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2010 Commission Summary

92 Wheeler

Residential Real Property - Current

Number of Sales	29	Median	94
Total Sales Price	\$916,157	Mean	103
Total Adj. Sales Price	\$1,003,157	Wgt. Mean	81
Total Assessed Value	\$815,865	Average Assessed Value of the Base	\$20,954
Avg. Adj. Sales Price	\$34,592	Avg. Assessed Value	\$28,133

Confidence Interval - Current

95% Median C.I	76.64 to 104.39
95% Mean C.I	85.51 to 119.67
95% Wgt. Mean C.I	61.51 to 101.15

% of Value of the Class of all Real Property Value in the County	3.55
% of Records Sold in the Study Period	7.07
% of Value Sold in the Study Period	9.50

Residential Real Property - History

Year	Number of Sales	LOV	Median
2009	24	96	96
2008	21	98	98
2007	27	92	92
2006	37	95	95

2010 Commission Summary

92 Wheeler

Commercial Real Property - Current

Number of Sales	5	Median	169
Total Sales Price	\$296,500	Mean	157
Total Adj. Sales Price	\$296,500	Wgt. Mean	80
Total Assessed Value	\$238,460	Average Assessed Value of the Base	\$19,610
Avg. Adj. Sales Price	\$59,300	Avg. Assessed Value	\$47,692

Confidence Interval - Current

95% Median C.I	N/A	
95% Mean C.I	21.66 to 292.87	
95% Wgt. Mean C.I	N/A	
% of Value of the Class of all Real Property Value in the County		0.37
% of Records Sold in the Study Period		10.87
% of Value Sold in the Study Period		26.44

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2009	8	100	51
2008	7	100	43
2007	6	100	47
2006	3	100	51

2010 Opinions of the Property Tax Administrator for Wheeler 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 Wheeler County is 94% of market value. The quality of assessment for the class of residential real property in Wheeler 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 Wheeler County is 100% of market value. The quality of assessment for the class of commercial real property in Wheeler 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 Wheeler County is 71% of market value. The quality of assessment for the class of agricultural land in Wheeler 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

**Wheeler County 2010 Assessment Actions taken to address the
following property classes/subclasses:**

Residential:

Annually the county conducts a market analysis that includes the qualified residential sales that occurred during the current study period (July 1, 2007 through June 30, 2009). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the residential class of real property.

The Assessor maintained a list throughout the year of pickup work to be completed. The county contracted with a certified appraiser to complete the County's identified pickup work. The pickup work involved on site inspection, measurements, interior inspection whenever possible and interviewing the owner. The pickup work was completed in a timely manner.

Typically, the county plans to accomplish a portion of the required 6 year inspection process. However, for 2010 the Assessor and staff concentrated their time and efforts on the priority work of completion of the county wide ag soil conversion.

Wheeler County did a complete review of all residential assessor locations which were converted into Valuation Groupings, as follows:

<u>VALUATION GROUP</u>	<u>ASSESSOR LOCATION</u>
1	BARTLETT
2	ERICSON
3	RURAL
4	LAKE ERICSON

For 2010, the residential assessment actions included an adjustment to increase the values of land and improvements of all Lake Ericson parcels 18% to bring the valuation up to 94% (within the acceptable range). The other three valuation groupings had a total of 10 sales, 3 sales which sold for \$5,000 or less. Based on the limited number of sales and the low value sales, no adjustment was made to the other 3 valuation groupings, as any adjustment would not have improved the equity within the residential class of property. After the adjustment to Lake Ericson, Wheeler County residential class of property has an overall median of 94%.

2010 Assessment Survey for Wheeler County

Residential Appraisal Information

1.	Valuation data collection done by:
	Assessor and part-time appraiser
2.	List the valuation groupings used by the County:
a.	<p>Bartlett: Bartlett is the largest village/town in Wheeler County, population 131, is located on US Highway 281. It is the county seat of Wheeler County and has the only K-12th grade school system in the county. Business trade includes convenience store/gas station, 2 cafes, bank, car repair, and post office. Housing market is influenced by school system, business trade, and location.</p> <p>Ericson: Ericson is the only other village/town in Wheeler County, population 104. It is located less than 2 miles north of Lake Ericson, which is an active recreation area with about 100 improved parcels/cabins. Business trade includes a large sandhills livestock sale barn, post office, bank and 2 bars. Housing market is influenced by business trade and location, particularly Lake Ericson.</p> <p>Rural: The Rural valuation grouping contains all residential sales that occur outside the villages/towns within Wheeler County. Most of the residential sales in the rural area consist of scattered, small tracts of less than 20 acres.</p> <p>Lake Ericson: Lake Ericson is a man-made lake on the Cedar River just south of the village of Ericson. This recreation area was recently renovated. It consists of a lake with about 130 surface acres, associated wetlands, and about 100 improved lots/cabins. This is an active recreation area with increasing demand for lots and purchase of existing cabins.</p>
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	The cost approach for improvements, sales approach for vacant lots.
4	When was the last lot value study completed?
	Done every year at value setting time
a.	What methodology was used to determine the residential lot values?
	Sales study
5.	Is the same costing year for the cost approach being used for the entire valuation grouping? If not, identify and explain the differences?
	Yes
6.	Does the County develop the depreciation study(ies) based on local market information or does the County use the tables provided by their CAMA vendor?
	Based on local market information
a.	How often does the County update depreciation tables?
	Tables are updated when a complete re-appraisal is done.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?

	Jerry Knoche
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, cost date and depreciation
8.	What is the County's progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	This is done on an annual basis.
a.	Does the County maintain a tracking process? If yes describe.
	No
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The results are incorporated into same costing tables, depreciation schedules as the balance of the county properties.

