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2011 Commission Summary for Dundy County

Residential Real Property - Current

Number of Sales	53	Median	96.44
Total Sales Price	\$2,185,300	Mean	96.07
Total Adj. Sales Price	\$2,185,300	Wgt. Mean	89.42
Total Assessed Value	\$1,954,197	Average Assessed Value of the Base	\$29,327
Avg. Adj. Sales Price	\$41,232	Avg. Assessed Value	\$36,872

Confidence Interval - Current

95% Median C.I	85.52 to 102.96
95% Mean C.I	83.01 to 95.84
95% Wgt. Mean C.I	88.61 to 103.53
% of Value of the Class of all Real Property Value in the County	6.88
% of Records Sold in the Study Period	5.72
% of Value Sold in the Study Period	7.20

Residential Real Property - History

Year	Number of Sales	LOV	Median
2010	51	99	99
2009	42	89	89
2008	50	94	94
2007	51	98	98

2011 Commission Summary for Dundy County

Commercial Real Property - Current

Number of Sales	6	Median	96.54
Total Sales Price	\$124,300	Mean	94.79
Total Adj. Sales Price	\$124,300	Wgt. Mean	100.73
Total Assessed Value	\$125,213	Average Assessed Value of the Base	\$33,013
Avg. Adj. Sales Price	\$20,717	Avg. Assessed Value	\$20,869

Confidence Interval - Current

95% Median C.I	75.00 to 113.77
95% Mean C.I	80.48 to 109.10
95% Wgt. Mean C.I	86.68 to 114.79
% of Value of the Class of all Real Property Value in the County	1.67
% of Records Sold in the Study Period	3.00
% of Value Sold in the Study Period	1.90

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2010	10	100	94
2009	11	100	99
2008	11	98	98
2007	11	99	99

2011 Opinions of the Property Tax Administrator for Dundy 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.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	96	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	72	The qualitative measures calculated in the random exclude sample best reflect the dispersion of the assessed values within the population. The quality of assessment meets generally accepted mass appraisal practices.	No recommendation.

***A level of value displayed as NEI, not enough information, represents a class of property with insufficient information to determine a level of value.*

Dated this 11th day of April, 2011.



Ruth A. Sorensen
Property Tax Administrator

2011 Residential Assessment Actions for Dundy County

February 26, 2011

- The study period, 07/01/2008 through 06/30/2010, included 54 sales, primarily from Assessor Location Benkelman.
- The Assessor's TerraScan statistical measurements nearly matched the State Sales File Statistics. Some internal non-uniformity is indicated by the COD and the PRD, but the assessor determined that nothing less than extensive appraisal maintenance will bring the two measurements into compliance. The 3-year plan will be adjusted to include residential appraisal maintenance, including scrutiny of sales that have occurred since 07/01/2008.
- New, altered and removed structures were discovered, listed, reviewed and valued. There are some new structures in progress that will be monitored for completion during 2011.

2011 Residential Assessment Survey for Dundy County

1.	Valuation data collection done by:	
	County Assessor	
2.	List the valuation groupings used by the County and describe the unique characteristics that effect value:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	01	Benkelman; main location for majority of residential homes, county seat and medical facilities with commercial businesses are located here.
	02	Haigler; small Village 23 miles west of Benkelman on Hwy 34
	03	Max, Parks, Rural Residential and Rural Home Site
3.	List and describe the approach(es) used to estimate the market value of residential properties.	
	Cost-Sales Comparison	
4.	When was the last lot value study completed?	
	2009	
5.	Describe the methodology used to determine the residential lot values.	
	Sales Comparison	
6.	What costing year for the cost approach is being used for each valuation grouping?	
	2003	
7.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?	
	The County develops the depreciation tables based on local market information.	
8.	Are individual depreciation tables developed for each valuation grouping?	
	Studied by groupings, blended for use.	
9.	How often does the County update the depreciation tables?	
	Whenever cost tables are updated	
10.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as was used for the general population of the class/valuation grouping?	
	Yes	
11.	Describe the method used to determine whether a sold parcel is substantially changed.	
	Physical inspection, owner information.	
12.	Please provide any documents related to the policies or procedures used for the residential class of property.	
	Policy manual in progress, not yet in presentable format.	

29 Dundy
RESIDENTIAL

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2008 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 53
Total Sales Price : 2,185,300
Total Adj. Sales Price : 2,185,300
Total Assessed Value : 1,954,197
Avg. Adj. Sales Price : 41,232
Avg. Assessed Value : 36,872

MEDIAN : 96
WGT. MEAN : 89
MEAN : 96

COV : 28.83
STD : 27.70
Avg. Abs. Dev : 20.68

95% Median C.I. : 85.52 to 102.96
95% Wgt. Mean C.I. : 83.01 to 95.84
95% Mean C.I. : 88.61 to 103.53

COD : 21.44
PRD : 107.44

MAX Sales Ratio : 160.23
MIN Sales Ratio : 32.67

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-08 To 30-SEP-08	8	96.54	98.89	92.19	32.85	107.27	38.37	160.23	38.37 to 160.23	54,375	50,127
01-OCT-08 To 31-DEC-08	7	89.61	92.95	92.48	19.12	100.51	65.72	134.42	65.72 to 134.42	44,357	41,019
01-JAN-09 To 31-MAR-09	11	99.88	93.52	89.47	21.55	104.53	32.67	143.62	60.12 to 122.91	22,023	19,703
01-APR-09 To 30-JUN-09	5	98.15	90.59	76.39	18.83	118.59	62.27	120.65	N/A	26,030	19,885
01-JUL-09 To 30-SEP-09	8	95.15	98.42	96.31	17.90	102.19	69.66	157.92	69.66 to 157.92	39,550	38,090
01-OCT-09 To 31-DEC-09	3	81.08	78.09	78.12	03.96	99.96	71.77	81.41	N/A	149,667	116,915
01-JAN-10 To 31-MAR-10	4	104.18	107.90	109.16	26.12	98.85	63.26	160.00	N/A	19,375	21,150
01-APR-10 To 30-JUN-10	7	94.02	102.17	93.46	11.43	109.32	89.92	142.53	89.92 to 142.53	32,071	29,975
<u>Study Yrs</u>											
01-JUL-08 To 30-JUN-09	31	98.15	94.30	89.84	23.43	104.96	32.67	160.23	76.00 to 106.12	36,061	32,397
01-JUL-09 To 30-JUN-10	22	93.60	98.56	88.99	18.28	110.75	63.26	160.00	81.41 to 105.82	48,518	43,177
<u>Calendar Yrs</u>											
01-JAN-09 To 31-DEC-09	27	96.44	92.71	85.40	20.18	108.56	32.67	157.92	77.20 to 104.41	42,141	35,986
<u>ALL</u>	53	96.44	96.07	89.42	21.44	107.44	32.67	160.23	85.52 to 102.96	41,232	36,872

