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2010 Commission Summary

91 Webster

Residential Real Property - Current

Number of Sales	102	Median	97
Total Sales Price	\$4,392,321	Mean	99
Total Adj. Sales Price	\$4,392,321	Wgt. Mean	91
Total Assessed Value	\$4,016,180	Average Assessed Value of the Base	\$38,607
Avg. Adj. Sales Price	\$43,062	Avg. Assessed Value	\$39,374

Confidence Interval - Current

95% Median C.I	93.22 to 99.99
95% Mean C.I	91.09 to 107.07
95% Wgt. Mean C.I	86.70 to 96.18

% of Value of the Class of all Real Property Value in the County	14.92
% of Records Sold in the Study Period	6.58
% of Value Sold in the Study Period	6.72

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	101	100	100
2008	129	99	99
2007	165	99	99
2006	147	99	99

2010 Commission Summary

91 Webster

Commercial Real Property - Current

Number of Sales	12	Median	95
Total Sales Price	\$695,660	Mean	85
Total Adj. Sales Price	\$595,455	Wgt. Mean	85
Total Assessed Value	\$503,635	Average Assessed Value of the Base	\$70,834
Avg. Adj. Sales Price	\$49,621	Avg. Assessed Value	\$41,970

Confidence Interval - Current

95% Median C.I	65.61 to 97.71
95% Mean C.I	65.89 to 104.93
95% Wgt. Mean C.I	66.77 to 102.39

% of Value of the Class of all Real Property Value in the County	4.10
% of Records Sold in the Study Period	5.17
% of Value Sold in the Study Period	3.06

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	13	96	96
2008	15	100	100
2007	18	99	99
2006	21	96	96

2010 Opinions of the Property Tax Administrator for Webster 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 Webster County is 97% of market value. The quality of assessment for the class of residential real property in Webster 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 Webster County is 95% of market value. The quality of assessment for the class of commercial real property in Webster 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 Webster County is 71% of market value. The quality of assessment for the class of agricultural land in Webster County indicates the assessment practices meet generally accepted mass appraisal practices.

It is my opinion that the level of value of the class of agricultural land receiving special valuation in Webster County is 71%. The quality of assessment for the class of agricultural land receiving special valuation in Webster 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 Webster County

taken to address the following property classes/subclasses:

Residential

After completing a quality review in 2009, much of the 2009-2010 assessment year was spent in cleanup work and review of the quality “reappraisal” to ensure equalization.

Reviewed and double checked all data moved from the old property record cards to the new property record cards and balanced information with the computer record file.

Removed pricing sheets from each property record card for years 2005 – 2007 and sent to storage.

Began process of scanning in the 1982 – 2004 data cards and record sheets to digital storage in order to destroy old records and make room in the office and storage.

Added a property “value record card” to each parcel file.

Sales were reviewed, comparables were reviewed and updated, depreciation tables were all reviewed and updated if needed.

Pick Up Work Included:

Res:

Review 9

Permits 32

Continued 25

In office 20

No Permit 28

2010 Assessment Survey for Webster County

Residential Appraisal Information

1.	Valuation data collection done by:
	Assessor and office staff
2.	List the valuation groupings used by the County:
	1 - Bladen 5 - Blue Hill 10 - Cowles 15 - Guide Rock 20 - Inavale 25 - Red Cloud 30 - Rural
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Bladen - Bedroom Community, not much economic activity Blue Hill - big economic growth, new housing, school Cowles - stagnant growth, not much economic activity Guide Rock - middle sized community, off highway, no school Inavale - very small, on highway, no school Red Cloud - largest town, currently experiencing economic decline Rural - no city amenities
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Sales Comparison and costing
4	When was the last lot value study completed?
	2009
a.	What methodology was used to determine the residential lot values?
	Lots are valued by square foot and by the acre and calibrated to the market.
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?
	Webster County develops their own depreciation studies.
a.	How often does the County update depreciation tables?
	Annually, they are reviewed and updated if needed.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	yes

b.	By Whom?
	Assessor, office staff and Bob Worman, 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?
	Yes
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	Every residential parcel was reviewed for 2009 as part of the quality review.
a.	Does the County maintain a tracking process? If yes describe.
	Yes, through an excel spreadsheet which is then used to update the 3-year plan.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Economic and market trends are studied and reviewed for application countywide. Each residential valuation grouping is inspected in one year cycle for equalization purposes.

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:	102	MEDIAN:	97	COV:	41.55	95% Median C.I.:	93.22 to 99.99
TOTAL Sales Price:	4,392,321	WGT. MEAN:	91	STD:	41.16	95% Wgt. Mean C.I.:	86.70 to 96.18
TOTAL Adj.Sales Price:	4,392,321	MEAN:	99	AVG.ABS.DEV:	21.20	95% Mean C.I.:	91.09 to 107.07
TOTAL Assessed Value:	4,016,180						
AVG. Adj. Sales Price:	43,061	COD:	21.78	MAX Sales Ratio:	316.00		
AVG. Assessed Value:	39,374	PRD:	108.36	MIN Sales Ratio:	25.58		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/07 TO 09/30/07	15	99.85	95.41	98.13	7.57	97.23	42.15	118.31	96.45 to 100.00	47,877	46,980
10/01/07 TO 12/31/07	9	99.96	127.92	104.36	35.78	122.58	82.84	295.14	88.21 to 187.45	27,533	28,732
01/01/08 TO 03/31/08	10	98.22	95.18	90.69	8.25	104.95	75.66	116.40	85.20 to 100.01	52,280	47,414
04/01/08 TO 06/30/08	13	92.08	89.00	87.06	12.35	102.24	51.22	111.28	73.29 to 100.00	41,823	36,410
07/01/08 TO 09/30/08	12	98.94	96.96	91.36	6.51	106.13	69.71	108.38	92.87 to 105.17	52,150	47,646
10/01/08 TO 12/31/08	12	98.60	112.34	101.06	38.37	111.16	48.00	316.00	64.82 to 125.00	23,481	23,730
01/01/09 TO 03/31/09	13	71.76	92.82	80.91	54.05	114.72	25.58	238.42	50.50 to 104.00	39,830	32,227
04/01/09 TO 06/30/09	18	92.47	94.24	88.81	22.75	106.12	46.43	143.95	72.92 to 115.14	51,916	46,106
<u>Study Years</u>											
07/01/07 TO 06/30/08	47	97.20	99.81	94.01	14.77	106.17	42.15	295.14	96.45 to 100.00	43,243	40,654
07/01/08 TO 06/30/09	55	97.48	98.45	89.22	27.74	110.35	25.58	316.00	90.42 to 100.04	42,906	38,280
<u>Calendar Yrs</u>											
01/01/08 TO 12/31/08	47	97.85	98.31	91.38	16.69	107.58	48.00	316.00	92.69 to 100.00	42,001	38,383
<u>ALL</u>											
	102	97.34	99.08	91.44	21.78	108.36	25.58	316.00	93.22 to 99.99	43,061	39,374