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:	29	MEDIAN:	94	COV:	43.77	95% Median C.I.:	76.64 to 104.39	(! : Derived)
TOTAL Sales Price:	916,157	WGT. MEAN:	81	STD:	44.91	95% Wgt. Mean C.I.:	61.51 to 101.15	
TOTAL Adj.Sales Price:	1,003,157	MEAN:	103	AVG.ABS.DEV:	29.74	95% Mean C.I.:	85.51 to 119.67	
TOTAL Assessed Value:	815,865							
AVG. Adj. Sales Price:	34,591	COD:	31.71	MAX Sales Ratio:	252.70			
AVG. Assessed Value:	28,133	PRD:	126.14	MIN Sales Ratio:	37.80			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/07 TO 09/30/07	7	88.74	94.53	90.80	29.90	104.11	46.19	165.20	46.19 to 165.20	39,579	35,938
10/01/07 TO 12/31/07	2	99.92	99.92	74.19	33.11	134.67	66.84	133.00	N/A	9,000	6,677
01/01/08 TO 03/31/08	3	86.89	82.31	73.39	11.77	112.15	64.67	95.36	N/A	36,066	26,470
04/01/08 TO 06/30/08	2	83.49	83.49	45.89	54.73	181.92	37.80	129.18	N/A	96,000	44,057
07/01/08 TO 09/30/08	6	92.29	101.16	86.09	25.65	117.51	69.87	181.67	69.87 to 181.67	24,583	21,164
10/01/08 TO 12/31/08	2	136.90	136.90	119.53	23.75	114.53	104.39	169.41	N/A	9,125	10,907
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09	7	95.95	116.97	96.89	36.39	120.73	68.09	252.70	68.09 to 252.70	34,593	33,516
____Study Years____											
07/01/07 TO 06/30/08	14	87.82	91.11	72.65	30.57	125.40	37.80	165.20	64.67 to 129.18	42,518	30,889
07/01/08 TO 06/30/09	15	95.95	113.30	94.00	32.97	120.54	68.09	252.70	77.32 to 130.17	27,193	25,561
____Calendar Yrs____											
01/01/08 TO 12/31/08	13	92.89	99.59	67.89	29.66	146.70	37.80	181.67	69.87 to 129.18	35,842	24,332
____ALL____											
	29	93.80	102.59	81.33	31.71	126.14	37.80	252.70	76.64 to 104.39	34,591	28,133

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	2	137.28	137.28	95.37	32.34	143.94	92.89	181.67	N/A	10,750	10,252
02	4	83.39	86.49	55.36	35.95	156.24	46.19	133.00	N/A	28,389	15,716
03	4	78.18	111.72	58.83	77.36	189.91	37.80	252.70	N/A	80,000	47,060
04	19	94.02	100.40	99.30	22.81	101.11	68.09	169.41	76.64 to 120.15	28,847	28,645
____ALL____											
	29	93.80	102.59	81.33	31.71	126.14	37.80	252.70	76.64 to 104.39	34,591	28,133

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	24	92.29	96.87	80.91	28.60	119.73	37.80	252.70	70.91 to 100.75	39,900	32,281
2	5	133.00	130.05	90.23	27.81	144.13	70.80	181.67	N/A	9,110	8,220
____ALL____											
	29	93.80	102.59	81.33	31.71	126.14	37.80	252.70	76.64 to 104.39	34,591	28,133

PROPERTY TYPE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	29	93.80	102.59	81.33	31.71	126.14	37.80	252.70	76.64 to 104.39	34,591	28,133
06											
07											
____ALL____											
	29	93.80	102.59	81.33	31.71	126.14	37.80	252.70	76.64 to 104.39	34,591	28,133

PAD 2010 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Adj.Sales Price:	1,003,157	MEAN:	103	AVG.ABS.DEV:	29.74	95% Mean C.I.:	85.51 to 119.67	
TOTAL Assessed Value:	815,865							
AVG. Adj. Sales Price:	34,591	COD:	31.71	MAX Sales Ratio:	252.70			
AVG. Assessed Value:	28,133	PRD:	126.14	MIN Sales Ratio:	37.80			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	3	169.41	161.36	159.85	9.58	100.94	133.00	181.67	N/A	2,283	3,650	
5000 TO 9999	1	252.70	252.70	252.70			252.70	252.70	N/A	5,000	12,635	
Total \$ _____												
1 TO 9999	4	175.54	184.20	199.03	18.79	92.55	133.00	252.70	N/A	2,962	5,896	
10000 TO 29999	14	90.82	89.62	88.52	14.03	101.24	66.84	129.18	70.91 to 100.75	20,125	17,814	
30000 TO 59999	6	108.05	108.24	110.88	28.01	97.62	68.09	165.20	68.09 to 165.20	37,000	41,025	
60000 TO 99999	4	78.18	74.09	73.77	23.86	100.43	46.19	93.80	N/A	78,139	57,643	
150000 TO 249999	1	37.80	37.80	37.80			37.80	37.80	N/A	175,000	66,155	
ALL	29	93.80	102.59	81.33	31.71	126.14	37.80	252.70	76.64 to 104.39	34,591	28,133	

**2010 Correlation Section
for Wheeler County**

Residential Real Property

I. Correlation

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

RESIDENTIAL:In correlating the assessment practices and the calculated statistics for the residential class of property in Wheeler 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 valuation groupings that are adequately represented in the sales file are within the acceptable range of 92% to 100%. Three of the four valuation groupings have a very limited number of sales. Based on the limited number of sales and the low value sales, no adjustment was made to the other three valuation groups, as any adjustment would not have improved the equity within the residential class of property.

Based on the known assessment practices of Wheeler County, it is believed that assessments are uniform in the residential class of property. All subclasses with a sufficient number of sales are within the acceptable range. There will be no non-binding recommendations in the residential class.

**2010 Correlation Section
for Wheeler County**

II. Analysis of Sales Verification

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

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

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

RESIDENTIAL: The Wheeler County Assessor reviews all residential sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However, the assessor also serves as the county clerk. Many times when deeds are filed questions are asked at that time regarding the sales of properties eliminating the need to mail a questionnaire. When necessary, if there is no response received to the questionnaire, an interview in person or by telephone with the buyer, seller, broker or someone knowledgeable about the sale is conducted.