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	38	98.76	102.38	94.07	19.61	108.83	38.37	160.23	92.69 to 105.82	42,616	40,087
02	7	77.20	82.24	89.16	26.52	92.24	32.67	122.91	32.67 to 122.91	12,629	11,259
03	8	70.72	78.18	73.73	17.10	106.04	62.27	110.23	62.27 to 110.23	59,688	44,007
<u>ALL</u>	53	96.44	96.07	89.42	21.44	107.44	32.67	160.23	85.52 to 102.96	41,232	36,872

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	49	94.02	94.55	89.08	21.68	106.14	32.67	160.23	82.96 to 99.88	43,884	39,093
06											
07	4	115.29	114.66	110.37	15.66	103.89	85.52	142.53	N/A	8,750	9,657
<u>ALL</u>	53	96.44	96.07	89.42	21.44	107.44	32.67	160.23	85.52 to 102.96	41,232	36,872

29 Dundy
RESIDENTIAL

PAD 2011 R&O Statistics (Using 2011 Values)

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STD : 27.70
Avg. Abs. Dev : 20.68
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95% Wgt. Mean C.I. : 83.01 to 95.84
95% Mean C.I. : 88.61 to 103.53

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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	
<u>Low \$</u>												
1 TO 4999	6	87.00	90.33	91.28	35.78	98.96	32.67	160.23	32.67 to 160.23	2,233	2,039	
5000 TO 9999	8	113.67	116.36	114.65	14.14	101.49	96.44	143.62	96.44 to 143.62	6,813	7,811	
<u>Total \$</u>												
1 TO 9999	14	103.00	105.20	110.04	23.07	95.60	32.67	160.23	76.00 to 142.53	4,850	5,337	
10000 TO 29999	16	89.11	93.36	91.57	25.63	101.95	38.37	160.00	71.87 to 105.82	18,431	16,877	
30000 TO 59999	9	99.36	98.64	96.97	13.45	101.72	60.12	135.98	89.61 to 110.23	44,833	43,476	
60000 TO 99999	10	85.50	90.52	88.57	21.88	102.20	62.27	134.42	65.72 to 118.96	81,100	71,827	
100000 TO 149999	1	93.17	93.17	93.17	00.00	100.00	93.17	93.17	N/A	108,000	100,628	
150000 TO 249999	3	81.41	79.68	79.85	05.76	99.79	71.77	85.85	N/A	166,667	133,086	
250000 TO 499999												
500000 +												
<u>ALL</u>	53	96.44	96.07	89.42	21.44	107.44	32.67	160.23	85.52 to 102.96	41,232	36,872	

**2011 Correlation Section
for Dundy County**

A. Residential Real Property

The calculated statistics for the residential property in Dundy County include 53 qualified sales for measurement purposes. The county uses three valuation groupings according to similar market characteristics; Benkelman- 01, Haigler- 02 and the smaller Villages of Max, Parks, Rural residential and Rural Home Site are grouped as valuation grouping 03. A review of the three groupings indicates only the sales within Benkelman are reliable due to the representativeness.

Four unimproved sales appear to be misleading the subclasses individually. These are representing low dollar sales and weighting down the average assessed value of the sample. Two of the vacant lots are in Haigler, one in Max, and one in Benkelman. Hypothetically if these were removed the measures of central tendency remain the same although the COD changes from 21.44 to 20.02. The median for Haigler moves from 77.20 to 90.33. This reflects that low valued lot sales are skewing the sample for the overall quality statistics. The median for Benkelman changed by less than one point showing reliability of the subclass.

Based on the consideration of all available information, the level of value is determined to be 96% of market value for the residential class of property, and there is no evidence that the subclasses are not valued within the acceptable range.

**2011 Correlation Section
for Dundy County**

B. 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.

2011 Correlation Section for Dundy County

C. 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.

2011 Correlation Section for Dundy County

D. 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,

**2011 Correlation Section
for Dundy County**

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.

2011 Commercial Assessment Actions for Dundy County

February 26, 2011

- Study period 07/01/2007 through 06/30/2010 included only 7 sales: 3-Vacant Lots, 1-Office Building, 1-Restaurant/Café, 1-Storage Building, and 1-Historic (vacant) Bank Building.
- Assessor's TerraScan statistical measurements matched the statistical measurements from the State Sales File, primarily, Median -94.07, Mean-89.13, Weighted Mean-98.08, COD-15.21, and PRD-90.87.
- Believing all Commercial property in Dundy is valued in a uniform and equitable manner, the assessor determined that Commercial Property statistics could not be improved for 2011.
- New construction and use changes to Commercial were listed, reviewed and valued. Use changes to Commercial predominantly consisted of vacant lots and lands or lots improved by old, non-functional structures being converted to various types of grain storage. Some of those changes will be continuously monitored during 2011.

2011 Commercial Assessment Survey for Dundy County

1.	Valuation data collection done by:	
	County Assessor	
2.	List the valuation groupings used by the County and describe the unique characteristics that effect value:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	01	Benkelman- County seat and primary commercial businesses and medical facilities are located here.
	02	Haigler- small Village located 23 miles west of Benkelman on Hwy 34 where the commercial base is very limited.
	03	Max, Parks, Rural locations
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Cost, sales comparison	
4.	When was the last lot value study completed?	
	2009 for general Commercial, 2011 for Grain Facility Lands	
5.	Describe the methodology used to determine the commercial lot values.	
	Sales comparison when available	
6.	What costing year for the cost approach is being used for each valuation grouping?	
	2003	
7.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?	
	The County develops the depreciation tables based on local market information.	
8.	Are individual depreciation tables developed for each valuation grouping?	
	Studied as individual groupings, usually blended, depending upon analysis.	
9.	How often does the County update the depreciation tables?	
	When cost tables are updated	
10.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work the same as was used for the general population of the class/valuation grouping?	
	Yes	
11.	Describe the method used to determine whether a sold parcel is substantially changed.	
	Physical inspection, owner information.	
12.	Please provide any documents related to the policies or procedures used for the commercial class of property.	
	Policy manual in limbo...remains a project for a less hectic time.	

