessments. For the 2010 assessment year new 2009 Marshall and Swift cost indexes and depreciation tables were applied to all commercial properties. There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

There will be no non-binding recommendations made for the commercial class of property in Thomas County.

**2010 Correlation Section
for Thomas 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: There are few commercial sales in Thomas County, there are only two occurrences in this study period. Non-qualified sales consisted of foreclosures and a property that was given to the fire department for a burn exercise. This would not make for a sufficient sample to represent the population. The Thomas County Clerk is the ex-officio assessor, register of deeds, clerk of the district court and election commissioner, which is beneficial in the sales review process and the contracted appraiser, Larry Rexroth, will assist if needed.

**2010 Correlation Section
for Thomas 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	90	90	89

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

	COD	PRD
R&O Statistics	3.34	99.11

COMMERCIAL:With one typical and two low dollar sales in the commercial sales file the qualitative measures are not meaningful. There are few commercial sales occurring in Thomas County, however the assessor will work with the contracted appraiser, Larry Rexroth, in maintaining uniform and proportionate assessment within the commercial class of property. For the 2010 assessment year new 2009 Marshall and Swift cost indexes and depreciation tables were applied to the total commercial class of property.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Thomas County

taken to address the following property classes/subclasses:

Agricultural

A review of the most current market data both within Thomas County and the surrounding counties of Cherry, Blaine, Logan, McPherson, and Hooker was done. After careful consideration the decision was made to increase the irrigated subclasses of 3A from 380 to 440 and 4A from 200 to 440. All grassland sub classifications carry the same value; they went from 245 to 305.

The soil conversion has been changed from the alpha to the numeric notations and the implementation of the geographic information system is almost complete, there are still some parcels that need to have section points found because the metes and bounds descriptions do not agree with the maps.

The assessor applied for grant money to help fund the GIS system and testified at the State Capitol, the grant money was approved.

2010 Assessment Survey for Thomas County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Larry Rexroth, contracted appraiser for assessment year 2010.
2.	Does the County maintain more than one market area / valuation grouping in the agricultural property class?
	No
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.
	Thomas County is homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grass land. The small remaining percentage is a mixture of irrigated and waste acres.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	There are none.
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	By statute 77-1359, directive and primary use.
b.	When is it agricultural land, when is it residential, when is it recreational?
	This area is primarily ranch land. Small acreages that are not adjoining or part of a larger ranch holding, or would not substantiate an economically feasible ranching operation are considered rural residential. As of this interview non-agricultural influences have not been identified that would cause a parcel to be considered recreational.
c.	Are these definitions in writing?
	No
d.	What are the recognized differences?
	Small acreages will sell in the market for more per acre than large parcels that will be used for pasture, and will typically be used as a site for a home.
e.	How are rural home sites valued?
	The first acre of the home site will carry one value, and the remaining/excess acres

	will carry a lower value.
f.	Are rural farm home sites valued the same as rural residential home sites? If no, explain:
	Yes
g.	Are all rural farm home sites valued the same or are market differences recognized?
	They are valued the same.
h.	What are the recognized differences?
	Not applicable.
4.	What is the status of the soil conversion from the alpha to numeric notation?
	The soil conversion is in place for 2010.
a.	Are land capability groupings (LCG) used to determine assessed value?
	The inventory of the grass as noted by the LCG's is helpful in determining where the majority of the grass acres are that are selling. In Thomas County approximately 98% of the grass falls within the 4G grouping, therefore it would appear that the remaining grass inventory is incidental to the market of the 4G sub-class which will carry the most weight in determining what the grass value will be. That value will then be applied to all grass LCG's.
b.	What other land characteristics or analysis are/is used to determine assessed values?
	Land use; particularly in identifying irrigated and waste acres.
5.	Is land use updated annually?
	Yes, but there are rarely any changes.
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS is a valuable asset to the county along with continued use of FSA, NRCS, and NRD maps. Also physical inspections and a review of the personal property schedules for added irrigation systems.
6.	Is there agricultural land in the County that has a non-agricultural influence?
	At this time the market is indicating none.
a.	How is the County developing the value for non-agricultural influences?
	Not applicable.
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	Not applicable.