There were a total of 38 residential sales in Wheeler County for the two year study period. Of these 29 were determined to be qualified, arms-length transactions, the remaining 9 were disqualified. The disqualified sales included 4 sales that were family sales, 2 foreclosure sales, and the remainder were disqualified due to terms and conditions of sale, substantially changed, etc. 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 Wheeler 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	94	81	103

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

	COD	PRD
R&O Statistics	31.71	126.14

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. Wheeler County has four residential valuation groupings. Three of these valuation groups had four sales or less. Valuation group four with 19 sales has a median ratio of 94%, a co-efficient of dispersion slightly above the range and a price-related differential within the acceptable range.

Based on the known assessment practices of Wheeler County, it is believed that assessments are uniform in the residential class of property. All subclasses with a sufficient number of sales are within the acceptable range. There will be no non-binding recommendations in the residential class.

Wheeler County 2010 Assessment Actions taken to address the

Following property classes/subclasses:

Commercial:

Annually the county conducts a market analysis that includes the qualified commercial sales that occurred during the current study period (July 1, 2006 through June 30, 2009). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the commercial class of real property.

Annually, the county conducts the pick-up of new construction on the commercial properties in a timely manner.

Assessor sent out verification questionnaires to either the buyer/ seller or someone familiar with the sale. Assessor completed a drive-by inspection of sales location, and completed studies of the sales statistics for needed valuation changes. Annually the property record cards are updated, and values placed on tax roll.

Typically, the county plans to accomplish a portion of the required 6 year inspection process. However, for 2010 the Assessor and staff concentrated their time and efforts on the priority work of completion of the county wide ag soil conversion.

Wheeler County did a complete review of all residential assessor locations which were converted into Valuation Groupings, as follows:

<u>NEW VALUATION GROUP NUMBER:</u>	<u>FORMER ASSESSOR LOCATIONS:</u>
1	Bartlett
2	Ericson
3	Rural

Wheeler County did not adjust commercial property values for 2010. The three valuation groupings had a total of 5 sales: none in Valuation Group 1, 3 sales in Valuation Group 2, and 2 sales in Valuation Group 3. One sale sold for \$2,500 and all sales were different occupancy codes. Based on the limited number of sales, no adjustment was made to any of the valuation groupings, as any adjustment would not have improved the equity within the commercial class of property.

2010 Assessment Survey for Wheeler County

Commercial / Industrial Appraisal Information

1.	Valuation data collection done by:
	Assessor and Staff
2.	List the valuation groupings used by the County:
	Bartlett, Ericson, and Rural
a.	Describe the specific characteristics of the valuation groupings that make them unique.
	<p>Bartlett: Bartlett is the largest village/town in Wheeler County, population 131, is located on US Highway 281. It is the county seat of Wheeler County and has the only K-12th grade school system in the county. Business trade includes convenience store/gas station, 2 cafes, bank, car repair, and post office.</p> <p>Ericson: Ericson is the only other village/town in Wheeler County, population 104. It is located less than 2 miles north of Lake Ericson, which is an active recreation area with about 100 improved parcels/cabins. Business trade includes a large sandhills livestock sale barn, post office, bank and 2 bars.</p> <p>Rural: The Rural valuation grouping contains all commercial sales that occur outside the villages/towns within Wheeler County. Most of the businesses in the rural area consist of agricultural based businesses.</p>
3.	What approach(es) to value is/are used for this class to estimate the market value of properties? List or describe.
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.
4.	When was the last lot value study completed?
	Done every year at value setting time
a.	What methodology was used to determine the commercial lot values?
	Sales Study
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 vendor?
	Based on local market information.
a.	How often does the County update the depreciation tables?
	Tables are updated when a complete re-appraisal is done.
7.	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Jerry Knoche
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, cost date & depreciation

8.	What is the Counties progress with the 6 year inspection and review requirement? (Statute 77-1311.03)
	This is done on an annual basis.
a.	Does the County maintain a tracking process? If yes describe.
	No
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The results are incorporated into the same costing tables, depreciation schedules as the balance of the county properties.

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:	5	MEDIAN:	169	COV:	69.46	95% Median C.I.:	N/A
TOTAL Sales Price:	296,500	WGT. MEAN:	80	STD:	109.23	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	296,500	MEAN:	157	AVG.ABS.DEV:	84.62	95% Mean C.I.:	21.66 to 292.87
TOTAL Assessed Value:	238,460						
AVG. Adj. Sales Price:	59,300	COD:	50.19	MAX Sales Ratio:	296.25		
AVG. Assessed Value:	47,692	PRD:	195.54	MIN Sales Ratio:	38.31		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	1	296.25	296.25	296.25			296.25	296.25	N/A	10,000	29,625
01/01/07 TO 03/31/07	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
04/01/07 TO 06/30/07											
07/01/07 TO 09/30/07	1	168.60	168.60	168.60			168.60	168.60	N/A	2,500	4,215
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08	2	141.58	141.58	188.03	58.33	75.30	59.00	224.16	N/A	32,000	60,170
04/01/08 TO 06/30/08											
07/01/08 TO 09/30/08											
10/01/08 TO 12/31/08											
01/01/09 TO 03/31/09											
04/01/09 TO 06/30/09											
<u>Study Years</u>											
07/01/06 TO 06/30/07	2	167.28	167.28	49.52	77.10	337.78	38.31	296.25	N/A	115,000	56,952
07/01/07 TO 06/30/08	3	168.60	150.59	187.30	32.65	80.40	59.00	224.16	N/A	22,166	41,518
07/01/08 TO 06/30/09											
<u>Calendar Yrs</u>											
01/01/07 TO 12/31/07	2	103.46	103.46	39.77	62.97	260.11	38.31	168.60	N/A	111,250	44,247
01/01/08 TO 12/31/08	2	141.58	141.58	188.03	58.33	75.30	59.00	224.16	N/A	32,000	60,170
<u>ALL</u>											
	5	168.60	157.26	80.42	50.19	195.54	38.31	296.25	N/A	59,300	47,692

VALUATION GROUP	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	3	59.00	88.64	40.91	73.61	216.66	38.31	168.60	N/A	78,833	32,251
03	2	260.21	260.21	236.18	13.85	110.17	224.16	296.25	N/A	30,000	70,852
<u>ALL</u>											
	5	168.60	157.26	80.42	50.19	195.54	38.31	296.25	N/A	59,300	47,692