29 Dundy
COMMERCIAL

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 6
Total Sales Price : 124,300
Total Adj. Sales Price : 124,300
Total Assessed Value : 125,213
Avg. Adj. Sales Price : 20,717
Avg. Assessed Value : 20,869

MEDIAN : 97
WGT. MEAN : 101
MEAN : 95
COD : 10.59
PRD : 94.10

COV : 14.38
STD : 13.63
Avg. Abs. Dev : 10.22
MAX Sales Ratio : 113.77
MIN Sales Ratio : 75.00

95% Median C.I. : 75.00 to 113.77
95% Wgt. Mean C.I. : 86.68 to 114.79
95% Mean C.I. : 80.48 to 109.10

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	1	102.22	102.22	102.22	00.00	100.00	102.22	102.22	N/A	31,000	31,688
01-OCT-07 To 31-DEC-07	3	94.07	94.28	101.95	13.73	92.48	75.00	113.77	N/A	25,267	25,759
01-JAN-08 To 31-MAR-08											
01-APR-08 To 30-JUN-08											
01-JUL-08 To 30-SEP-08											
01-OCT-08 To 31-DEC-08	1	84.64	84.64	84.64	00.00	100.00	84.64	84.64	N/A	7,500	6,348
01-JAN-09 To 31-MAR-09											
01-APR-09 To 30-JUN-09											
01-JUL-09 To 30-SEP-09											
01-OCT-09 To 31-DEC-09											
01-JAN-10 To 31-MAR-10	1	99.01	99.01	99.01	00.00	100.00	99.01	99.01	N/A	10,000	9,901
01-APR-10 To 30-JUN-10											
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	4	98.15	96.27	102.03	11.95	94.35	75.00	113.77	N/A	26,700	27,241
01-JUL-08 To 30-JUN-09	1	84.64	84.64	84.64	00.00	100.00	84.64	84.64	N/A	7,500	6,348
01-JUL-09 To 30-JUN-10	1	99.01	99.01	99.01	00.00	100.00	99.01	99.01	N/A	10,000	9,901
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	1	84.64	84.64	84.64	00.00	100.00	84.64	84.64	N/A	7,500	6,348
01-JAN-09 To 31-DEC-09											
<u>ALL</u>	6	96.54	94.79	100.73	10.59	94.10	75.00	113.77	75.00 to 113.77	20,717	20,869

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	4	91.83	90.22	94.76	11.33	95.21	75.00	102.22	N/A	14,625	13,859
02	2	103.92	103.92	106.04	09.48	98.00	94.07	113.77	N/A	32,900	34,888
<u>ALL</u>	6	96.54	94.79	100.73	10.59	94.10	75.00	113.77	75.00 to 113.77	20,717	20,869

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	6	96.54	94.79	100.73	10.59	94.10	75.00	113.77	75.00 to 113.77	20,717	20,869
04											
<u>ALL</u>	6	96.54	94.79	100.73	10.59	94.10	75.00	113.77	75.00 to 113.77	20,717	20,869

29 Dundy
COMMERCIAL

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 6
Total Sales Price : 124,300
Total Adj. Sales Price : 124,300
Total Assessed Value : 125,213
Avg. Adj. Sales Price : 20,717
Avg. Assessed Value : 20,869

MEDIAN : 97
WGT. MEAN : 101
MEAN : 95
COD : 10.59
PRD : 94.10

COV : 14.38
STD : 13.63
Avg. Abs. Dev : 10.22
MAX Sales Ratio : 113.77
MIN Sales Ratio : 75.00

95% Median C.I. : 75.00 to 113.77
95% Wgt. Mean C.I. : 86.68 to 114.79
95% Mean C.I. : 80.48 to 109.10

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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	
<u>Low \$</u>												
1 TO 4999												
5000 TO 9999	1	84.64	84.64	84.64	00.00	100.00	84.64	84.64	N/A	7,500	6,348	
<u>Total \$</u>												
1 TO 9999	1	84.64	84.64	84.64	00.00	100.00	84.64	84.64	N/A	7,500	6,348	
10000 TO 29999	3	94.07	89.36	90.98	08.50	98.22	75.00	99.01	N/A	15,267	13,890	
30000 TO 59999	2	108.00	108.00	108.73	05.35	99.33	102.22	113.77	N/A	35,500	38,598	
60000 TO 99999												
100000 TO 149999												
150000 TO 249999												
250000 TO 499999												
500000 +												
<u>ALL</u>	6	96.54	94.79	100.73	10.59	94.10	75.00	113.77	75.00 to 113.77	20,717	20,869	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Blank	2	87.01	87.01	87.01	13.80	100.00	75.00	99.01	N/A	10,000	8,701	
346	1	94.07	94.07	94.07	00.00	100.00	94.07	94.07	N/A	25,800	24,269	
350	1	113.77	113.77	113.77	00.00	100.00	113.77	113.77	N/A	40,000	45,507	
353	1	102.22	102.22	102.22	00.00	100.00	102.22	102.22	N/A	31,000	31,688	
472	1	84.64	84.64	84.64	00.00	100.00	84.64	84.64	N/A	7,500	6,348	
<u>ALL</u>	6	96.54	94.79	100.73	10.59	94.10	75.00	113.77	75.00 to 113.77	20,717	20,869	

**2011 Correlation Section
for Dundy County**

A. Commerical Real Property

A review of the commercial property class includes six qualified sales out of 20 total sales for statistical measurements. This small sample is common each year where commercial value is less than 2% of the county total value.

The assessment actions report and County Abstract supports the annual pickup work and review work has been completed in the property class.

Based on the consideration of all available information, the level of value is undeterminable for the commercial class of property in Dundy County. There is no information available that would recommend any non-binding adjustment to this class.

**2011 Correlation Section
for Dundy County**

B. 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.

**2011 Correlation Section
for Dundy County**

C. 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.

2011 Correlation Section for Dundy County

D. 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,

**2011 Correlation Section
for Dundy County**

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.

2011 Agricultural Assessment Actions for Dundy County

All agricultural land (market, neighborhood) areas were combined into one area, labeled "1", for 2011.

Sales file information in both TerraScan computer records and in the State Sales File was changed by the assessor to indicate Area 1 on all agricultural sales which occurred between July 1, 2007 and December 31, 2010. Sales occurring from January 1, 2011, forward, will all be in Area 1.

2011 Agricultural Assessment Survey for Dundy County

1.	Valuation data collection done by:
	Assessor
2.	List each market area, and describe the location and the specific characteristics that make each unique.
	1 – Entire County
3.	Describe the process that is used to determine and monitor market areas.
	Sales Studies
4.	Describe the process used to identify and value rural residential land and recreational land in the county.
	Recording of Deeds, Surveys, Observation, Communication with Owners
5.	Do farm home sites carry the same value as rural residential home sites or are market differences recognized? If differences, what are the recognized market differences?
	Rural Residential sites have “high” per acre sale prices. Farm home sites rarely sell.
6.	What land characteristics are used to assign differences in assessed values?
	Rural Home Sites-Amenities, size, location, topography, access. Farm Home Sites-Standard 1-Acre value throughout county.
7.	What process is used to annually update land use? (Physical inspection, FSA maps, etc.)
	NRD, FSA and Owner information, maps, some physical inspection, street rumor.
8.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.
	Sale prices serve as initial alert, inspection of property for use, anomalies.
9.	Have special valuations applications been filed in the county? If yes, is there a value difference for the special valuation parcels.
	NO
10.	Is the valuation process (cost date and depreciation schedule or market comparison) used for the pickup work on the rural improvements the same as was used for the general population of the class?
	YES
11.	Describe the method used to determine whether a sold parcel is substantially changed.
	Site inspection, information from NRD, FSA, Owners
12.	Please provide any documents related to the policies or procedures used for the agricultural class of property.
	Sorry...those policies are in progress, to use the term loosely. The entire policy manual is in limbo due to lack of staffing to perform other tasks while the assessor writes the manual. It remains the assessor’s plan and wish to complete the manual, but no progress has been made for some time.