7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Larry Rexroth
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?
	Yes
8.	What is the counties progress with the 6 year inspection and review requirement as it relates to rural improvements? (Neb. Rev. Stat. § 77-1311.03)
	Inspection of all sold properties is done annually. Next physical review of rural improvements is scheduled for 2011, within budget constraints.
a.	Does the County maintain a tracking process?
	Yes, a chart is being utilized to assist in planning and documenting the progress.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Sold properties are inspected annually. Properties reviewed and if needed changes within class or sub-class are made based on market.



Thomas County 86

2010 Analysis of Agricultural Land

Proportionality Among Study Years

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

Preliminary Results:

Study Year	County	Area 1
07/01/06 - 06/30/07	3	3
07/01/07 - 06/30/08	5	5
07/01/08 - 06/30/09	3	3
Totals	11	11

Added Sales:

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

Final Results:

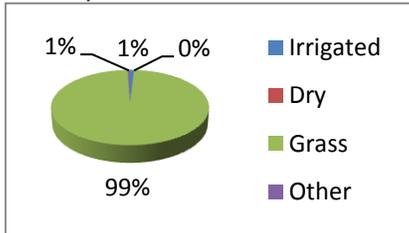
Study Year	County	Area 1
07/01/06 - 06/30/07	4	4
07/01/07 - 06/30/08	5	5
07/01/08 - 06/30/09	5	5
Totals	14	14

Representativeness by Majority Land Use

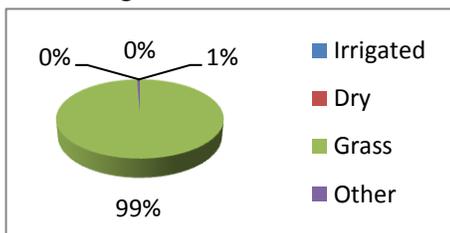
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	1%	0%	0%
Dry	0%	0%	0%
Grass	99%	99%	100%
Other	1%	1%	0%

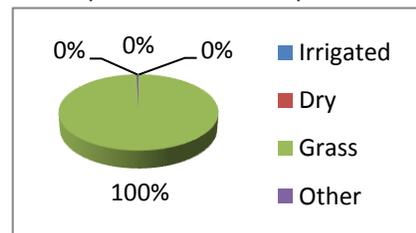
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total	Mrkt Area 1
Number of Sales - Original Sales File	11	11
Number of Sales - Expanded Sample	14	14
Total Number of Acres Added	1032	1032

Ratio Study

Final Statistics

County		Median	70%	AAD	16.61%
# sales	14	Mean	75%	COD	23.89%
		W. Mean	74%	PRD	102.55%

Preliminary Statistics

Median	56%	AAD	13.33%
Mean	61%	COD	23.86%
W. Mean	59%	PRD	102.47%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	0	N/A	14	69.52%
Mkt Area 1	0	N/A	0	N/A	14	69.52%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	0	N/A	0	N/A	14	69.52%
Mkt Area 1	0	N/A	0	N/A	14	69.52%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Thomas County

Agricultural Land

I. Correlation

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

AGRICULTURAL LAND:

Thomas County is on the edge of the Nebraska Sand Hills, an expanse of a large sand-dune area under which the Ogallala aquifer lies. A large portion of the county is taken up with the Nebraska National Forest also known as Halsey. The remainder of the county is best suited for livestock production. The Middle Loup River flows across the county at a diagonal from the southeast to the northwest and the Dismal River flows across the southern part. Primary roads through Thomas County are highway 85 going north to south and highway 2 running east to west.

The county is homogenous enough in makeup that no market areas have been created. A review of the agricultural sales over the three year study period indicate 3 sales occurred from 7/01/06 to 6/30/07, 5 sales occurred from 7/01/07 to 6/30/08 and 3 sales occurred from 7/01/08 to 6/30/09. The market for agricultural land in Thomas County has not been plentiful as evidenced with only 11 sales in the sales file. The sales are evenly distributed over the study period taking away any bias in the time frame and the land use as represented in the sales file is representative of the land use of the total county.