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	5	168.60	157.26	80.42	50.19	195.54	38.31	296.25	N/A	59,300	47,692
<u>ALL</u>											
	5	168.60	157.26	80.42	50.19	195.54	38.31	296.25	N/A	59,300	47,692

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:	5	MEDIAN:	169	COV:	69.46	95% Median C.I.:	N/A
TOTAL Sales Price:	296,500	WGT. MEAN:	80	STD:	109.23	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	296,500	MEAN:	157	AVG.ABS.DEV:	84.62	95% Mean C.I.:	21.66 to 292.87
TOTAL Assessed Value:	238,460						
AVG. Adj. Sales Price:	59,300	COD:	50.19	MAX Sales Ratio:	296.25		
AVG. Assessed Value:	47,692	PRD:	195.54	MIN Sales Ratio:	38.31		

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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	5	168.60	157.26	80.42	50.19	195.54	38.31	296.25	N/A	59,300	47,692
04											
ALL	5	168.60	157.26	80.42	50.19	195.54	38.31	296.25	N/A	59,300	47,692

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	168.60	168.60	168.60			168.60	168.60	N/A	2,500	4,215
Total \$											
1 TO 9999	1	168.60	168.60	168.60			168.60	168.60	N/A	2,500	4,215
10000 TO 29999	2	177.63	177.63	157.85	66.78	112.52	59.00	296.25	N/A	12,000	18,942
30000 TO 59999	1	224.16	224.16	224.16			224.16	224.16	N/A	50,000	112,080
150000 TO 249999	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
ALL	5	168.60	157.26	80.42	50.19	195.54	38.31	296.25	N/A	59,300	47,692

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
300	1	59.00	59.00	59.00			59.00	59.00	N/A	14,000	8,260
325	1	224.16	224.16	224.16			224.16	224.16	N/A	50,000	112,080
493	1	168.60	168.60	168.60			168.60	168.60	N/A	2,500	4,215
531	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
556	1	296.25	296.25	296.25			296.25	296.25	N/A	10,000	29,625
ALL	5	168.60	157.26	80.42	50.19	195.54	38.31	296.25	N/A	59,300	47,692

**2010 Correlation Section
for Wheeler County**

Commerical Real Property

I. Correlation

The level of value for the commercial real property in Wheeler County, as determined by the PTA is 100%. The mathematically calculated median is 169%.

COMMERCIAL: There were a total of five qualified sales in the commercial sales file for Wheeler County for the three year study period. Three of these sales were in Valuation Group 02 (town of Ericson), and two in Valuation Group 03 (rural). These sales were diverse, each sale having a different occupancy code, and sale prices ranging from \$2,500 to \$220,000. Average sale price for the five sales was \$59,300. The representativeness of the sales to the population is unreliable. It is my opinion that the market for commercial property in Wheeler County is not an organized market. One sale does not indicate anything about the value of other sales or parcels.

There were no assessment actions taken in the commercial class of property for assessment year 2010. Due to the inadequate number of sales, the sales file cannot be relied upon to measure the level of value for the commercial class of property in Wheeler County for assessment year 2010. There is no other information available that would indicate that Wheeler County has not met an acceptable level of value for the commercial class of property for assessment year 2010. There will be no non-binding recommendation for the commercial class of property.

**2010 Correlation Section
for Wheeler County**

II. Analysis of Sales Verification

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

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

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

COMMERCIAL: The Wheeler County Assessor reviews all commercial sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However, the assessor also serves as the county clerk. Many times when deeds are filed questions are asked at that time regarding the sales of properties eliminating the need to mail a questionnaire. When necessary, if there is no response received to the questionnaire, an interview in person or by telephone with the buyer, seller, broker or someone knowledgeable about the sale is conducted.

For the three year study period there were a total of 7 sales. Two of these sales were disqualified, one being a foreclosure and the other due to terms and conditions of sale. All qualified, arms length transactions are included in the sales file.

**2010 Correlation Section
for Wheeler 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	169	80	157

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

	COD	PRD
R&O Statistics	50.19	195.54

COMMERCIAL: The calculated median from the statistical sampling of the five sales in each of the two valuation groupings will not be relied upon in determining the level of value for Greeley County. The sample is not representative of the population. There is no indication that the statutory level of 100% has not been met for the commercial class of real property.

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

**Agricultural or Special
Valuation Reports**

Wheeler County 2010 Assessment Actions taken to address the

Following property classes/subclasses:

Agricultural:

Annually the county conducts a market analysis that includes the qualified agricultural land sales that occurred the current study period (July 1, 2006 through June 30, 2009). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the agricultural land class of real property. This analysis included a joint review with the field liaison of the sales file to determine proportionality, representativeness and adequacy of the sales. After completing the analysis, the county added sales in conformance with the R&O Ag spreadsheet analysis and prepared a new schedule of LCG values for the County. Wheeler County raised their irrigated 10% and grassland 3%. There was no change to the dryland values.

All agricultural sales are plotted on a county map in the office for the public to view.

The County used Agri-Data systems to complete the soil conversion from the alpha to numeric notation for implementation in 2010.

Annually, the county conducts the pick-up of new construction of the agricultural improvements and updates any known land use changes in a timely manner. Pick up work was completed and placed on the 2010 assessment roll. Continued working with the local Farm Service Agency for information regarding land use and acres.

Annually, the county plans to accomplish a portion of the required 6 year inspection process. For 2010, they have completed the land use inventory for the county as part of the soil conversion process.

The Wheeler County Assessor reviewed all agricultural sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. This process is supplemented at the time of recordation of the deeds as the Assessor is also the county clerk. When deeds are recorded the Assessor obtains information from the party (buyer/seller/agent) having the document recorded. If sufficient information is not obtained through the questionnaire or the interview at time of recording, the Assessor will telephone the buyer or seller or other parties knowledgeable about the sale to obtain the desired information concerning terms and conditions of the sale.