VALUATION GROUP RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	8	91.63	90.36	96.79	13.01	93.36	50.67	116.40	50.67 to 116.40	13,050	12,630
05	24	95.93	90.01	87.31	12.09	103.09	59.55	118.44	81.25 to 97.85	83,133	72,582
10	2	112.35	112.35	102.02	11.26	110.12	99.70	125.00	N/A	1,088	1,110
15	16	98.26	104.71	94.20	33.48	111.15	47.56	316.00	57.50 to 104.00	16,312	15,366
20	2	71.05	71.05	61.42	40.68	115.69	42.15	99.96	N/A	17,250	10,595
25	42	99.99	103.91	96.97	21.76	107.15	25.58	295.14	96.45 to 100.04	33,932	32,905
30	8	94.66	102.09	91.57	30.77	111.49	64.82	202.05	64.82 to 202.05	71,236	65,230
<u>ALL</u>											
	102	97.34	99.08	91.44	21.78	108.36	25.58	316.00	93.22 to 99.99	43,061	39,374

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	98	97.34	99.33	91.45	21.77	108.62	25.58	316.00	93.22 to 99.99	44,784	40,954
2	4	98.04	92.94	77.50	21.99	119.92	50.67	125.00	N/A	850	658
<u>ALL</u>											
	102	97.34	99.08	91.44	21.78	108.36	25.58	316.00	93.22 to 99.99	43,061	39,374

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	39,374	PRD:	108.36	MIN Sales Ratio:	25.58		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	100	97.34	97.80	91.24	20.66	107.20	25.58	316.00	93.22 to 99.99	43,848	40,005
06											
07	2	162.88	162.88	208.20	46.38	78.23	87.33	238.42	N/A	3,750	7,807
ALL	102	97.34	99.08	91.44	21.78	108.36	25.58	316.00	93.22 to 99.99	43,061	39,374

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	15	99.70	120.96	123.15	39.92	98.23	47.56	316.00	90.56 to 110.57	2,285	2,814
5000 TO 9999	5	100.00	118.97	116.16	36.43	102.42	57.50	238.42	N/A	7,000	8,131
Total \$											
1 TO 9999	20	99.85	120.47	119.62	39.03	100.71	47.56	316.00	92.08 to 105.17	3,463	4,143
10000 TO 29999	29	100.00	96.41	95.06	24.99	101.41	25.58	202.05	82.09 to 100.00	18,534	17,619
30000 TO 59999	27	96.82	96.21	96.77	12.40	99.42	46.43	128.06	90.42 to 104.00	40,994	39,671
60000 TO 99999	15	91.38	88.97	88.56	10.53	100.46	65.17	104.65	81.25 to 97.91	77,479	68,619
100000 TO 149999	7	97.07	90.45	89.01	14.06	101.62	59.55	118.31	59.55 to 118.31	119,642	106,492
150000 TO 249999	4	84.27	83.86	84.90	13.26	98.77	69.71	97.20	N/A	169,750	144,121
ALL	102	97.34	99.08	91.44	21.78	108.36	25.58	316.00	93.22 to 99.99	43,061	39,374

**2010 Correlation Section
for Webster County**

Residential Real Property

I. Correlation

The level of value for the residential real property in Webster County, as determined by the PTA is 97%. The mathematically calculated median is 97%.

RESIDENTIAL:In correlating the assessment practices and the calculated statistics for the residential class of property in Webster County, it is the opinion of the Division that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population. All of the valuation groupings that are adequately represented in the sales file are within, or round to within, the acceptable range of 92% to 100%. Both qualitative measures are above the acceptable range, however based on the known assessment practices in Webster County, it is believed that assessments are uniform in the residential class of property.

Discussions throughout the past year between the Webster County Assessor and her field liaison have revealed that the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county. The Assessor is responsive to changes in statutes and regulations. The office works hard to educate the public. They have an interactive website for parcel search to provide information to the public. The Assessor and her staff are technologically educated and would benefit greatly, as would the residents in the county, if they were to implement a comprehensive GIS system.

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

**2010 Correlation Section
for Webster 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: Webster County is diligent in their sales review. Questionnaires are sent to both the buyer and the seller. The questionnaire asks for details to assist the assessor in discovering information about the sale. The document asks how the selling price was established, whether any personal property was involved in the sale, how the property was listed for sale, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. If additional information is needed, phone calls are made to other parties involved in the sale such as the seller, the title company or to the attorney involved in the sale. Sales are only physically reviewed as part of their cyclical inspection unless a large discrepancy is discovered.

A review of the 66 non-qualified sales was conducted. Ten sales were coded as substantially changed since the date of the sale. Additionally, there were eleven sales that were disqualified as family transactions and twelve sales involving a foreclosure of the property. The remainder of the disqualified sales were a mixture of partial interest sales, adjoining land purchases, and estate settlements or other legal actions. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the residential class of property.

**2010 Correlation Section
for Webster 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	97	91	99

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

	COD	PRD
R&O Statistics	21.78	108.36

RESIDENTIAL: The calculations accurately reflect that both the COD and PRD are above the acceptable range for qualitative measures indicating that there could be a problem with uniformity and regressive assessments. However, a review of the statistical analysis reveals that there are twenty sales under \$10,000 causing a disproportionate influence on the quality of assessment statistics. Knowing the Webster County assessment practices it is believed that they have achieved good uniformity within the residential class of property.

2010 Assessment Actions for Webster County

taken to address the following property classes/subclasses:

Commercial

After completing a quality review in 2009, much of the 2009-2010 assessment year was spent in cleanup work and review of the quality “reappraisal” to ensure equalization.

Reviewed and double checked all data moved from the old property record cards to the new property record cards and balanced information with the computer record file.

Removed pricing sheets from each property record card for years 2005 – 2007 and sent to storage.

Began process of scanning in the 1982 – 2004 data cards and record sheets to digital storage in order to destroy old records and make room in the office and storage.

Added a property “value record card” to each parcel file.

Sales were reviewed, comparables were reviewed and updated, depreciation tables were all reviewed and updated if needed.