29 Dundy
AGRICULTURAL - BASE STAT

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 54
 Total Sales Price : 31,296,805
 Total Adj. Sales Price : 29,643,215
 Total Assessed Value : 20,792,502
 Avg. Adj. Sales Price : 548,948
 Avg. Assessed Value : 385,046

MEDIAN : 72
 WGT. MEAN : 70
 MEAN : 72
 COD : 18.27
 PRD : 102.91

COV : 24.16
 STD : 17.44
 Avg. Abs. Dev : 13.10
 MAX Sales Ratio : 116.66
 MIN Sales Ratio : 29.17

95% Median C.I. : 65.99 to 75.44
 95% Wgt. Mean C.I. : 63.44 to 76.85
 95% Mean C.I. : 67.53 to 76.83

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07											
01-OCT-07 To 31-DEC-07	1	116.66	116.66	116.66	00.00	100.00	116.66	116.66	N/A	180,000	209,980
01-JAN-08 To 31-MAR-08	16	75.12	75.56	74.44	14.79	101.50	49.15	102.42	67.47 to 88.62	914,502	680,756
01-APR-08 To 30-JUN-08	3	76.62	81.63	77.38	07.36	105.49	75.68	92.60	N/A	512,597	396,653
01-JUL-08 To 30-SEP-08	2	67.31	67.31	70.28	06.79	95.77	62.74	71.87	N/A	996,588	700,424
01-OCT-08 To 31-DEC-08	1	68.91	68.91	68.91	00.00	100.00	68.91	68.91	N/A	40,400	27,840
01-JAN-09 To 31-MAR-09	6	83.15	81.91	76.34	24.08	107.30	50.78	108.40	50.78 to 108.40	77,680	59,303
01-APR-09 To 30-JUN-09	4	72.02	78.27	74.00	11.15	105.77	68.59	100.44	N/A	388,830	287,721
01-JUL-09 To 30-SEP-09	2	71.24	71.24	71.80	10.30	99.22	63.90	78.57	N/A	97,500	70,005
01-OCT-09 To 31-DEC-09	5	64.67	65.36	65.93	03.91	99.14	61.85	71.56	N/A	357,925	235,980
01-JAN-10 To 31-MAR-10	10	60.05	59.01	53.08	22.95	111.17	29.17	88.35	36.84 to 79.64	513,120	272,341
01-APR-10 To 30-JUN-10	4	63.10	64.94	71.69	17.92	90.58	49.81	83.76	N/A	530,650	380,438
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	20	76.15	78.52	75.18	15.56	104.44	49.15	116.66	73.55 to 88.62	817,491	614,602
01-JUL-08 To 30-JUN-09	13	71.87	77.54	72.39	17.59	107.11	50.78	108.40	65.98 to 100.00	311,921	225,799
01-JUL-09 To 30-JUN-10	21	63.90	62.82	60.24	16.12	104.28	29.17	88.35	57.45 to 68.75	439,925	265,004
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	22	75.12	75.33	74.22	13.26	101.50	49.15	102.42	68.91 to 87.14	827,427	614,125
01-JAN-09 To 31-DEC-09	17	68.92	74.93	70.56	16.72	106.19	50.78	108.40	63.90 to 97.37	235,649	166,271
<u>ALL</u>	54	71.72	72.18	70.14	18.27	102.91	29.17	116.66	65.99 to 75.44	548,948	385,046

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	54	71.72	72.18	70.14	18.27	102.91	29.17	116.66	65.99 to 75.44	548,948	385,046
<u>ALL</u>	54	71.72	72.18	70.14	18.27	102.91	29.17	116.66	65.99 to 75.44	548,948	385,046

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Dry</u>											
County	6	70.71	67.90	59.21	18.85	114.68	47.91	88.62	47.91 to 88.62	181,097	107,225
1	6	70.71	67.90	59.21	18.85	114.68	47.91	88.62	47.91 to 88.62	181,097	107,225
<u>Grass</u>											
County	18	68.92	74.78	69.67	15.79	107.33	50.78	108.40	64.67 to 78.57	173,516	120,896
1	18	68.92	74.78	69.67	15.79	107.33	50.78	108.40	64.67 to 78.57	173,516	120,896
<u>ALL</u>	54	71.72	72.18	70.14	18.27	102.91	29.17	116.66	65.99 to 75.44	548,948	385,046

29 Dundy
AGRICULTURAL - BASE STAT

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 54
 Total Sales Price : 31,296,805
 Total Adj. Sales Price : 29,643,215
 Total Assessed Value : 20,792,502
 Avg. Adj. Sales Price : 548,948
 Avg. Assessed Value : 385,046

MEDIAN : 72
 WGT. MEAN : 70
 MEAN : 72
 COD : 18.27
 PRD : 102.91

COV : 24.16
 STD : 17.44
 Avg. Abs. Dev : 13.10
 MAX Sales Ratio : 116.66
 MIN Sales Ratio : 29.17

95% Median C.I. : 65.99 to 75.44
 95% Wgt. Mean C.I. : 63.44 to 76.85
 95% Mean C.I. : 67.53 to 76.83

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	10	67.00	68.90	67.31	21.75	102.36	49.15	102.42	51.04 to 90.73	704,065	473,934
1	10	67.00	68.90	67.31	21.75	102.36	49.15	102.42	51.04 to 90.73	704,065	473,934
_____Dry_____											
County	7	65.98	66.60	59.08	18.88	112.73	47.91	88.62	47.91 to 88.62	219,511	129,696
1	7	65.98	66.60	59.08	18.88	112.73	47.91	88.62	47.91 to 88.62	219,511	129,696
_____Grass_____											
County	19	68.92	74.62	70.27	15.19	106.19	50.78	108.40	64.67 to 78.57	224,927	158,060
1	19	68.92	74.62	70.27	15.19	106.19	50.78	108.40	64.67 to 78.57	224,927	158,060
_____ALL_____											
	54	71.72	72.18	70.14	18.27	102.91	29.17	116.66	65.99 to 75.44	548,948	385,046

29 Dundy

PAD 2011 R&O Statistics (Using 2011 Values)

AGRICULTURAL - RANDOM INCLUDE

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 70	MEDIAN : 71	COV : 23.09	95% Median C.I. : 68.16 to 74.80
Total Sales Price : 36,150,053	WGT. MEAN : 70	STD : 16.72	95% Wgt. Mean C.I. : 64.48 to 76.10
Total Adj. Sales Price : 34,496,463	MEAN : 72	Avg. Abs. Dev : 12.58	95% Mean C.I. : 68.49 to 76.33
Total Assessed Value : 24,247,677			
Avg. Adj. Sales Price : 492,807	COD : 17.65	MAX Sales Ratio : 116.66	
Avg. Assessed Value : 346,395	PRD : 103.02	MIN Sales Ratio : 29.17	