2010 Assessment Survey for Wheeler County

Agricultural Appraisal Information

1.	Valuation data collection done by:
	Assessor and appraiser
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.
	Not applicable
b.	Describe the specific characteristics of the market area / valuation groupings that make them unique?
	The sales are analyzed each year to determine if one market area for the entire county is supported by the sales and market characteristics.
3.	Agricultural Land
a.	How is agricultural land defined in this county?
	Directive 08-04 dated December 23, 2008
b.	When is it agricultural land, when is it residential, when is it recreational?
	Real property is classified as agricultural, commercial, and residential based on its use as of assessment date. The classification of use is based on above referenced Directive 08-04 for agricultural land, and Department of Revenue, Chapter 10 Real Property Regulations 10.001 Definitions for residential and recreational.
c.	Are these definitions in writing?
	Yes, see above.
d.	What are the recognized differences?
	By their usage and type of improvements that may or may not be there.
e.	How are rural home sites valued?
	By the acre. On a county wide basis, the first acre is valued at \$1,190; each additional acre is valued at \$750.
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?
	Same
h.	What are the recognized differences?
	None
4.	What is the status of the soil conversion from the alpha to numeric notation?
	Was rolled over and added new soils after 2009 tax book was printed
a.	Are land capability groupings (LCG) used to determine assessed value?
	Yes
b.	What other land characteristics or analysis are/is used to determine assessed values?

	None, its either grass, dry, irrigated, waste or sites
5.	Is land use updated annually?
	Yes
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection mainly
6.	Is there agricultural land in the County that has a non-agricultural influence?
	No
a.	How is the County developing the value for non-agricultural influences?
	Not applicable
b.	Has the County received applications for special valuation?
	No
c.	Describe special value methodology
	Not applicable
7	Pickup work:
a.	Is pickup work done annually and is it completed by March 19th?
	Yes
b.	By Whom?
	Jerry Knoche
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)
	Done on an annual basis.
a.	Does the County maintain a tracking process?
	No
b.	How are the results of the portion of the properties inspected and reviewed applied to the balance of the county?
	The results are incorporated into the same LCG inventories, costing tables, depreciation schedules as the balance of the county properties.

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	12
07/01/07 - 06/30/08	14
07/01/08 - 06/30/09	7
Totals	33

Added Sales:

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

Final Results:

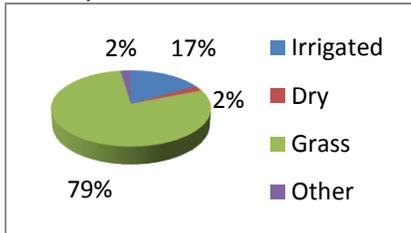
Study Year	County
07/01/06 - 06/30/07	12
07/01/07 - 06/30/08	14
07/01/08 - 06/30/09	10
Totals	36

Representativeness by Majority Land Use

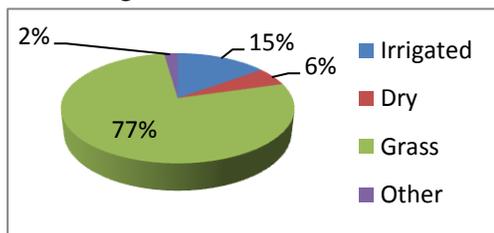
The following tables and charts compare the makeup of land use in the population to the make up of land use in both the sales file and the representative sample.

	Entire County		
	county	sales file	Sample
Irrigated	17%	15%	16%
Dry	2%	6%	6%
Grass	79%	77%	76%
Other	2%	2%	2%

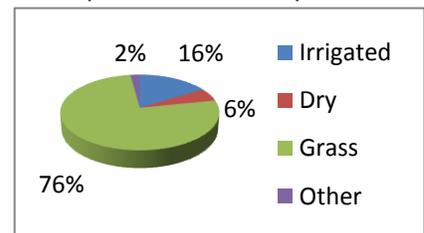
County



Original Sales File



Representative Sample



Adequacy of Sample

	County Total
Number of Sales - Original Sales File	33
Number of Sales - Expanded Sample	36
Total Number of Acres Added	316

Ratio Study

Final Statistics

County # sales 36

Median	71%	AAD	12.42%
Mean	73%	COD	17.52%
W. Mean	72%	PRD	101.19%

Preliminary Statistics

Median	68%	AAD	11.86%
Mean	70%	COD	17.47%
W. Mean	68%	PRD	103.37%

Majority Land Use

95% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	1	59.83%	1	45.30%	18	72.02%

80% MLU	Irrigated		Dry		Grass	
	# Sales	Median	#	Median	# Sales	Median
County	9	69.17%	2	62.81%	22	69.42%

**Agricultural or Special
Valuation Correlation**

2010 Correlation Section

For Wheeler County

Agricultural Land

I. Correlation

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

AGRICULTURAL LAND:

Wheeler County has one market area for the entire county, which is supported by the similar soils and topography throughout the county. Nearly all of Wheeler County is included in the “sandhills” area of Nebraska except for a very small area in the extreme southeast corner of the county, which has similar upland topography with siltier soils.

The Wheeler County ag sales from 7/1/06 through 6/30/09 were reviewed. There were a total of 33 sales, 12 in the first or oldest year, 14 in the middle year, and 7 in the third or newest year. The land values in Wheeler County have been increasing during the last several years. An increasing market during the study period and a disproportionate number of sales between the first year and the last year of the study period could cause the measurement of level of value to show a time bias. The sales were analyzed to determine if they were representative of the population. The portion of irrigated, dry and grass land acres in the sales file was very similar to the makeup of these land uses countywide.

Comparable sales from the surrounding counties were reviewed with the county assessor and staff in an attempt to locate comparable sales to be added to the sales file that occurred during the third or newest year of the study period. These sales were reviewed for proximity, size, soil types, land use and year of sale. Three sales from Greeley County were selected, one irrigated sale and two grassland sales. With the inclusion of these sales the county sales file was proportionate with respect to time frame.

An ag analysis was completed which resulted in irrigated values being increased 10% and grassland values increasing 3%. Dryland values remained unchanged. Wheeler County values are equalized with adjoining county values, with a level of value of 71% of market as well as a calculated median of 71%.

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

2010 Correlation Section

For Wheeler 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:

Wheeler County has had approximately 50 to 60 ag sales during each of the three year study periods for the last five years. Of these sales approximately one-third of the sales are not qualified sales that can be used in the sales file. This one-third is comprised of family sales, substantially changed from when it was sold, and/or sales disqualified because of being non-arms length transactions.