Pick Up Work included:

Com:

Review 12

Permit 8

Continued 0

In Office 1

No Permit 3

2010 Assessment Survey for Webster County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	Assessor and office staff
2.	List the valuation groupings used by the County:
	1 - Bladen 5 - Blue Hill 10 – Cowles 15 - Guide Rock 20 – Inavale 25 - Red Cloud 30 - Rural
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	Bladen – Bedroom Community for both the city of Hastings to the north and Blue Hill. Blue Hill – School, on highway, good economic activity, new housing Cowles – stagnant growth, no commercial activity or market Guide Rock – middle sized community, on highway Inavale – very small community, no school, not much activity Red Cloud – largest community, on two highways, school, currently experiencing economic decline
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	Sales comparison and cost approaches
4	When was the last lot value study completed?
	2009
a.	What methodology was used to determine the commercial lot values?
	Lots are valued by square foot and by the acre and calibrated to 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?
	Webster County develops their own depreciation studies.
a.	How often does the County update the depreciation tables?
	Annually or as needed depending on the amount of commercial/industrial activity in the county.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?

	Yes
b.	By Whom?
	Assessor, office staff and Bob Worman, 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?
	Yes
8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	Webster County is 100% complete with their commercial inspection.
a.	Does the County maintain a tracking process? If yes describe.
	Yes, through an excel spreadsheet which is then used to update the 3-year plan.
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Economic and market trends are studied and all commercial parcels were completely inspected in one year for equalization purposes.

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:	12	MEDIAN:	95	COV:	35.97	95% Median C.I.:	65.61 to 97.71
TOTAL Sales Price:	695,660	WGT. MEAN:	85	STD:	30.72	95% Wgt. Mean C.I.:	66.77 to 102.39
TOTAL Adj.Sales Price:	595,455	MEAN:	85	AVG.ABS.DEV:	18.73	95% Mean C.I.:	65.89 to 104.93
TOTAL Assessed Value:	503,635						
AVG. Adj. Sales Price:	49,621	COD:	19.78	MAX Sales Ratio:	137.80		
AVG. Assessed Value:	41,969	PRD:	100.98	MIN Sales Ratio:	10.25		

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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____											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	1	100.00	100.00	100.00			100.00	100.00	N/A	900	900
04/01/07 TO 06/30/07	1	97.25	97.25	97.25			97.25	97.25	N/A	4,000	3,890
07/01/07 TO 09/30/07											
10/01/07 TO 12/31/07	2	90.34	90.34	89.90	5.91	100.48	85.00	95.67	N/A	23,130	20,795
01/01/08 TO 03/31/08	2	92.33	92.33	90.97	4.41	101.49	88.26	96.40	N/A	18,750	17,057
04/01/08 TO 06/30/08	2	79.64	79.64	73.55	17.62	108.28	65.61	93.67	N/A	118,397	87,077
07/01/08 TO 09/30/08	2	77.51	77.51	94.54	26.07	81.98	57.30	97.71	N/A	127,500	120,535
10/01/08 TO 12/31/08	1	137.80	137.80	137.80			137.80	137.80	N/A	5,000	6,890
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09	1	10.25	10.25	10.25			10.25	10.25	N/A	10,000	1,025
____Study Years____											
07/01/06 TO 06/30/07	2	98.63	98.63	97.76	1.39	100.89	97.25	100.00	N/A	2,450	2,395
07/01/07 TO 06/30/08	6	90.97	87.44	77.95	8.59	112.17	65.61	96.40	65.61 to 96.40	53,425	41,643
07/01/08 TO 06/30/09	4	77.51	75.77	92.22	54.18	82.16	10.25	137.80	N/A	67,500	62,246
____Calendar Yrs____											
01/01/07 TO 12/31/07	4	96.46	94.48	90.66	4.30	104.22	85.00	100.00	N/A	12,790	11,595
01/01/08 TO 12/31/08	7	93.67	90.96	85.39	18.41	106.53	57.30	137.80	57.30 to 137.80	76,327	65,175
____ALL____											
	12	94.67	85.41	84.58	19.78	100.98	10.25	137.80	65.61 to 97.71	49,621	41,969

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
05	2	96.69	96.69	97.54	1.05	99.13	95.67	97.71	N/A	128,130	124,975
15	4	98.63	105.83	96.69	13.25	109.45	88.26	137.80	N/A	8,725	8,436
25	3	85.00	79.57	77.84	15.33	102.21	57.30	96.40	N/A	19,166	14,920
30	3	65.61	56.51	70.98	42.38	79.61	10.25	93.67	N/A	82,265	58,393
____ALL____											
	12	94.67	85.41	84.58	19.78	100.98	10.25	137.80	65.61 to 97.71	49,621	41,969

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	10	94.67	91.47	85.83	14.26	106.57	57.30	137.80	65.61 to 97.71	58,455	50,171
2	2	55.13	55.13	17.66	81.41	312.14	10.25	100.00	N/A	5,450	962
____ALL____											
	12	94.67	85.41	84.58	19.78	100.98	10.25	137.80	65.61 to 97.71	49,621	41,969

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

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TOTAL Adj.Sales Price:	595,455	MEAN:	85	AVG.ABS.DEV:	18.73	95% Mean C.I.:	65.89 to 104.93
TOTAL Assessed Value:	503,635						
AVG. Adj. Sales Price:	49,621	COD:	19.78	MAX Sales Ratio:	137.80		
AVG. Assessed Value:	41,969	PRD:	100.98	MIN Sales Ratio:	10.25		

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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	12	94.67	85.41	84.58	19.78	100.98	10.25	137.80	65.61 to 97.71	49,621	41,969
04											
ALL	12	94.67	85.41	84.58	19.78	100.98	10.25	137.80	65.61 to 97.71	49,621	41,969

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	98.63	98.63	97.76	1.39	100.89	97.25	100.00	N/A	2,450	2,395
5000 TO 9999	1	137.80	137.80	137.80			137.80	137.80	N/A	5,000	6,890
Total \$											
1 TO 9999	3	100.00	111.68	117.98	13.52	94.66	97.25	137.80	N/A	3,300	3,893
10000 TO 29999	6	86.63	72.15	77.52	24.58	93.07	10.25	96.40	10.25 to 96.40	18,960	14,698
60000 TO 99999	1	93.67	93.67	93.67			93.67	93.67	N/A	67,000	62,760
150000 TO 249999	2	81.66	81.66	84.24	19.65	96.94	65.61	97.71	N/A	202,397	170,502
ALL	12	94.67	85.41	84.58	19.78	100.98	10.25	137.80	65.61 to 97.71	49,621	41,969

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	55.13	55.13	17.66	81.41	312.14	10.25	100.00	N/A	5,450	962
343	1	97.71	97.71	97.71			97.71	97.71	N/A	235,000	229,610
350	2	113.03	113.03	96.52	21.91	117.11	88.26	137.80	N/A	15,000	14,477
353	4	94.67	92.69	92.56	3.54	100.14	85.00	96.40	N/A	31,440	29,100
384	1	97.25	97.25	97.25			97.25	97.25	N/A	4,000	3,890
468	1	57.30	57.30	57.30			57.30	57.30	N/A	20,000	11,460
554	1	65.61	65.61	65.61			65.61	65.61	N/A	169,795	111,395
ALL	12	94.67	85.41	84.58	19.78	100.98	10.25	137.80	65.61 to 97.71	49,621	41,969

**2010 Correlation Section
for Webster County**

Commerical Real Property

I. Correlation

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

COMMERCIAL:In correlating the assessment practices and the calculated statistics for the commercial class of property in Webster County, it is the opinion of the Division that the level of value is within the acceptable range, and it is reflected by the median measure of central tendency. The median measure was calculated using the few qualified sales that were available and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population. The COD and PRD are both within the range indicating that the commercial class of property has been assessed uniformly.