Even though the sample was balanced and representative the assessor took into consideration all available market data from the adjoining counties of Cherry, Blaine, Logan, McPherson and Hooker in establishing market value. As a result of the agricultural analysis three sales were brought into the analysis to allow for greater confidence in the data and statistics, and there remained no bias in the time frame. The representativeness of the sample was improved to less than a ten percent threshold between any one of the three different classes (grass, irrigated, and dry). Two sales were brought in from McPherson and one from Blaine.

The lower subclasses of irrigated increased; 3A from 380 to 440 and 4A from 200 to 440. There is only one grass value applied to all grass subclasses and it increased from 245 to 305.

Thomas County has achieved equalization within the agricultural class and has a level of value of 70% of market as well as a calculated median of 70% as noted in the 2010 Analysis of Agricultural Land.

There will be no non-binding recommendations made for the agricultural class of property.

2010 Correlation Section

For Thomas 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 Thomas County Clerk is the ex-officio assessor, register of deeds, clerk of the district court and election commissioner. Because of these job responsibilities the assessor is in a unique position to verify sales as she visits with professional individuals, such as abstractors, realtors, and mortgage lenders, she also has ample opportunity to visit with taxpayers.

There are not a tremendous number of sales in any of the three classes of property; residential, commercial or agricultural.

A sales verification form is also utilized in the sales review process, but the response is poor, the best source of information is found in telephone interviews. Occasionally on-site reviews will be done while doing pickup work. Properties are also reviewed to make sure there have not been any major changes.

After a review of the qualified and non-qualified sales it has been determined that the Thomas County Clerk ex-officio Assessor uses as many sales as possible in the analysis of the agricultural class of property.

2010 Correlation Section

For Thomas County

III. Measures of Central Tendency

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

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

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

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

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

	Median	Wgt.Mean	Mean
R&O Statistics	70	74	75

2010 Correlation Section

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

	COD	PRD
R&O Statistics	23.89	102.55

AGRICULTURAL LAND:

The qualitative measures are indicating the PRD to be within the acceptable standard and the COD to be slightly above. Outliers do not appear to be effecting the measures, based on the assessment practices, the sales review, and the analysis of the agricultural market it is believed that the agricultural properties in Thomas County have been treated in the most uniform and proportionate manner possible.

Total Real Property Sum Lines 17, 25, & 30	Records : 1,653	Value : 139,824,311	Growth 292,140	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	84	155,844	16	31,119	21	163,685	121	350,648	
02. Res Improve Land	234	466,841	24	189,992	34	428,747	292	1,085,580	
03. Res Improvements	238	6,085,394	22	964,859	29	1,409,729	289	8,459,982	
04. Res Total	322	6,708,079	38	1,185,970	50	2,002,161	410	9,896,210	78,570
% of Res Total	78.54	67.78	9.27	11.98	12.20	20.23	24.80	7.08	26.89
05. Com UnImp Land	10	10,994	2	3,136	3	25,155	15	39,285	
06. Com Improve Land	34	49,781	6	44,704	5	55,876	45	150,361	
07. Com Improvements	34	845,500	6	506,680	5	996,760	45	2,348,940	
08. Com Total	44	906,275	8	554,520	8	1,077,791	60	2,538,586	0
% of Com Total	73.33	35.70	13.33	21.84	13.33	42.46	3.63	1.82	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	1	9,665	0	0	1	9,665	
11. Ind Improvements	0	0	1	162,410	0	0	1	162,410	
12. Ind Total	0	0	1	172,075	0	0	1	172,075	0
% of Ind Total	0.00	0.00	100.00	100.00	0.00	0.00	0.06	0.12	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	1	5,784	1	5,784	
15. Rec Improvements	0	0	0	0	1	12,770	1	12,770	
16. Rec Total	0	0	0	0	1	18,554	1	18,554	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.06	0.01	0.00
Res & Rec Total	322	6,708,079	38	1,185,970	51	2,020,715	411	9,914,764	78,570
% of Res & Rec Total	78.35	67.66	9.25	11.96	12.41	20.38	24.86	7.09	26.89
Com & Ind Total	44	906,275	9	726,595	8	1,077,791	61	2,710,661	0
% of Com & Ind Total	72.13	33.43	14.75	26.81	13.11	39.76	3.69	1.94	0.00
17. Taxable Total	366	7,614,354	47	1,912,565	59	3,098,506	472	12,625,425	78,570
% of Taxable Total	77.54	60.31	9.96	15.15	12.50	24.54	28.55	9.03	26.89