The Wheeler County Assessor reviews all agricultural sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However, the assessor also serves as the county clerk. Many times when deeds are filed questions are asked at that time regarding the sales of properties eliminating the need to mail a questionnaire. When necessary, if there is no response received to the questionnaire, an interview in person or by telephone with the buyer, seller, broker or someone knowledgeable about the sale is conducted.

2010 Correlation Section

For Wheeler 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	72	73

2010 Correlation Section

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

	COD	PRD
R&O Statistics	17.52	101.19

AGRICULTURAL LAND:

The three measures of central tendency (median, mean and weighted mean) are within the acceptable range.

The COD and PRD are both within the recommended range.

Total Real Property Sum Lines 17, 25, & 30	Records : 1,878	Value : 242,001,606	Growth 1,084,505	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	34	113,235	0	0	54	473,859	88	587,094	
02. Res Improve Land	152	607,825	0	0	159	2,224,525	311	2,832,350	
03. Res Improvements	155	2,655,060	0	0	159	2,500,470	314	5,155,530	
04. Res Total	189	3,376,120	0	0	213	5,198,854	402	8,574,974	124,195
% of Res Total	47.01	39.37	0.00	0.00	52.99	60.63	21.41	3.54	11.45
05. Com UnImp Land	7	13,095	0	0	0	0	7	13,095	
06. Com Improve Land	36	86,695	0	0	4	6,030	40	92,725	
07. Com Improvements	35	583,630	0	0	4	212,605	39	796,235	
08. Com Total	42	683,420	0	0	4	218,635	46	902,055	0
% of Com Total	91.30	75.76	0.00	0.00	8.70	24.24	2.45	0.37	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	8	16,145	8	16,145	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	8	16,145	8	16,145	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.43	0.01	0.00
Res & Rec Total	189	3,376,120	0	0	221	5,214,999	410	8,591,119	124,195
% of Res & Rec Total	46.10	39.30	0.00	0.00	53.90	60.70	21.83	3.55	11.45
Com & Ind Total	42	683,420	0	0	4	218,635	46	902,055	0
% of Com & Ind Total	91.30	75.76	0.00	0.00	8.70	24.24	2.45	0.37	0.00
17. Taxable Total	231	4,059,540	0	0	225	5,433,634	456	9,493,174	124,195
% of Taxable Total	50.66	42.76	0.00	0.00	49.34	57.24	24.28	3.92	11.45

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	32	0	51	83

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,034	137,913,630	1,034	137,913,630
28. Ag-Improved Land	0	0	0	0	394	63,879,030	394	63,879,030
29. Ag Improvements	0	0	0	0	388	30,715,772	388	30,715,772
30. Ag Total							1,422	232,508,432

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	257	279.93	333,130	257	279.93	333,130	
33. HomeSite Improvements	252	0.00	7,837,200	252	0.00	7,837,200	531,655
34. HomeSite Total				252	279.93	8,170,330	
35. FarmSite UnImp Land	18	147.05	110,300	18	147.05	110,300	
36. FarmSite Improv Land	342	2,602.11	1,951,670	342	2,602.11	1,951,670	
37. FarmSite Improvements	338	0.00	22,878,572	338	0.00	22,878,572	428,655
38. FarmSite Total				356	2,749.16	24,940,542	
39. Road & Ditches	0	1,907.82	0	0	1,907.82	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				608	4,936.91	33,110,872	960,310

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,192.30	1.97%	2,420,390	2.82%	2,030.02
46. 1A	249.80	0.41%	505,865	0.59%	2,025.08
47. 2A1	579.50	0.96%	1,057,620	1.23%	1,825.06
48. 2A	1,139.10	1.88%	1,965,055	2.29%	1,725.09
49. 3A1	3,745.68	6.18%	5,712,485	6.65%	1,525.09
50. 3A	14,438.91	23.82%	21,225,165	24.70%	1,470.00
51. 4A1	25,745.18	42.47%	35,528,345	41.35%	1,380.00
52. 4A	13,526.12	22.31%	17,516,460	20.38%	1,295.01
53. Total	60,616.59	100.00%	85,931,385	100.00%	1,417.62
Dry					
54. 1D1	179.60	2.84%	212,825	4.91%	1,184.99
55. 1D	176.80	2.79%	206,850	4.78%	1,169.97
56. 2D1	268.20	4.24%	245,415	5.67%	915.04
57. 2D	415.20	6.56%	375,780	8.68%	905.06
58. 3D1	914.20	14.45%	813,630	18.79%	889.99
59. 3D	1,595.18	25.21%	1,060,850	24.49%	665.03
60. 4D1	2,017.46	31.88%	1,099,575	25.39%	545.03
61. 4D	761.54	12.03%	316,085	7.30%	415.06
62. Total	6,328.18	100.00%	4,331,010	100.00%	684.40
Grass					
63. 1G1	266.50	0.00%	221,195	0.20%	830.00
64. 1G	100.60	0.04%	82,495	0.08%	820.03
65. 2G1	283.37	0.10%	174,300	0.16%	615.10
66. 2G	1,910.99	0.67%	1,022,440	0.94%	535.03
67. 3G1	4,229.15	1.47%	2,230,800	2.06%	527.48
68. 3G	40,614.01	14.16%	20,334,550	18.79%	500.68
69. 4G1	93,511.84	32.60%	38,594,185	35.65%	412.72
70. 4G	145,907.21	50.87%	45,587,765	42.11%	312.44
71. Total	286,823.67	100.00%	108,247,730	100.00%	377.40
Irrigated Total					
Irrigated Total	60,616.59	16.78%	85,931,385	43.10%	1,417.62
Dry Total					
Dry Total	6,328.18	1.75%	4,331,010	2.17%	684.40
Grass Total					
Grass Total	286,823.67	79.38%	108,247,730	54.29%	377.40
Waste					
Waste	7,561.46	2.09%	887,435	0.45%	117.36
Other					
Other	0.00	0.00%	0	0.00%	0.00
Exempt					
Exempt	521.87	0.14%	0	0.00%	0.00
Market Area Total					
Market Area Total	361,329.90	100.00%	199,397,560	100.00%	551.84