Discussions throughout the past year between the Webster County Assessor and her field liaison have revealed that the Assessor is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county. The Assessor is responsive to changes in statutes and regulations. The office works hard to educate the public. They have an interactive website for parcel search to provide information to the public. The Assessor and her staff are technologically educated and would benefit greatly, as would the residents in the county, if they were to implement a comprehensive GIS system.

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

**2010 Correlation Section
for Webster 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: Webster County is diligent in their sales review. Questionnaires are sent to both the buyer and the seller. The questionnaire asks for details to assist the assessor in discovering information about the sale. The document asks how the selling price was established, whether any personal property was involved in the sale, how the property was listed for sale, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. If additional information is needed, phone calls are made to other parties involved in the sale such as the seller, the title company or to the attorney involved in the sale. Sales are only physically reviewed as part of their cyclical inspection unless a large discrepancy is discovered.

A review of the 12 non-qualified sales was conducted. Five sales were coded as substantially changed since the date of the sale. The remainder of the disqualified sales were a mixture of partial interest sales, adjoining land purchases, and estate settlements or other legal actions. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the commercial class of property.

**2010 Correlation Section
for Webster 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	95	85	85

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

	COD	PRD
R&O Statistics	19.78	100.98

COMMERCIAL:Both qualitative measures reflect good assessment uniformity and they meet performance standards as outlined in the IAAO standards. The COD and PRD are within the prescribed parameters for the 2010 assessment year and reflect the assessment actions taken by the Webster County Assessor to equalize the commercial property within the county.

**Agricultural or Special
Valuation Reports**

2010 Assessment Actions for Webster County

taken to address the following property classes/subclasses:

Agricultural

The Webster County Assessor and her staff reviewed every parcel in 5 precincts, to date, of agricultural land for land use.

Five precincts were audited for all acres to ensure assessment on all acres and correct information about the parcel and ownership.

Checked acres against the FSA maps and the Agri Data information and balanced both to the assessment records.

Reviewed and double checked 12 precincts to date that have moved from the old property record cards to the new property record cards and balanced information with the computer record file.

Removed pricing sheets from each property record card for years 2005 – 2007 and sent to storage.

Began process of scanning in the 1982 – 2004 data cards and record sheets to digital storage in order to destroy old records and make room in the office and storage.

Sales were reviewed, comparables for improvements were reviewed and updated, depreciation tables were all reviewed and updated if needed.

Sales were plotted for review of possible market areas, none were apparent.

Pickup work included:

Ag:

Review 153

Permit 19

Continued from previous year 14

In Office 22

No Permit 0

2010 Assessment Survey for Webster County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Assessor and office staff
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.
	Annually sales are plotted and reviewed to determine if there are any noticeable differences in them and where they are located within the county.
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	n/a
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	By majority land usage
b.	When is it agricultural land, when is it residential, when is it recreational?
	Agricultural land is designated when it is used for the production of livestock or crops, residential is designated when the primary use of the parcel is for the owner's home, no recreational parcels have been designated in Webster County.
c.	Are these definitions in writing?
	No
d.	What are the recognized differences?
	Usage
e.	How are rural home sites valued?
	By sales comparison
f.	Are rural home sites valued the same as rural residential home sites?
	Yes
g.	Are all rural home sites valued the same or are market differences recognized?
	None appear
h.	What are the recognized differences?
	n/a
4.	What is the status of the soil conversion from the alpha to numeric notation?
	Completed and implemented in 2009
a.	Are land capability groupings (LCG) used to determine assessed value?
	Yes as a way of categorizing the land and then market determines the value
b.	What other land characteristics or analysis are/is used to determine assessed values?
	Water availability, NRD restrictions

5.	Is land use updated annually?
	Yes
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical Inspection, Agri Data, FSA maps, Cadastral Maps, Deeds
6.	Is there agricultural land in the County that has a non-agricultural influence?
	The Assessor believes there is possibly a small amount along the Republican River
a.	How is the County developing the value for non-agricultural influences?
	The County is hoping for some sales to help determine value, working with neighboring counties
b.	Has the County received applications for special valuation?
	Yes
c.	Describe special value methodology
	The special valuation was implemented through the Conservation and Preservation Easement Act and at this time it has been determined that there is no difference in valuation.
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Assessor, office staff and Bob Worman, contract appraiser
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)
	Webster County has not started on their rural parcels yet.
a.	Does the County maintain a tracking process?
	Yes, through an excel spreadsheet which is then used to update the 3 year plan
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	Economic and market trends are studied and a valuation grouping is completely inspected in one year. All agricultural land is treated similarly through land use determination and market analysis and the results are applied across the whole county.



Webster County 91

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
07/01/06 - 06/30/07	10
07/01/07 - 06/30/08	11
07/01/08 - 06/30/09	8
Totals	29

Added Sales:

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

Final Results:

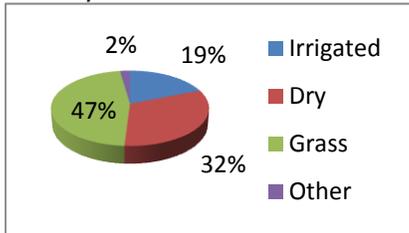
Study Year	County
07/01/06 - 06/30/07	10
07/01/07 - 06/30/08	12
07/01/08 - 06/30/09	8
Totals	30

Representativeness by Majority Land Use

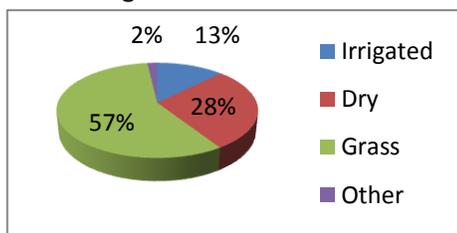
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	19%	13%	14%
Dry	32%	28%	28%
Grass	47%	57%	56%
Other	2%	2%	2%