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

Mineral Interest	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value	Growth
23. Producing	0	0	0	0	0	0	0	0	0
24. Non-Producing	0	0	1	2	31	1,518	32	1,520	0
25. Total	0	0	1	2	31	1,518	32	1,520	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	37	5	6	48

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	9	42,614	986	100,705,355	995	100,747,969
28. Ag-Improved Land	0	0	15	147,296	139	14,404,872	154	14,552,168
29. Ag Improvements	0	0	15	941,698	139	10,955,531	154	11,897,229
30. Ag Total							1,149	127,197,366

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	5,784	
32. HomeSite Improv Land	0	0.00	0	10	10.00	57,840	
33. HomeSite Improvements	0	0.00	0	12	0.00	800,420	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	6	21.37	16,754	
36. FarmSite Improv Land	0	0.00	0	11	121.11	83,672	
37. FarmSite Improvements	0	0.00	0	14	0.00	141,278	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	5	21.62	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	18	18.00	104,112	19	19.00	109,896	
32. HomeSite Improv Land	92	103.00	595,752	102	113.00	653,592	
33. HomeSite Improvements	103	0.00	8,284,220	115	0.00	9,084,640	0
34. HomeSite Total				134	132.00	9,848,128	
35. FarmSite UnImp Land	10	104.32	74,826	16	125.69	91,580	
36. FarmSite Improv Land	94	270.99	201,531	105	392.10	285,203	
37. FarmSite Improvements	136	0.00	2,671,311	150	0.00	2,812,589	213,570
38. FarmSite Total				166	517.79	3,189,372	
39. Road & Ditches	184	1,466.71	0	189	1,488.33	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				300	2,138.12	13,037,500	213,570

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	241.70	6.93%	130,518	8.19%	540.00
48. 2A	370.60	10.63%	198,271	12.45%	535.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	1,198.22	34.38%	527,217	33.10%	440.00
51. 4A1	0.00	0.00%	0	0.00%	0.00
52. 4A	1,674.96	48.06%	736,982	46.26%	440.00
53. Total	3,485.48	100.00%	1,592,988	100.00%	457.04
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	134.00	0.04%	40,870	0.04%	305.00
66. 2G	971.75	0.26%	296,384	0.26%	305.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	7,505.14	2.04%	2,289,070	2.04%	305.00
69. 4G1	1,780.91	0.48%	543,177	0.48%	305.00
70. 4G	357,633.18	97.18%	109,078,132	97.18%	305.00
71. Total	368,024.98	100.00%	112,247,633	100.00%	305.00
Irrigated Total					
Irrigated Total	3,485.48	0.93%	1,592,988	1.40%	457.04
Dry Total					
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
Grass Total	368,024.98	98.51%	112,247,633	98.32%	305.00
Waste					
Waste	2,088.00	0.56%	319,245	0.28%	152.90
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	57.99	0.02%	38,200	0.03%	658.73
Market Area Total					
Market Area Total	373,598.46	100.00%	114,159,866	100.00%	305.57

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	3,485.48	1,592,988	3,485.48	1,592,988
77. Dry Land	0.00	0	0.00	0	0.00	0	0.00	0
78. Grass	0.00	0	75.44	23,010	367,949.54	112,224,623	368,024.98	112,247,633
79. Waste	0.00	0	19.00	2,850	2,069.00	316,395	2,088.00	319,245
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	13.33	9,317	44.66	28,883	57.99	38,200
82. Total	0.00	0	94.44	25,860	373,504.02	114,134,006	373,598.46	114,159,866