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	1	90.07	90.07	90.07	00.00	100.00	90.07	90.07	N/A	190,000	171,140
01-OCT-07 To 31-DEC-07	2	110.61	110.61	109.75	05.47	100.78	104.56	116.66	N/A	210,000	230,465
01-JAN-08 To 31-MAR-08	17	74.80	74.77	73.52	14.96	101.70	49.15	102.42	62.24 to 88.62	930,560	684,190
01-APR-08 To 30-JUN-08	5	75.68	77.31	75.48	07.28	102.42	70.45	92.60	N/A	439,358	331,617
01-JUL-08 To 30-SEP-08	3	64.34	66.32	70.17	04.72	94.51	62.74	71.87	N/A	677,298	475,253
01-OCT-08 To 31-DEC-08	2	80.59	80.59	83.82	14.49	96.15	68.91	92.27	N/A	55,825	46,790
01-JAN-09 To 31-MAR-09	6	83.15	81.91	76.34	24.08	107.30	50.78	108.40	50.78 to 108.40	77,680	59,303
01-APR-09 To 30-JUN-09	8	71.60	73.97	72.43	09.57	102.13	60.34	100.44	60.34 to 100.44	302,615	219,192
01-JUL-09 To 30-SEP-09	2	71.24	71.24	71.80	10.30	99.22	63.90	78.57	N/A	97,500	70,005
01-OCT-09 To 31-DEC-09	6	65.25	67.48	68.39	06.65	98.67	61.85	78.08	61.85 to 78.08	374,111	255,868
01-JAN-10 To 31-MAR-10	12	60.05	59.66	53.72	20.58	111.06	29.17	88.35	47.91 to 68.65	466,350	250,522
01-APR-10 To 30-JUN-10	6	63.10	65.57	71.91	21.87	91.18	48.05	85.58	48.05 to 85.58	467,290	336,019
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	25	75.68	78.76	74.74	16.04	105.38	49.15	116.66	72.68 to 88.62	745,053	556,856
01-JUL-08 To 30-JUN-09	19	71.31	75.96	72.13	15.82	105.31	50.78	108.40	65.98 to 92.27	264,765	190,984
01-JUL-09 To 30-JUN-10	26	64.29	63.72	61.79	16.66	103.12	29.17	88.35	57.67 to 68.75	416,908	257,600
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	27	74.23	74.73	73.46	13.32	101.73	49.15	102.42	68.91 to 81.32	746,661	548,469
01-JAN-09 To 31-DEC-09	22	70.12	74.12	71.05	14.69	104.32	50.78	108.40	64.67 to 78.57	242,121	172,026
<u>ALL</u>	70	71.27	72.41	70.29	17.65	103.02	29.17	116.66	68.16 to 74.80	492,807	346,395

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	70	71.27	72.41	70.29	17.65	103.02	29.17	116.66	68.16 to 74.80	492,807	346,395
<u>ALL</u>	70	71.27	72.41	70.29	17.65	103.02	29.17	116.66	68.16 to 74.80	492,807	346,395

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Dry</u>											
County	12	69.35	66.83	62.27	15.21	107.32	47.91	88.62	49.81 to 78.79	199,015	123,922
1	12	69.35	66.83	62.27	15.21	107.32	47.91	88.62	49.81 to 78.79	199,015	123,922
<u>Grass</u>											
County	21	68.92	75.17	71.64	15.95	104.93	50.78	108.40	64.67 to 78.57	181,288	129,881
1	21	68.92	75.17	71.64	15.95	104.93	50.78	108.40	64.67 to 78.57	181,288	129,881
<u>ALL</u>	70	71.27	72.41	70.29	17.65	103.02	29.17	116.66	68.16 to 74.80	492,807	346,395

29 Dundy
AGRICULTURAL - RANDOM INCLUDE

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 70
 Total Sales Price : 36,150,053
 Total Adj. Sales Price : 34,496,463
 Total Assessed Value : 24,247,677
 Avg. Adj. Sales Price : 492,807
 Avg. Assessed Value : 346,395

MEDIAN : 71
 WGT. MEAN : 70
 MEAN : 72
 COD : 17.65
 PRD : 103.02

COV : 23.09
 STD : 16.72
 Avg. Abs. Dev : 12.58
 MAX Sales Ratio : 116.66
 MIN Sales Ratio : 29.17

95% Median C.I. : 68.16 to 74.80
 95% Wgt. Mean C.I. : 64.48 to 76.10
 95% Mean C.I. : 68.49 to 76.33

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Irrigated											
County	10	67.00	68.90	67.31	21.75	102.36	49.15	102.42	51.04 to 90.73	704,065	473,934
1	10	67.00	68.90	67.31	21.75	102.36	49.15	102.42	51.04 to 90.73	704,065	473,934
Dry											
County	14	68.21	66.35	62.02	14.25	106.98	47.91	88.62	49.81 to 78.79	212,727	131,930
1	14	68.21	66.35	62.02	14.25	106.98	47.91	88.62	49.81 to 78.79	212,727	131,930
Grass											
County	23	68.92	74.46	69.87	15.16	106.57	50.78	108.40	64.67 to 78.08	267,168	186,680
1	23	68.92	74.46	69.87	15.16	106.57	50.78	108.40	64.67 to 78.08	267,168	186,680
ALL	70	71.27	72.41	70.29	17.65	103.02	29.17	116.66	68.16 to 74.80	492,807	346,395

29 Dundy
AGRICULTURAL - RANDOM EXCLUDE

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 2/17/2011

Number of Sales : 79
 Total Sales Price : 38,343,235
 Total Adj. Sales Price : 36,695,645
 Total Assessed Value : 25,776,101
 Avg. Adj. Sales Price : 464,502
 Avg. Assessed Value : 326,280

MEDIAN : 72
 WGT. MEAN : 70
 MEAN : 73
 COD : 18.33
 PRD : 103.45

COV : 23.82
 STD : 17.31
 Avg. Abs. Dev : 13.12
 MAX Sales Ratio : 116.66
 MIN Sales Ratio : 29.17

95% Median C.I. : 68.25 to 74.80
 95% Wgt. Mean C.I. : 64.76 to 75.72
 95% Mean C.I. : 68.84 to 76.48