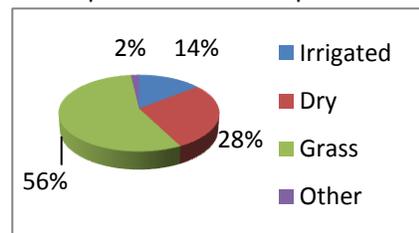
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total
Number of Sales - Original Sales File	29
Number of Sales - Expanded Sample	30
Total Number of Acres Added	0

Ratio Study

Final Statistics

County # sales 30

Median	71%	AAD	10.10%
Mean	70%	COD	14.25%
W. Mean	67%	PRD	104.19%

Preliminary Statistics

Median	71%	AAD	10.11%
Mean	70%	COD	14.27%
W. Mean	67%	PRD	104.20%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	1	57.40%	5	74.64%	12	74.49%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	2	66.86%	9	68.94%	12	74.49%



Webster County Assessor

Sonja L. Krueger, Assessor
621 N. Cedar St.
Red Cloud, NE 68970
402-746-2717

February 18, 2010

Property Assessment & Taxation
Attention: Ruth Sorensen
1033 "O" Street, Suite 600
Lincoln NE 68508

2010 METHODOLOGY FOR SPECIAL VALUE

Webster County implements greenbelt through the conservation and preservation easement act for parcels located within city/village limits. We figure the special valuation just as we do for all agricultural land. Greenbelt properties are looked at periodically to determine the current use of them.

Sonja L. Krueger,
Webster County Assessor

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Webster County

Agricultural Land

I. Correlation

The level of value for the agricultural land in Webster County, as determined by the PTA is 71%. The mathematically calculated median is 71%.

AGRICULTURAL LAND:

Webster County has one market area for the entire county. Annually the sales are plotted and reviewed for any trends in the market that would divide the county into discernable areas. For 2010, no differences have been determined.

A review of the agricultural sales in Webster County from 7/1/06 to 6/30/09 revealed a total of 29 sales fairly evenly distributed between the study years of the sales file. There does not appear to be a time bias in Webster County.

A review of the breakdown of the sales revealed that irrigated cropland was slightly under-represented in the sales file while grass was slightly over-represented.

Information on comparable sales from the surrounding counties was gathered in an excel spreadsheet and provided to the county assessor. After discussions with the Webster County Assessor the sales that were recognized to be the most comparable (soils, topography, proximity, market, usage) were found to be located in Franklin County. Sales were then sorted according to sale date and usage and reviewed for possible inclusion in the sales file. No irrigated sales were available in the newest year of the sales study. One irrigated sale was added to the sales file from the middle year of the study so as not to create a larger time bias.

As a result of the inclusion of the Franklin County sale, the agricultural sales were more representative of the population. An analysis of the values in Webster County resulted in values not changing for the 2010 assessment year.

Webster County has achieved good equalization of agricultural land and has a level of value of 71% of market as well as a calculated median of 71%.

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

SPECIAL VALUATION AGRICULTURAL LAND:

A review of the agricultural land values in Webster County in areas that have other non-agricultural influences indicates that the values used are similar to other areas in the County where there are no non-agricultural influences. Therefore, it is the opinion of the Property Tax Administrator that the level of value for Special Valuation of agricultural land in Webster County is 71%.

2010 Correlation Section

For Webster 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:

Webster County is diligent in their sales review. Questionnaires are sent to both the buyer and the seller. The questionnaire asks for details to assist the assessor in discovering information about the sale. The document asks how the selling price was established, whether any personal property was involved in the sale, how the property was listed for sale, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. If additional information is needed, phone calls are made to other parties involved in the sale such as the seller, the title company or to the attorney involved in the sale. Sales are only physically reviewed as part of their cyclical inspection unless a large discrepancy is discovered.

A review of the 135 non-qualified sales was conducted. Ten sales were coded as substantially changed since the date of the sale. Additionally, there were 53 sales that were disqualified as family transactions. The remainder of the disqualified sales was a mixture of partial interest sales, adjoining land purchases, and estate settlements or other legal actions. Because of the reasons given for the exclusion of sales as well as knowledge of the verification process, it is evident that all arms length transactions were used in the measurement of the agricultural class of property.

2010 Correlation Section

For Webster 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	71	67	70

2010 Correlation Section

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

	COD	PRD
R&O Statistics	14.25	104.19

AGRICULTURAL LAND:

The coefficient of dispersion calculates to 14.25% which is within the acceptable range. The price-related differential is just slightly high at 104.19%. The COD indicates that the assessed to adjusted sale price ratios (on average) fall within a reasonable distance of the median measure of central tendency. Knowing the Webster County assessment practices it is believed that they have achieved good uniformity within the agricultural class of property.

Total Real Property Sum Lines 17, 25, & 30	Records : 4,332	Value : 400,893,715	Growth 665,466	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	127	145,230	4	8,025	13	6,955	144	160,210	
02. Res Improve Land	1,171	1,955,840	46	680,850	159	2,031,855	1,376	4,668,545	
03. Res Improvements	1,189	43,966,510	46	3,032,025	166	7,880,785	1,401	54,879,320	
04. Res Total	1,316	46,067,580	50	3,720,900	179	9,919,595	1,545	59,708,075	97,661
% of Res Total	85.18	77.15	3.24	6.23	11.59	16.61	35.66	14.89	14.68
05. Com UnImp Land	24	81,610	1	0	6	51,325	31	132,935	
06. Com Improve Land	156	490,735	4	39,515	27	604,975	187	1,135,225	
07. Com Improvements	169	7,231,950	4	450,440	28	7,482,890	201	15,165,280	
08. Com Total	193	7,804,295	5	489,955	34	8,139,190	232	16,433,440	198,575
% of Com Total	83.19	47.49	2.16	2.98	14.66	49.53	5.36	4.10	29.84
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	4	55,580	4	55,580	
15. Rec Improvements	0	0	0	0	4	38,190	4	38,190	
16. Rec Total	0	0	0	0	4	93,770	4	93,770	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.09	0.02	0.00
Res & Rec Total	1,316	46,067,580	50	3,720,900	183	10,013,365	1,549	59,801,845	97,661
% of Res & Rec Total	84.96	77.03	3.23	6.22	11.81	16.74	35.76	14.92	14.68
Com & Ind Total	193	7,804,295	5	489,955	34	8,139,190	232	16,433,440	198,575
% of Com & Ind Total	83.19	47.49	2.16	2.98	14.66	49.53	5.36	4.10	29.84
17. Taxable Total	1,509	53,871,875	55	4,210,855	217	18,152,555	1,781	76,235,285	296,236
% of Taxable Total	84.73	70.67	3.09	5.52	12.18	23.81	41.11	19.02	44.52