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	3,485.48	0.93%	1,592,988	1.40%	457.04
Dry Land	0.00	0.00%	0	0.00%	0.00
Grass	368,024.98	98.51%	112,247,633	98.32%	305.00
Waste	2,088.00	0.56%	319,245	0.28%	152.90
Other	0.00	0.00%	0	0.00%	0.00
Exempt	57.99	0.02%	38,200	0.03%	658.73
Total	373,598.46	100.00%	114,159,866	100.00%	305.57

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

86 Thomas

	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	9,082,996	9,896,210	813,214	8.95%	78,570	8.09%
02. Recreational	18,554	18,554	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	8,401,323	9,848,128	1,446,805	17.22%	0	17.22%
04. Total Residential (sum lines 1-3)	17,502,873	19,762,892	2,260,019	12.91%	78,570	12.46%
05. Commercial	2,639,567	2,538,586	-100,981	-3.83%	0	-3.83%
06. Industrial	172,075	172,075	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	3,123,885	3,189,372	65,487	2.10%	213,570	-4.74%
08. Minerals	1,520	1,520	0	0.00	0	0.00
09. Total Commercial (sum lines 5-8)	5,937,047	5,901,553	-35,494	-0.60%	213,570	-4.20%
10. Total Non-Agland Real Property	23,439,920	25,664,445	2,224,525	9.49%	292,140	8.24%
11. Irrigated	1,142,457	1,592,988	450,531	39.44%		
12. Dryland	0	0	0			
13. Grassland	90,189,867	112,247,633	22,057,766	24.46%		
14. Wasteland	307,350	319,245	11,895	3.87%		
15. Other Agland	19,725	0	-19,725	-100.00%		
16. Total Agricultural Land	91,659,399	114,159,866	22,500,467	24.55%		
17. Total Value of all Real Property (Locally Assessed)	115,099,319	139,824,311	24,724,992	21.48%	292,140	21.23%

THOMAS COUNTY, NEBRASKA
2009 PLAN OF ASSESSMENT
June 15, 2009

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15th of each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31st of each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Property Assessment Division of the Department of Revenue on or before October 31st of each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution 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. One hundred (100) percent of actual value for all classes of real property excluding agricultural and horticultural land;
2. Seventy-five (75) percent of actual value for agricultural land and horticultural land; and
3. Seventy-five (75) percent of special value as defined in §77-1343 and at its actual value when the land is disqualified for special valuation under §77-1347 for agricultural land and horticultural land which meets the qualifications for special valuation under §77-1344.

Page 1 of 8

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

General Description of Real Property in Thomas County:

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

	Parcel/Acre Count	% Parcel	Total Value	% Value	Land Value	Improvement Value
Residential/Rec	409	25%	9,115,559	8%	1,233,311	7,882,248
Commercial/Ind	63	4%	2,811,642	2%	181,226	2,630,416
Agricultural	1174	71%	103,173,507	90%	92,947,619	10,225,888
Total	1646	100%	115,100,708	100%	94,362,156	20,738,552

Agricultural land is the predominant property type in Thomas County, with the majority consisting of grassland, primarily used for cow/calf operations.

Additional information is contained in the 2009 Reports & Opinions, issued by the Property Assessment Division of the Department of Revenue, April 2009.

Current Resources:

Staff/Budget/Training

In addition to the ex-officio clerk/assessor, there is a full-time deputy clerk on staff. The county contracts with an independent appraiser, as needed, for appraisal maintenance.

The proposed budget for the assessment portion of the clerk's budget for FY 2009-2010 is \$23,150. The decrease in the budget was due to the fact of receiving a grant from the Nebraska State Records Board in the amount of \$25,000 to assist in the cost of implementing the GIS Land Records System. The county board has recognized the importance of updating and maintaining the assessment records and has been generous in approving the revenue needed to accomplish these tasks.

The assessor believes continuing education is vital to maintaining proper assessment action. The assessor attends as many monthly district meetings as possible, as well as workshops offered by the Nebraska Association of County Officials, the Property Assessment Division of the Department of Revenue and the International Association of Assessing Officers.