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-07 To 30-SEP-07	2	93.60	93.60	92.66	03.77	101.01	90.07	97.13	N/A	149,950	138,945
01-OCT-07 To 31-DEC-07	3	114.23	111.82	110.58	03.53	101.12	104.56	116.66	N/A	172,000	190,197
01-JAN-08 To 31-MAR-08	18	75.12	75.25	73.66	14.71	102.16	49.15	102.42	67.47 to 87.14	890,863	656,190
01-APR-08 To 30-JUN-08	6	75.24	76.89	75.40	06.30	101.98	70.45	92.60	70.45 to 92.60	412,798	311,251
01-JUL-08 To 30-SEP-08	2	67.31	67.31	70.28	06.79	95.77	62.74	71.87	N/A	996,588	700,424
01-OCT-08 To 31-DEC-08	3	68.91	71.59	60.92	18.71	117.51	53.60	92.27	N/A	153,550	93,547
01-JAN-09 To 31-MAR-09	7	68.92	79.50	70.49	25.70	112.78	50.78	108.40	50.78 to 108.40	138,011	97,280
01-APR-09 To 30-JUN-09	9	71.31	72.40	70.97	10.32	102.01	59.87	100.44	60.34 to 78.79	304,547	216,124
01-JUL-09 To 30-SEP-09	2	71.24	71.24	71.80	10.30	99.22	63.90	78.57	N/A	97,500	70,005
01-OCT-09 To 31-DEC-09	6	65.25	67.48	68.39	06.65	98.67	61.85	78.08	61.85 to 78.08	374,111	255,868
01-JAN-10 To 31-MAR-10	12	60.05	60.09	53.78	21.32	111.73	29.17	88.35	47.91 to 73.38	464,600	249,846
01-APR-10 To 30-JUN-10	9	64.03	63.98	71.05	20.85	90.05	40.49	85.58	48.05 to 83.76	354,638	251,973
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	29	76.62	80.64	75.16	16.71	107.29	49.15	116.66	73.55 to 90.07	666,490	500,945
01-JUL-08 To 30-JUN-09	21	68.92	74.17	69.92	16.61	106.08	50.78	108.40	65.03 to 78.79	293,373	205,122
01-JUL-09 To 30-JUN-10	29	64.03	63.60	61.94	17.29	102.68	29.17	88.35	57.67 to 71.56	386,435	239,349
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	29	74.79	74.67	73.26	13.22	101.92	49.15	102.42	70.45 to 81.32	722,970	529,670
01-JAN-09 To 31-DEC-09	24	68.76	73.14	69.98	14.51	104.52	50.78	108.40	64.67 to 78.08	256,111	179,221
<u>ALL</u>	79	71.56	72.66	70.24	18.33	103.45	29.17	116.66	68.25 to 74.80	464,502	326,280

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	79	71.56	72.66	70.24	18.33	103.45	29.17	116.66	68.25 to 74.80	464,502	326,280
<u>ALL</u>	79	71.56	72.66	70.24	18.33	103.45	29.17	116.66	68.25 to 74.80	464,502	326,280

29 Dundy
AGRICULTURAL - RANDOM EXCLUDE

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

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MEDIAN : 72
 WGT. MEAN : 70
 MEAN : 73
 COD : 18.33
 PRD : 103.45

COV : 23.82
 STD : 17.31
 Avg. Abs. Dev : 13.12
 MAX Sales Ratio : 116.66
 MIN Sales Ratio : 29.17

95% Median C.I. : 68.25 to 74.80
 95% Wgt. Mean C.I. : 64.76 to 75.72
 95% Mean C.I. : 68.84 to 76.48

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95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	1	59.87	59.87	59.87	00.00	100.00	59.87	59.87	N/A	320,000	191,579
1	1	59.87	59.87	59.87	00.00	100.00	59.87	59.87	N/A	320,000	191,579
_____Dry_____											
County	17	71.31	72.27	66.45	17.57	108.76	47.91	114.23	57.67 to 79.64	178,299	118,476
1	17	71.31	72.27	66.45	17.57	108.76	47.91	114.23	57.67 to 79.64	178,299	118,476
_____Grass_____											
County	20	70.24	75.71	71.72	16.10	105.56	50.78	108.40	65.83 to 78.57	188,416	135,129
1	20	70.24	75.71	71.72	16.10	105.56	50.78	108.40	65.83 to 78.57	188,416	135,129
_____ALL_____	79	71.56	72.66	70.24	18.33	103.45	29.17	116.66	68.25 to 74.80	464,502	326,280

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	11	61.32	68.08	66.99	21.82	101.63	49.15	102.42	51.04 to 90.73	669,150	448,265
1	11	61.32	68.08	66.99	21.82	101.63	49.15	102.42	51.04 to 90.73	669,150	448,265
_____Dry_____											
County	18	70.88	71.52	65.46	17.68	109.26	47.91	114.23	58.78 to 78.79	193,393	126,590
1	18	70.88	71.52	65.46	17.68	109.26	47.91	114.23	58.78 to 78.79	193,393	126,590
_____Grass_____											
County	23	71.56	74.92	70.12	14.53	106.85	50.78	108.40	65.83 to 78.08	277,659	194,702
1	23	71.56	74.92	70.12	14.53	106.85	50.78	108.40	65.83 to 78.08	277,659	194,702
_____ALL_____	79	71.56	72.66	70.24	18.33	103.45	29.17	116.66	68.25 to 74.80	464,502	326,280

2011 Correlation Section for Dundy County

A. Agricultural Land

Dundy County has changed substantially from 2010 through the assessment actions of the County Assessor. Historically Dundy County recognized five market areas for agricultural property valuation purposes. The assessor has changed the entire county to one market area for 2011. This was the outstanding assessment action that equalized the agricultural property class and the 2011 values represent the level of value and reliable quality measures as shown through three analyses performed for agricultural land.

The agricultural market activity has recently been over populated with irrigated land selling at a faster rate than the dry and grass. The sample reflects the irrigated subclasses making up 42% of the base sample versus 22% in the county base. This is due to the large impact to the farming industry of ground water availability where Dundy County is located in the Upper Republican Natural Resource District like Chase and Perkins. This is the highest contributing factor to the market of irrigable land and rising land values like comparable surrounding counties.

In the base statistic, which is comprised of 54 Dundy County sales, the distribution of the sales by date sold is unbalanced with the middle study year unrepresented. The majority land use indicates irrigated sales are saturating the statistics by 20% over the population and the grass subclasses are not proportionate by 11%. Further analyses must be completed to accomplish a reliable sample.

In the second analysis, comparable sales from all adjoining counties were added to create a proportionate sample. 16 sales were borrowed; 4- Chase, 11- Hitchcock and 1- Hayes. With Dundy County sitting in the southwest corner of the state, they are landlocked on two borders which make the parameters only half the distance to review for comparability. Due to the limited Nebraska neighbors, five of these 16 borrowed sales extend 12 miles from Dundy County. Four are from Hitchcock and one from Hayes. Using this test, the median changed only .45 points and the COD remained at 18 and PRD remained at 103.

The third analysis which is the random exclusion brought in all comparable sales from the three counties that border Dundy. The 25 borrowed comparables were used from Chase, Hitchcock and Hayes. Eight out of these 25 sales extend beyond the six mile radius. Due to the lack of grass sales, the comparables are representative of the subject county grass. This sample meets the acceptable thresholds and is found proportionate. In all three tests the qualitative measures remain the same; COD is 18 and the PRD is 103. The median rounds to 72 like the base stat for Dundy County. All three analyses support the acceptable level of value for 2011.

Based on the consideration of all available information, the level of value is determined to be 72% of market value for the agricultural land class of property, and all subclasses are determined to be valued within the acceptable range.