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	346,100	316,885	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	346,100	316,885
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	346,100	316,885

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	113	2	112	227

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	59	222,150	8	8,385	1,881	216,920,985	1,948	217,151,520
28. Ag-Improved Land	10	148,295	5	75,725	564	75,171,435	579	75,395,455
29. Ag Improvements	10	78,100	5	415,830	588	31,617,525	603	32,111,455
30. Ag Total							2,551	324,658,430

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	4	4.00	40,000	
33. HomeSite Improvements	7	0.00	51,810	4	4.00	360,855	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	8	6.93	21,600	4	3.60	10,800	
37. FarmSite Improvements	3	0.00	26,290	5	0.00	54,975	
38. FarmSite Total							
39. Road & Ditches	0	2.02	0	0	0.48	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	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	407	419.47	4,097,500	411	423.47	4,137,500	
33. HomeSite Improvements	437	418.47	25,506,085	448	422.47	25,918,750	369,230
34. HomeSite Total				448	423.47	30,056,250	
35. FarmSite UnImp Land	18	47.40	51,130	18	47.40	51,130	
36. FarmSite Improv Land	500	554.00	1,399,520	512	564.53	1,431,920	
37. FarmSite Improvements	500	0.00	6,111,440	508	0.00	6,192,705	0
38. FarmSite Total				526	611.93	7,675,755	
39. Road & Ditches	0	8,656.35	0	0	8,658.85	0	
40. Other- Non Ag Use	0	484.36	70	0	484.36	70	
41. Total Section VI				974	10,178.61	37,732,075	369,230

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	3	453.39	208,725	3	453.39	208,725

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	68	495.58	348,035	0	0.00	0
44. Recapture Value N/A	68	495.58	348,035	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	2.01	1,160	70	497.59	349,195
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	4,325.09	6.50%	7,136,400	7.14%	1,650.00
46. 1A	22,653.23	34.05%	37,377,865	37.42%	1,650.00
47. 2A1	4,876.22	7.33%	7,119,300	7.13%	1,460.00
48. 2A	3,033.20	4.56%	4,428,480	4.43%	1,460.00
49. 3A1	2,054.65	3.09%	2,999,785	3.00%	1,460.00
50. 3A	9,004.84	13.53%	12,426,705	12.44%	1,380.00
51. 4A1	5,936.96	8.92%	8,193,005	8.20%	1,380.00
52. 4A	14,650.80	22.02%	20,218,145	20.24%	1,380.00
53. Total	66,534.99	100.00%	99,899,685	100.00%	1,501.46
Dry					
54. 1D1	2,253.49	2.01%	2,140,820	2.31%	950.00
55. 1D	55,063.59	49.14%	52,310,430	56.55%	950.00
56. 2D1	4,927.00	4.40%	4,680,660	5.06%	950.00
57. 2D	2,045.52	1.83%	1,370,525	1.48%	670.01
58. 3D1	7,268.93	6.49%	4,870,130	5.27%	669.99
59. 3D	18,387.12	16.41%	12,319,370	13.32%	670.00
60. 4D1	8,924.61	7.97%	5,979,455	6.46%	670.00
61. 4D	13,173.22	11.76%	8,826,005	9.54%	670.00
62. Total	112,043.48	100.00%	92,497,395	100.00%	825.55
Grass					
63. 1G1	528.77	0.00%	304,100	0.32%	575.11
64. 1G	13,001.85	7.95%	7,476,560	7.95%	575.04
65. 2G1	8,820.69	5.39%	5,072,040	5.39%	575.02
66. 2G	10,139.31	6.20%	5,830,300	6.20%	575.02
67. 3G1	3,474.82	2.12%	1,998,095	2.12%	575.02
68. 3G	24,206.02	14.80%	13,918,800	14.80%	575.01
69. 4G1	22,624.04	13.83%	13,009,155	13.83%	575.01
70. 4G	80,738.12	49.37%	46,425,115	49.37%	575.01
71. Total	163,533.62	100.00%	94,034,165	100.00%	575.01
Irrigated Total	66,534.99	18.99%	99,899,685	34.82%	1,501.46
Dry Total	112,043.48	31.98%	92,497,395	32.24%	825.55
Grass Total	163,533.62	46.68%	94,034,165	32.77%	575.01
Waste	8,105.94	2.31%	494,810	0.17%	61.04
Other	95.00	0.03%	300	0.00%	3.16
Exempt	6.78	0.00%	0	0.00%	0.00
Market Area Total	350,313.03	100.00%	286,926,355	100.00%	819.06

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	4.05	6,685	5.00	8,250	66,525.94	99,884,750	66,534.99	99,899,685
77. Dry Land	253.08	214,020	0.00	0	111,790.40	92,283,375	112,043.48	92,497,395
78. Grass	221.11	127,140	43.41	24,960	163,269.10	93,882,065	163,533.62	94,034,165
79. Waste	16.73	1,000	0.78	100	8,088.43	493,710	8,105.94	494,810
80. Other	0.00	0	0.00	0	95.00	300	95.00	300
81. Exempt	0.00	0	0.00	0	6.78	0	6.78	0
82. Total	494.97	348,845	49.19	33,310	349,768.87	286,544,200	350,313.03	286,926,355

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	66,534.99	18.99%	99,899,685	34.82%	1,501.46
Dry Land	112,043.48	31.98%	92,497,395	32.24%	825.55
Grass	163,533.62	46.68%	94,034,165	32.77%	575.01
Waste	8,105.94	2.31%	494,810	0.17%	61.04
Other	95.00	0.03%	300	0.00%	3.16
Exempt	6.78	0.00%	0	0.00%	0.00
Total	350,313.03	100.00%	286,926,355	100.00%	819.06