Record Maintenance

Thomas County's cadastral maps have not been consistently maintained since the mid 1990's. The county board has recognized the need for consistent maintenance of the records and approved the development of a web based GIS system through GIS Workshop. Development began in June 2007 and is anticipated to be complete by the end of 2009 along with the soil conversion.

New property record cards were created for each parcel of real property in 2008. Each property record card is filed by legal description and contains up-to-date listings, photographs and sketches for those properties that have improvements.

Thomas County utilizes software provided by MIPS for assessment and CAMA (computer assisted mass appraisal) administration. Upon completion of development of the GIS system, this office will have the ability to maintain all records electronically and make them available via the Internet.

Assessment Procedures:

Discover/List/Inventory Property

The assessor also serves as register of deeds and zoning administrator, which is an aid in the process of property discovery. Data collection is done on a regular basis to ensure listings are current and accurate. Utilization of the local FSA, NRCS, and NRD offices is also useful in tracking land usage.

Thomas County processes less than one-hundred Real Estate Transfer Form 521's annually. These are filed on a timely basis with the Department of Assessment & Taxation. Standards of sales review from the International Association of Assessing Officers, Standard of Ratio Studies, 1999, are adhered to.

Data Collection

Thomas County will implement procedures to complete a physical routine inspection of all properties on a six-year cycle.

Ratio Studies

Ratio studies are a vital tool in considering any assessment actions taken. Ratio studies are conducted internally to determine whether any assessment action is required in a specific area or class of property. Consultation with the field liaison is an important part of this process.

Value Approaches

Market Approach: The market approach is used on all classes of property to obtain market value for each parcel of property. Sales comparison is the most common way to determine market value on similar properties.

Cost Approach: The cost approach is primarily used in the valuation process of residential and commercial properties. Marshall/Swift costing dated June 2006 is used to arrive at Replacement Cost New (RCN). A depreciation factor derived from market analysis within the county is used to apply to the RCN to determine market value. A depreciation study completed in 2006 by the

county's contracted appraiser for residential, rural residential and commercial revaluation was used for the current year market values.

Income Approach: The income approach is primarily used in the valuation of commercial properties. Collection and analysis of income and expense data was completed in 2006 by the county's contracted appraiser.

Land valuation studies will be performed on an annual basis. A three-year study of arms-length transactions will be used to obtain current market values.

Reconciliation of Value

A reconciliation of the three approaches to value (if applicable) will be completed and documented.

Sales Ratio Review

Upon completion of assessment actions, sales ratio studies are reviewed to determine if the statistics are within the guidelines set forth by the state.

Notices

Change of value notices are sent to the property owner of record no later than June 1st of each year as required by §77-1315. Prior to notices being sent, an article is published in the paper to keep taxpayers informed of the process.

Level of Value, Quality and Uniformity for assessment year 2009:

Property Class	Ratio (Level of Value)	*COD	*PRD
Residential	99.55	24.44	109.16
Commercial	90.21	26.63	89.04
Agricultural	75.84	28.31	99.93

(*Co-efficient of dispersion and price-related differential)

For more information regarding statistical measures, see 2009 Reports & Opinions issued by the Property Assessment Division of the Department of Revenue, April 2009.

Assessment Actions Planned for Assessment Year 2009:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be

completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Assessment Actions Planned for Assessment Year 2010:

Residential: A physical inspection of all urban and suburban residential parcels within the county will be completed by the assessor and/or contract appraiser. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Assessment Actions Planned for Assessment Year 2011:

Residential: The assessor will continue to monitor and review the urban and suburban residential parcels within the county to determine if there are changes in the market that would require a change in assessment for an area, subclass or neighborhood. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Commercial: The assessor will continue to monitor and review the commercial parcels within the county to determine if there are changes in the market that would require a change in assessment. Statistical studies will be completed to determine if ratios are reflecting values with appropriate uniform and proportionate assessments. Appraisal maintenance and pick-up work will be completed in addition to sales review.

Agricultural: A market analysis of agricultural sales by land classification group will be conducted to determine what adjustments, if any, need to be made to comply with statistical measures. Land usage will be tracked through shared information from the local NRD and FSA offices. Improved agricultural sales will be monitored through ratio studies. Appraisal maintenance and pick-up work will be completed in addition to sales review.