**2011 Correlation Section
for Dundy County**

B. 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.

2011 Correlation Section for Dundy County

C. 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.

2011 Correlation Section for Dundy County

D. 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,

**2011 Correlation Section
for Dundy County**

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.

Total Real Property Sum Lines 17, 25, & 30	Records : 3,812	Value : 394,948,682	Growth 3,388,489	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	94	209,564	5	13,163	50	95,790	149	318,517	
02. Res Improve Land	631	1,663,235	5	21,197	124	649,054	760	2,333,486	
03. Res Improvements	633	19,253,142	5	537,593	133	4,504,752	771	24,295,487	
04. Res Total	727	21,125,941	10	571,953	183	5,249,596	920	26,947,490	428,124
% of Res Total	79.02	78.40	1.09	2.12	19.89	19.48	24.13	6.82	12.63
05. Com UnImp Land	35	928,919	2	6,975	18	69,147	55	1,005,041	
06. Com Improve Land	107	277,166	8	37,880	20	107,875	135	422,921	
07. Com Improvements	111	4,124,918	10	210,295	24	839,328	145	5,174,541	
08. Com Total	146	5,331,003	12	255,150	42	1,016,350	200	6,602,503	401,844
% of Com Total	73.00	80.74	6.00	3.86	21.00	15.39	5.25	1.67	11.86
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	1	49,565	1	49,565	
14. Rec Improve Land	0	0	0	0	2	100,994	2	100,994	
15. Rec Improvements	0	0	0	0	5	59,185	5	59,185	
16. Rec Total	0	0	0	0	6	209,744	6	209,744	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.16	0.05	0.00
Res & Rec Total	727	21,125,941	10	571,953	189	5,459,340	926	27,157,234	428,124
% of Res & Rec Total	78.51	77.79	1.08	2.11	20.41	20.10	24.29	6.88	12.63
Com & Ind Total	146	5,331,003	12	255,150	42	1,016,350	200	6,602,503	401,844
% of Com & Ind Total	73.00	80.74	6.00	3.86	21.00	15.39	5.25	1.67	11.86
17. Taxable Total	873	26,456,944	22	827,103	231	6,475,690	1,126	33,759,737	829,968
% of Taxable Total	77.53	78.37	1.95	2.45	20.52	19.18	29.54	8.55	24.49

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	124	27,213,150	124	27,213,150	1,790,420
24. Non-Producing	0	0	0	0	195	210,277	195	210,277	0
25. Total	0	0	0	0	319	27,423,427	319	27,423,427	1,790,420

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	75	12	58	145

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	172,645	1,733	211,142,686	1,735	211,315,331
28. Ag-Improved Land	0	0	3	219,745	585	97,316,570	588	97,536,315
29. Ag Improvements	0	0	3	7,382	629	24,906,490	632	24,913,872
30. Ag Total							2,367	333,765,518

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	1	1.00	2,500	
33. HomeSite Improvements	0	0.00	0	2	1.00	1,319	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	2	5.86	7,325	
37. FarmSite Improvements	0	0.00	0	2	0.00	6,063	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	2.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	4	4.00	10,000	4	4.00	10,000	
32. HomeSite Improv Land	350	406.13	1,014,075	351	407.13	1,016,575	
33. HomeSite Improvements	374	393.50	15,387,025	376	394.50	15,388,344	768,101
34. HomeSite Total				380	411.13	16,414,919	
35. FarmSite UnImp Land	17	151.96	165,433	17	151.96	165,433	
36. FarmSite Improv Land	231	553.33	649,052	233	559.19	656,377	
37. FarmSite Improvements	609	0.00	9,519,465	611	0.00	9,525,528	0
38. FarmSite Total				628	711.15	10,347,338	
39. Road & Ditches	0	4,732.18	0	0	4,734.18	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,008	5,856.46	26,762,257	768,101

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	13,225.60	10.34%	15,596,133	10.19%	1,179.24
47. 2A1	16,316.78	12.76%	19,636,340	12.82%	1,203.44
48. 2A	1,887.00	1.48%	2,272,395	1.48%	1,204.24
49. 3A1	11,704.43	9.15%	13,987,548	9.14%	1,195.06
50. 3A	9,744.79	7.62%	11,592,862	7.57%	1,189.65
51. 4A1	33,497.43	26.19%	40,157,310	26.23%	1,198.82
52. 4A	41,529.98	32.47%	49,874,596	32.57%	1,200.93
53. Total	127,906.01	100.00%	153,117,184	100.00%	1,197.11
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	54,228.45	50.72%	37,238,315	65.58%	686.69
56. 2D1	11,287.48	10.56%	5,205,740	9.17%	461.20
57. 2D	3,359.26	3.14%	1,606,734	2.83%	478.30
58. 3D1	6,557.71	6.13%	2,253,249	3.97%	343.60
59. 3D	13,812.00	12.92%	4,651,300	8.19%	336.76
60. 4D1	8,377.39	7.84%	2,831,787	4.99%	338.03
61. 4D	9,291.08	8.69%	3,000,150	5.28%	322.91
62. Total	106,913.37	100.00%	56,787,275	100.00%	531.15
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	7,848.85	2.30%	2,354,655	2.43%	300.00
65. 2G1	4,680.41	1.37%	1,404,123	1.45%	300.00
66. 2G	2,348.68	0.69%	704,604	0.73%	300.00
67. 3G1	10,425.52	3.05%	3,127,656	3.23%	300.00
68. 3G	21,103.42	6.18%	6,331,026	6.53%	300.00
69. 4G1	156,125.02	45.70%	46,837,507	48.33%	300.00
70. 4G	139,065.43	40.71%	36,157,011	37.31%	260.00
71. Total	341,597.33	100.00%	96,916,582	100.00%	283.72
Irrigated Total					
	127,906.01	22.17%	153,117,184	49.87%	1,197.11
Dry Total					
	106,913.37	18.53%	56,787,275	18.50%	531.15
Grass Total					
	341,597.33	59.21%	96,916,582	31.57%	283.72
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	485.18	0.08%	182,220	0.06%	375.57
74. Exempt	216.45	0.04%	0	0.00%	0.00
75. Market Area Total	576,901.89	100.00%	307,003,261	100.00%	532.16

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	249.00	300,045	127,657.01	152,817,139	127,906.01	153,117,184
77. Dry Land	0.00	0	38.00	12,650	106,875.37	56,774,625	106,913.37	56,787,275
78. Grass	0.00	0	209.73	61,770	341,387.60	96,854,812	341,597.33	96,916,582
79. Waste	0.00	0	0.00	0	0.00	0	0.00	0
80. Other	0.00	0	27.00	8,100	458.18	174,120	485.18	182,220
81. Exempt	0.00	0	0.00	0	216.45	0	216.45	0
82. Total	0.00	0	523.73	382,565	576,378.16	306,620,696	576,901.89	307,003,261