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	60,616.59	85,931,385	60,616.59	85,931,385
77. Dry Land	0.00	0	0.00	0	6,328.18	4,331,010	6,328.18	4,331,010
78. Grass	0.00	0	0.00	0	286,823.67	108,247,730	286,823.67	108,247,730
79. Waste	0.00	0	0.00	0	7,561.46	887,435	7,561.46	887,435
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.28	0	0.00	0	521.59	0	521.87	0
82. Total	0.00	0	0.00	0	361,329.90	199,397,560	361,329.90	199,397,560

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	60,616.59	16.78%	85,931,385	43.10%	1,417.62
Dry Land	6,328.18	1.75%	4,331,010	2.17%	684.40
Grass	286,823.67	79.38%	108,247,730	54.29%	377.40
Waste	7,561.46	2.09%	887,435	0.45%	117.36
Other	0.00	0.00%	0	0.00%	0.00
Exempt	521.87	0.14%	0	0.00%	0.00
Total	361,329.90	100.00%	199,397,560	100.00%	551.84

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

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	2009 CTL County Total	2010 Form 45 County Total	Value Difference (2010 form 45 - 2009 CTL)	Percent Change	2010 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	7,665,955	8,574,974	909,019	11.86%	124,195	10.24%
02. Recreational	13,950	16,145	2,195	15.73%	0	15.73%
03. Ag-Homesite Land, Ag-Res Dwelling	7,632,730	8,170,330	537,600	7.04%	531,655	0.08%
04. Total Residential (sum lines 1-3)	15,312,635	16,761,449	1,448,814	9.46%	655,850	5.18%
05. Commercial	901,980	902,055	75	0.01%	0	0.01%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	24,594,972	24,940,542	345,570	1.41%	428,655	-0.34%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	25,496,952	25,842,597	345,645	1.36%	428,655	-0.33%
10. Total Non-Agland Real Property	40,809,587	42,604,046	1,794,459	4.40%	1,084,505	1.74%
11. Irrigated	77,885,630	85,931,385	8,045,755	10.33%		
12. Dryland	5,085,775	4,331,010	-754,765	-14.84%		
13. Grassland	103,334,210	108,247,730	4,913,520	4.75%		
14. Wasteland	993,770	887,435	-106,335	-10.70%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	187,299,385	199,397,560	12,098,175	6.46%		
17. Total Value of all Real Property (Locally Assessed)	228,108,972	242,001,606	13,892,634	6.09%	1,084,505	5.61%

**2009
THREE YEAR ASSESSMENT PLAN
FOR
WHEELER COUNTY
Assessment Years 2010, 2011 and 2012**

GENERAL DESCRIPTION OF COUNTY

Wheeler County is located in the Sandhills of Nebraska, and has a population of 886. There are two villages in the county, the county seat, Bartlett, population 113, and Ericson, population 104. The county economic base consists of mainly of Agricultural activities. The largest use of the land is raising cattle on grassland, row crops under center pivot irrigation and some dry land farming. One major cattle feedlot operation and several major swine facilities are located in the county. Countywide zoning was implemented in 1998. The County seat is located in Bartlett.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. 77-112(Reissue 2003)

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; and
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Wheeler County:

Per the 2009 County Abstract, Wheeler County consists of the following real property types.

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	661	34.05%	12.15%
Commercial	46	2.37%	0.395%
Recreational	8	0.4148%	less than .01%
Agricultural	1233	63.17%	85.675%

Agricultural land – 361,451. Total Taxable Acres

97.59% of County is agricultural and of that 81.10% consists primarily of grassland.

New Property: For assessment year 2009, an estimated 10 building permits and or information statements were filed for new property constructions/additions in the county.

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

CURRENT RESOURCES:

- A. **Staff/Budget/Training:** The Wheeler County Clerk serves also as the County Assessor, Clerk of District Court, Election Commissioner, Register of Deeds and Jury Commissioner. Her staff consists of one full time person. The Assessor & Staff both work on the assessment function. The assessor attends education classes on an annual basis to keep her Assessor's certificate current pursuant to requirement. The Assessor does her best to keep updated on all educational training, by means of attending classes, internet and manuals. The Assessor has 30 years working knowledge in the Assessor's office. The purposed budget for the 2009-2010 fiscal year is \$7,750.00. The office is considering updating software and computer for this purpose.
- B. **Maps:** The cadastral maps were done in 1966 and are still in good condition. The assessor & staff keep these maps updated routinely as to ownership and descriptions. Misc Maps used in the Assessor's office is a plat map of the County updated by ownership and displayed in the courthouse for the public, school district maps and precinct maps. Maps of Sales which are color coded are maintained. Aerial map is available.
- C. **Property Record Cards** –, current listings, photo, sketches, etc. There is a property card for every real estate property in the county. The real estate property cards are located in the recording room of the County Clerk/Ex-Officio Assessor office. The property record cards are maintained and kept current by the Assessor and Staff.

RURAL: The rural real estate and improvement parcels are color coded green and are organized in file cabinets by Section Twp and Rng, beginning with the northern most eastern corner of Wheeler County (Sec 1 Twp24 Rng 9) continuing through to the south western most corner of the county (Sec 31 Twp21 Rng 12).

URBAN: The County's village properties parcel cards are white colored coded and are organized in file cabinets by lot number and Village Additions.

LAKE: The Lake Ericson properties parcel cards are light blue colored coded and organized in a file cabinet beginning with the first Lake lot extending to the last lot according to the plat of Lake Ericson.

COMMERCIAL: Commercial property cards are color coded white and are organized in file cabinets within the class of property the Commercial is located, (i.e., rural, urban, Lake.

- D. Software – MIPS County Solution, Data entry and reports only, no appraisal software.
- E. Web based –None

PROCEDURE MANUAL

Wheeler County has written policies and procedures. The assessor and Staff work together in updating the County policies and procedures. The Assessor reviews the policies and procedures with the County Attorney and County Commissioners.