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

91 Webster

	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	60,513,545	59,708,075	-805,470	-1.33%	97,661	-1.49%
02. Recreational	93,770	93,770	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	29,806,085	30,056,250	250,165	0.84%	369,230	-0.40%
04. Total Residential (sum lines 1-3)	90,413,400	89,858,095	-555,305	-0.61%	466,891	-1.13%
05. Commercial	16,276,060	16,433,440	157,380	0.97%	198,575	-0.25%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	7,523,425	7,675,755	152,330	2.02%	0	2.02%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	23,799,485	24,109,195	309,710	1.30%	198,575	0.47%
10. Total Non-Agland Real Property	114,212,885	113,967,360	-245,525	-0.21%	665,466	-0.80%
11. Irrigated	98,211,265	99,899,685	1,688,420	1.72%		
12. Dryland	92,366,090	92,497,395	131,305	0.14%		
13. Grassland	95,746,315	94,034,165	-1,712,150	-1.79%		
14. Wasteland	482,185	494,810	12,625	2.62%		
15. Other Agland	70	300	230	328.57%		
16. Total Agricultural Land	286,805,925	286,926,355	120,430	0.04%		
17. Total Value of all Real Property (Locally Assessed)	401,018,810	400,893,715	-125,095	-0.03%	665,466	-0.20%

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

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. State. §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; for the 2008 value year and;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

Reference, Neb. Rev. Stat. §77-201 (R.S. Supp 2004)

General Description of Real Property in Webster County:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1555	34%	.1633%
Commercial	226	5%	.0476%
Industrial	0	0%	0%
Recreational	0	0%	0%
Agricultural	2450	54%	.7879%
Special Valuation	87	2%	.0012%
Exempt	250	5%	0%

Agricultural land is our most predominant property. They make up nearly 79% of our tax base.

Current Resources:

A. Staff / Budget / Training

Elected Assessor:

Continuing Education requirements are to obtain 60 hours of approved continuing education within the four-year period.

Deputy Assessor:

Continuing Education requirements are to obtain 60 hours of approved continuing education within the four-year period.

Nature of Responsibility:

Number of employees supervised by this position: All clerks

Nature and extent of instructions given this position regarding work: Take over all responsibilities when the Assessor is not present. As with every position within this office you will be expected to handle any issue that arises or do any work that is needed.

Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in cadastral mapping, calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

Clerk:

There are no Continuing Education requirements for this position.

Nature of Responsibility:

Number of employees supervised by this position: None

Nature and extent of instructions given this position regarding work: As with every position within this office you will be expected to handle any issue that arises or do any work that is needed. Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

Clerk, part-time:

There are no Continuing Education requirements for this position.

Number of employees supervised by this position: None

Nature and extent of instructions given this position regarding work: As with every position within this office you will be expected to handle any issue that arises or do any work that is needed. Some degree of initiative will be necessary to accomplish goals. You will be expected to go out into the field and do reviews of property.

The general public: Extensive contact with the general public in the field while working maintenance, building permits, and homestead exemption applications, etc. Also contact with the general public during business hours and via the telephone.

To what extent is a high degree of precision demanded in this position: Accuracy in calculation, data entry, transferring figures and listing of property in accordance with prescribed guides is always expected and demanded.

You will be expected to understand and perform all aspects of the work done within the Assessor's office.

Appraiser (Contracted):

Job description is to do whatever pick-up work we have not completed in office. Also watch for changes in the agricultural land year round. Continuing Education requirements for this position is to obtain 28 hours of approved continuing education every two years.

Budget

For the 2007/2008 budget year the office budgeted \$95,663.00 and spent \$94,484.37. The County Appraiser office budget was \$8,000 and we spent \$7,999.91. For the 2008/2009 budget year the office budgeted \$100,654.00 and spent \$92,907.13 as of this date. We still have one more pay period and expenses to come out of this. The County Appraiser office budget is \$8000.00 and we spent \$7,999.67.

Due to budgeting problems within the county GIS mapping within the Assessors Office has also been suspended.

Training

We continue to train the clerks on statutory dates and pertinent information that may not be understood or has not been performed. Any new information obtained at schooling or meetings is brought back to the office and the remaining staff is updated.

B. Cadastral Maps

The Cadastral maps for the towns have been completely proofed and we feel, except for a few problems, are in good condition. In the rural area only one precinct (4-9) has been proofed and is in good condition. As deeds come in we update ownership and make any splits that need to be done.

C. Property Record Cards

These records are maintained and updated by office staff. They are in good condition. We have successfully moved all data from old property cards onto new property cards in the Residential files. We are continuing as time allows to finish moving the information on the Commercial and Agricultural property cards. Within the Residential files we are in the process of removing all the old cards and pricing sheets to the historical files. Once the information has been moved within the Commercial and Agricultural files we also purge the old information from the files to the historical files. Information on all files includes the following:

Filing ID number, Parcel ID number (computer ID number), Cadastral number, Glide number (the cadastral pages hang from glides), Ownership, Legal description, Deed information, Utilities, Offsite improvements, Zoning, Neighborhood analysis, Land size computations, School district, Situs address, Map number, Class code, House data, Building data, Picture of house, Sketch of house, Ground plan sketch (on some – work in progress), Annual valuations, Remarks sheet, Deed sheet, and Valuation worksheets

D. Software

We use Terra-Scan for our property pricing. I use Microsoft Excel to run my sales ration studies.

E. Web based

We have our own web page at websterne.taxesifter.com the Treasurer has a webpage at www.nebraskataxesonline.us and Webster county has a website at www.co.webster.ne.us where we have placed the sales used to determine the 2009 values. We have had a tremendous amount of positive feedback on this and hope to be able to continue to budget for it.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory all Property

Real estate transfers are brought over to the Assessors office from the Register of Deeds office. Within a few days, the Deputy Assessor processes the deed. This consists of pulling the property record cards confirming information on deed matches property record information. If anything does not match, we do a deed research then contact the person that prepared the deed. They then file a corrective deed. If everything on the deed matches our property record card we change

Terra-Scan, update the record card with new owner, and update the Deed card within the property record card. The cadastral book is then changed; the sale is entered into Excel for the sales ratio study, and also put in the "Sales Book" for appraisers. We do the supplemental sheet through the mail to the PA&T Department. Then we mail a "Sales Review" sheet to the buyer and the seller. The information off of the sales review is used to determine "arms-length" sales.

Sales reviews are done on each and every sale as they come through the office. A sales verification letter is sent out to both the buyer and the seller of each transaction. We get back about 60% of the letters. If we do not receive the sales verification back within two weeks, we will attempt to contact the person(s) to verify the sale. The individual, who processes the sale, also updates the sales book for the appraiser's use and maintains data entry for both Terra-Scan and the Excel program used for the Sales Ratio Study.

Building permits are filed in the Clerks office, during the month of November, we make copies of all building permits. We contact Bladen, Blue Hill, and Red Cloud for their building permits during this month also.

B. Data Collection

From November until the March 20 cut-off date, we inspect every property with a building permit. We are currently reviewing all rural properties so if we are out on a permit, we do a full review of the property. Sales information is updated in Excel every time we process a Real Estate Transfer and when we receive the Sales Review back.