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

Permissive Exemptions: Review annual filings of applications for new or continued exempt use and make recommendation to county board. This office receives approximately 20 applications annually.

Homestead Exemptions: Review annual filings of applications; process approvals and denials; send denial notifications to applicants no later than July 31; prepare and send applications to Department of Revenue no later than August 1 annually. This office receives approximately 40 applications annually.

Homestead Exemption Tax Loss Report: Compile tax loss due to Homestead Exemptions and report no later than November 30 annually.

Personal Property Schedules: Review annual filings of agricultural and commercial schedules. This office receives approximately 50 personal property schedules annually.

Form 45 County Abstract of Assessment for Real Property and Assessed Value Update: Compile all real property valuation information and report no later than March 19 annually.

Board of Educational Land and Funds Report: Compile all valuations for properties owned by BELF and report no later than March 31 annually.

Change of Value Notification: Notification sent no later than June 1 annually to all property owners whose value changed from the prior year.

Form 45 County Abstract of Assessment for Personal Property: Compile all personal property valuation information and file by June 15 annually.

Tax List Corrections: Prepare tax list corrections documents for County Board of Equalization review.

Taxable Value and Growth Certifications: Total assessments for real, personal and centrally assessed properties are reported to all political subdivisions no later than August 20 annually.

School District Taxable Value Report: Final report of taxable value for all school districts located within the county to be filed no later than August 25 annually.

Annual Inventory Statement: Report of all personal property in possession of this office to be filed with the County Board by August 31 annually.

Average Residential Value Report: Certification of the average residential value for Homestead Exemption purposes filed no later than September 1 annually.

Three Year Plan of Assessment: Assessment plan detailing the next three years that must be prepared by June 15 annually, submitted to the County Board of Equalization no later than July 31 annually and filed no later than October 31 annually.

Ag Land Trust Report: Report of all property within the county owned by trusts to be filed with the Secretary of State no later than October 1 annually.

Tax List: Certification of the tax list, for both real and personal property within the county, which must be delivered to the treasurer no later than November 22 annually.

Certificate of Taxes Levied: Final report of the total taxes to be collected by the county to be filed no later than December 1 annually.

Government Owned Properties Report: Report of taxable and exempt state or governmental political subdivision owned properties to be filed for the year 2004 and every 4th year thereafter no later than December 1 annually.

Conclusion:

The Thomas County Assessor makes every effort to comply with state statute and the rules and regulations of the Department of Property Assessment and Taxation to attempt to assure uniform and proportionate assessments of all properties in Thomas County.

Considering the broad range of duties this office is responsible for, it is anticipated that there will always be a need for the services of a contract appraiser. However, it is a goal of this office to ultimately complete the majority of the appraisal work by the assessor and deputy, as budgetary concerns exist.

Lastly, it is a high priority that this office makes every effort to promote good public relations and keep the public apprised of the assessment practices required by law.

Respectfully submitted,
Lorissa Hartman
Thomas County Assessor

2010 Assessment Survey for Thomas County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	0
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	1
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$23,150
7.	Adopted budget, or granted budget if different from above
	\$23,150
8.	Amount of the total budget set aside for appraisal work
	\$5,500
9.	Appraisal/Reappraisal budget, if not part of the total budget
	None
10.	Part of the budget that is dedicated to the computer system
	\$8,500
11.	Amount of the total budget set aside for education/workshops
	\$2,000
12.	Other miscellaneous funds
	None
13.	Was any of last year's budget not used:
	\$13,194.85 (Received a grant to pay for remaining balance owed on GIS, also over budgeted for appraisal work.)

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS
2.	CAMA software
	MIPS
3.	Cadastral maps: Are they currently being used?
	No
4.	Who maintains the Cadastral Maps?
	Not applicable.
5.	Does the county have GIS software?
	Yes – GIS Workshop
6.	Who maintains the GIS software and maps?
	Currently done in office, when land use is completed GIS Workshop will perform maintenance.
7.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	None
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services
	Contract with Larry Rexroth on an as needed basis.
2.	Other services

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 Thomas 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