APPRAISAL FUNCTIONS, CONTRACT WITH APPRAISER FOR THE DATA COLLECTION AND PRICING COLLECTION, REVIEW ASSESSMENT SALES RATIO STUDIES BEFORE ASSESSMENT ACTIONS: RECONCILIATION OF FINAL VALUE AND DOCUMENTATION.

Wheeler County contracts with a certified appraiser in the appraisal of improvements and annual pickup work. The appraiser is certified and follows all Regulations and IAAO guide lines. Appraiser is contracted on an annual basis to do the County’s pickup work. The Assessor maintains a continuous list of pick-up work throughout the year. The Assessor reviews with the contracted Appraiser the list of pick-up work properties, discussing their locations by virtue of maps, and provides a signed notice to the Appraiser to be presented to the owner for the reason of property inspection. New improvements in the county are located by means of owner reporting, zoning permits, word of mouth and Assessor and Commissioner’s driving of the county. The pickup work involves on site inspection, measurements, interior inspection when ever possible and interviewing the owner. The pickup work is completed every year in a timely manner and the growth calculated. Every effort is made to insure that information on all new construction is collected and included in the assessment rolls on an annual basis. Values are updated on an Annual Basis based on sales.

There are no Industrial or Special Value classes in Wheeler County, yr 2009.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96.0%	33.41%	133.71%
Commercial	Not enough Sales to Determine		
Recreational	Not enough Sales to Determine		
Agricultural	70.00%	14.6%	101.30%

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2009 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2010.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Recreational: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on Excel of acres sold and other sales statistics:

Assessment Actions Planned for Assessment Year 2011.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. The Assessor plans to contract with an appraiser for an overall review of the villages. Assessor is also looking in to purchase of appraisal package software for her office.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Recreational: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on Excel of acres sold and other sales statistics.

Assessment Actions Planned for Assessment Year 2012.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. The Assessor has a tentative plan for new appraisal software and contracting with an appraiser for reappraisal of rural residential in the county.

Commercial: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Recreational: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

Agricultural: Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on Excel of acres sold and other sales statistics.

Functions preformed by the assessor's office:

Record Maintenance, Mapping updates, & Ownership changes. All Property Record cards, i.e. Rural, Urban, Lake, Commercial, are maintained manually on the front of the card as well as electronic (MIPS) information on pages printed on demand and inserted in the card. Made record as part of the record card are, the Parcel number, Cadastral Information, Tax District Information, School District Codes, Legal Description, Status, Present Use, Zoning, Size, School District, Photos of Major Improvements, four or more prior year's history of the final assessed value of land and improvements, area of documentation ownership changes and noting of splits or additions. The current owner Name, Address is continually updated. Location of properties is found on area maps. Beginning year 2008, 911 physical locations will be added to the property cards. Annual functions of the County Assessor are but not limited to:

- a. Annually prepare and filed Assessor Administrative Reports required by law/regulation:
- b. Abstracts (Real & Personal Property)
- c. Assessor Survey
- d. Sales information to PA&T rosters & Annual Assessed Value Update w/Abstract
- e. Certification of Value to Political Subdivisions
- f. School District Taxable Value Report
- g. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
- h. Certificate of Taxes Levied Report
- i. Report of current values for properties owned by Board of Education Lands & Funds.
- j. Report of all Exempt Property and Taxable Government Owned Property
- k. Annual Plan of Assessment Report

PERSONAL PROPERTY:

The Assessor annually assesses all personal property in the County. Reminder post cards are sent January 1st of every year followed up by reminders March 1st. Penalties applied when statutorily required.

Schedules 270 Values \$13,031,237.

Permissive Exemptions:

Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board. A list of permissive exemptions published in the legal designated newspaper the month of September.

HOMESTEAD EXEMPTION:

The Assessor distributes homestead exemption forms for applicants of previous years (received by Dept. of Revenue) and also has available in her office pertinent information and forms for new applicants.

Filings 28 Value Exempted \$ 580,690.

OTHER ASSESSOR FUNCTIONS, BUT NOT LIMITED TO:

- a. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax.
- b. 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.
- c. No Tax Increment Financing in Wheeler County in 2008
- d. 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
- e. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- f. Tax List Corrections – prepare tax list correction documents for county board approval.
- g. County Board of Equalization – attends taxpayer appeal hearings before TERC, defend valuation.
- h. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
- i. TERC Statewide Equalization – attend hearings if applicable to county, defend values and/or implement orders of the TERC.

CONCLUSION

The Assessor is a Clerk-Ex officio who has numerous duties in addition to the Assessor’s function. She has one employee to assist her in all her various duties. The county board, in the past, has authorized general appraisals by outside appraisers when the need arises. The Wheeler county will, of course, continue annually updating values based on market studies and sales, maintain & update all Assessor’s records and to do the annual pickup work. In the event that a disparity in general valuations and values appear in any classification we will undertake a general professional revaluation study for that classification. Wheeler County will maintain the standards of Level of Value and Quality of Assessment as required by Nebraska Law and Regulations.

Respectfully submitted.
Lorraine Woepffel
Wheeler County Assessor

Date June 19, 2009

2010 Assessment Survey for Wheeler County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	0
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	1
4.	Other part-time employees
	1
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$7,750
7.	Adopted budget, or granted budget if different from above
	\$7,750 was budgeted
8.	Amount of the total budget set aside for appraisal work
	0
9.	Appraisal/Reappraisal budget, if not part of the total budget
	Misc. General \$8,000
10.	Part of the budget that is dedicated to the computer system
	0
11.	Amount of the total budget set aside for education/workshops
	\$1,000
12.	Other miscellaneous funds
	Misc. General \$3,975
13.	Was any of last year's budget not used:
	\$3,752.25

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS
2.	CAMA software
	None
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor and staff

5.	Does the county have GIS software?
	No
6.	Who maintains the GIS software and maps?
	Not applicable
7.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes, except villages, they have their own regulations.
3.	What municipalities in the county are zoned?
	None. The two villages fall under the village zoning ordinance and don't have to go through the County zoning administrator.
4.	When was zoning implemented?
	1998

D. Contracted Services

1.	Appraisal Services
	Jerry Knoche
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 Wheeler 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