C. Review assessment sales ratio studies before assessment action

Internally a sales ratio study is done annually for each class of property: residential, commercial and agricultural. Residential is then broke down by each market area. It is then broke down within each sub-class in that market area that is deemed necessary. Commercial is broke down by each market area. Agricultural is broke down by use, area of the county where it is located, and by school districts. We try to keep our Field Liaison updated on what we are doing usually just over the phone.

D. Approaches to Value

We are using Marshall and Swift 06/99 pricing. Each year when we do the sales ratio studies if needed we update the depreciation worksheets. The most recent depreciation study being used was done in 2008 for the 2008 valuation year. Sales ratio studies are also run on agricultural land as a whole. Then it is broke out and studied by predominant use, school district, and location within the county.

E. Reconciliation of Final Value and documentation

The final values are checked against the sales ratio studies. Any corrections are made and then the rest of the property within the county is changed.

F. Review assessment sales ratio studies after assessment actions

If needed the sales ratio studies are reviewed again to determine where we need to make additional changes.

G. Notices and Public Relations

Notice of Valuation change is sent along with a letter of explanation and all printouts on their properties, on June 1.

Level of Value, Quality, and Uniformity for assessment year 2008:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	100%	21.45%	110.82%
Commercial	96%	8.09%	112.48%
Agricultural Land	72%	18.73%	107.97%
Special Value Agland	72%	18.73%	107.97%

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2008 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2010/2011:

For 2010

We will not be going out of the office this year for any 6 year reviews. We have let things slide in the office and we need to catch these jobs up. The Terra-Scan has not been updating sketches as it should so we will have to go into every sketch, move something, save, go out, then check if the changes have been saved corrected to all files within the record. We will also finish making appraisal files for all exempt properties.

Agricultural: Within the office we will finish comparing all agricultural land to Agri-Data, any discrepancies we will request new FSA maps and certifications from the property owner. Finish cards: remark sheets, deed sheets, mark sure all data is done on cards, check that all well information is on card, attach sketches, and insert valuation card. We will copy all soil maps and make sure that all cards reflect the new soils. All splits that have been done over the years, we will draw them correctly on the cadastral maps. As of now most of these are just boxes drawn in the general vicinity. Bob Worman, contracted appraiser, will start reviewing all rural residential properties. The Assessor and/or deputy will drive the county to check for any land use changes.

Residential: Finish cards: remark sheets, deed sheets, mark sure all data is done on cards, attach sketches, and insert valuation card. All splits that have been done over the years, we will draw them correctly on the cadastral maps. As of now most of these are just boxes drawn in the general vicinity.

Commercial: Bob Worman has finished the commercial reviews for this cycle. We will finish cards: remark sheets, deed sheets, mark sure all data is done on cards, attach sketches, and insert valuation card. All splits that have been done over the years, we will draw them correctly on the cadastral maps. As of now most of these are just boxes drawn in the general vicinity.

Special Value - Agland: Bob Worman will review each special value parcel physically to determine if they should be Special Valuation. We will work with Becky Anderson on these properties to determine any changes needed with the new laws.

For 2011

Agricultural: Bob Worman, contracted appraiser, will continue reviewing all rural residential properties. The Assessor and/or deputy will drive the county to check for any land use changes.

Residential: We will review Blue Hill City residential properties.

Commercial: We have finished the 6 year cycle for Commercial Properties.

Special Value - Agland: Assessor and/or deputy will review each special value parcel

For 2012

Agricultural: Bob Worman, contracted appraiser, will continue reviewing all rural residential properties. The Assessor and/or deputy will drive the county to check for any land use changes.

Residential: We will review Red Cloud City residential properties.

Commercial: We have finished the 6 year cycle for Commercial Properties.

Special Value - Agland: Assessor and/or deputy will review each special value parcel.

Plan of Review

When we review a property, we compare the property record card to the physical site. If anything appears to be wrong, we contact the owner to obtain entrance and do an interior inspection and re-measurement. If not allowed inside, we attempt to review the information with the owner and do a review of the outside. Digital photos are taken of all homes and some outbuildings. The rural ground plan sketches are drawn at this time also. Aerial photographs are unrealistic due to budget constraints.

Work done for the 6 year cycle of 2008/2013

Agricultural: Any parcel with irrigation has been reviewed, checked against Agri-Data, new maps and certification requested from NRD and FSA office.

Residential: Guide Rock, Cowles, Bladen, Inavale, Rosemont, and Amboy have been done.

Commercial: Bladen, Cowles, Inavale, Rosemont, Blue Hill, Guide Rock, Red Cloud, and Rural.

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

1. Record Maintenance, mapping updates, & ownership changes were discussed in previous sections.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Land & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
 - k. Certify Trusts owning Amland to Secretary of State
3. Personal Property: administer annual filings of approximately 582 schedules, prepare subsequent notices for incomplete filings or failure to file, and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property: annual review of government owned property not used for public purpose, send notices of intent to tax and follow through this process with any protests and a review of those properties.
6. Homestead Exemptions: administer approximately 264 annual filings of applications, approval/denial process, taxpayer notifications, taxpayer assistance, and sending applications onto the state department.
7. Centrally Assessed: review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing: management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections: prepare tax list correction documents for county board approval.
12. County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information.

13. TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

14. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

15. Education: Assessor, Deputy Assessor, and/or Appraisal Education: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license. Always send new help to an educational workshop.

AMENDMENTS:

Respectfully submitted:

Assessor Signature: _____ Date: _____

Copy distribution: Submit the plan to the county board of equalization on or before July 31 of each year. Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 each year.

2010 Assessment Survey for Webster 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
	\$105,816.44
7.	Adopted budget, or granted budget if different from above
	\$100,864.00
8.	Amount of the total budget set aside for appraisal work
	\$8,000
9.	Appraisal/Reappraisal budget, if not part of the total budget
	\$400
10.	Part of the budget that is dedicated to the computer system
	\$8,957.76
11.	Amount of the total budget set aside for education/workshops
	\$1,315.00
12.	Other miscellaneous funds
13.	Was any of last year's budget not used:
	No, the office went over budget

B. Computer, Automation Information and GIS

1.	Administrative software
	Terra Scan
2.	CAMA software
	Terra Scan
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Deputy Assessor and she is in the process of training the full time clerk

5.	Does the county have GIS software?
	Yes, but only for 911 addressing
6.	Who maintains the GIS software and maps?
	Deputy Assessor and GIS Workshop
7.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	All towns except Bladen
4.	When was zoning implemented?
	July 2001

D. Contracted Services

1.	Appraisal Services
	Bob Worman does some contract appraisal but most appraisal is done by the Assessor and her staff
2.	Other services
	None

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 Webster 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