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	127,906.01	22.17%	153,117,184	49.87%	1,197.11
Dry Land	106,913.37	18.53%	56,787,275	18.50%	531.15
Grass	341,597.33	59.21%	96,916,582	31.57%	283.72
Waste	0.00	0.00%	0	0.00%	0.00
Other	485.18	0.08%	182,220	0.06%	375.57
Exempt	216.45	0.04%	0	0.00%	0.00
Total	576,901.89	100.00%	307,003,261	100.00%	532.16

2011 County Abstract of Assessment for Real Property, Form 45 Compared with the 2010 Certificate of Taxes Levied (CTL)

29 Dundy

	2010 CTL County Total	2011 Form 45 County Total	Value Difference (2011 form 45 - 2010 CTL)	Percent Change	2011 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	26,549,872	26,947,490	397,618	1.50%	428,124	-0.11%
02. Recreational	177,125	209,744	32,619	18.42%	0	18.42%
03. Ag-Homesite Land, Ag-Res Dwelling	16,258,182	16,414,919	156,737	0.96%	768,101	-3.76%
04. Total Residential (sum lines 1-3)	42,985,179	43,572,153	586,974	1.37%	1,196,225	-1.42%
05. Commercial	5,414,076	6,602,503	1,188,427	21.95%	401,844	14.53%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	9,567,124	10,347,338	780,214	8.16%	0	8.16%
08. Minerals	15,120,077	27,423,427	12,303,350	81.37	1,790,420	69.53
09. Total Commercial (sum lines 5-8)	30,101,277	44,373,268	14,271,991	47.41%	2,192,264	40.13%
10. Total Non-Agland Real Property	73,086,456	87,945,421	14,858,965	20.33%	3,388,489	15.69%
11. Irrigated	138,244,764	153,117,184	14,872,420	10.76%		
12. Dryland	42,986,454	56,787,275	13,800,821	32.11%		
13. Grassland	89,091,400	96,916,582	7,825,182	8.78%		
14. Wasteland	0	0	0			
15. Other Agland	149,735	182,220	32,485	21.69%		
16. Total Agricultural Land	270,472,353	307,003,261	36,530,908	13.51%		
17. Total Value of all Real Property (Locally Assessed)	343,558,809	394,948,682	51,389,873	14.96%	3,388,489	13.97%

Dundy County
Plan of Assessment

Prepared by

Joanna Niblack
COUNTY ASSESSOR

June 17, 2010

Presented to

DUNDY COUNTY BOARD of EQUALIZATION

June 21, 2010

INTRODUCTION

In compliance with Nebraska State Statute 77-1311.02, this plan of assessment is prepared by the county assessor and submitted to the Dundy County Board of Equalization and to the Department of Revenue.

The purpose of the plan is to:

- (I) Discuss the duties and responsibilities of the assessor's office;
- (II) Address issues of level, quality and uniformity of assessment;
- (III) Indicate by class or subclass the assessment actions the assessor has planned for tax years 2011, 2012 and 2013, the properties the assessor plans to examine during the 3-year period and the assessment actions necessary to attain required levels of value and quality of assessment; and
- (IV) Anticipate the resources necessary to complete the described assessment actions.

Section I

Duties and Responsibilities of the County Assessor

The assessment of real property in Nebraska includes:

DISCOVERY



Locate Property – Describe Location & Tax Situs – Identify Property

LISTING



Measurements – Components – Property Details – Sketches – Photos
Effective Age – Condition – Economic Influences – Neighborhood
Physical & Functional Obsolescence

CLASSIFICATION



AGRICULTURAL – Land & Structures
2010

IRRIGATED LAND – 127,880 Acres

DRY CROPLAND – 106,913 Acres

GRASSLAND – 342,243 Acres

ROADS & DITCHES – 4,736 Acres

IMPROVED PARCELS – 631

TOTAL AGRICULTURAL PARCELS – 2,365



RESIDENTIAL – Land & Structures
2010

CITY, VILLAGE, TOWN, RURAL HOME SITES – 927 Parcels



COMMERCIAL – Land & Structures
2010
CITY, VILLAGE, TOWN, RURAL – 198 Parcels

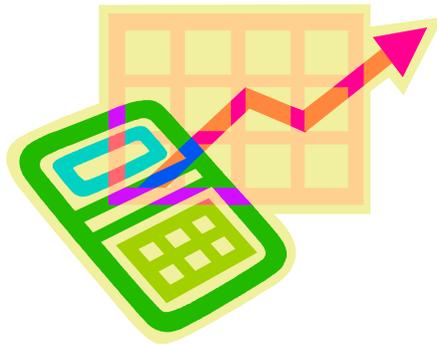


MINERALS
2010
PRODUCING OIL & GAS – 120 Parcels
NON-PRODUCING INTERESTS – 195 Parcels

VALUATION



Determine Value – Based upon Market Indicators
-Sales Studies for each Property Class-
Income & Expense Documentation
Replacement Cost New Minus Depreciation (Structures Only)



Statistical Analysis

PROPERTY TAX CALCULATION



PREPARE TAX LIST
CALCULATE PROPERTY TAXES
(Assessed Value x Tax Rate = Taxes)
FOR EACH REAL PROPERTY PARCEL WITHIN EVERY TAXING DISTRICT

The assessment of personal property in Nebraska includes:

LISTING

FROM OWNER-PROVIDED INFORMATION
Income-Producing Machinery – Equipment - Furniture



Agricultural



Commercial

VALUATION



X 89.29% = Taxable Value

Original Cost x Recovery Factor (Years in Service) = Net Book Value



Determine Tax Situs

PROPERTY TAX CALCULATION

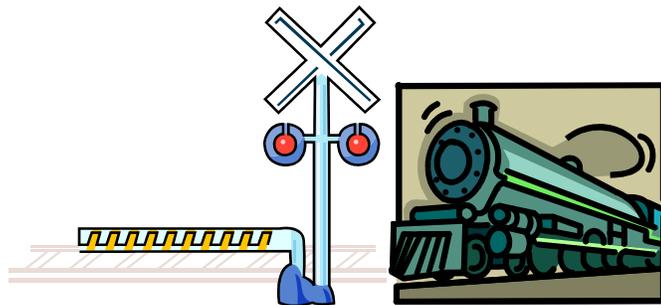


PREPARE TAX LIST
CALCULATE PROPERTY TAXES
(Net Book Value x Tax Rate = Taxes)
FOR EACH OWNER WITHIN EVERY TAXING DISTRICT

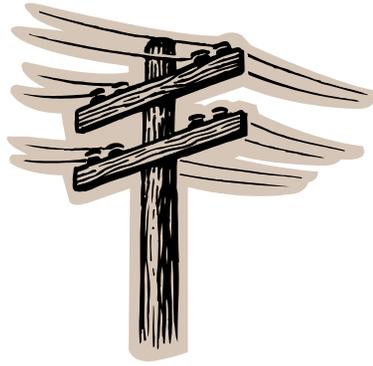
The assessment of centrally-assessed property in Nebraska includes:

APPORTIONMENT OF VALUE TO TAXING SUBDIVISIONS

(VALUE DETERMINED/CERTIFIED BY NEBRASKA DEPARTMENT OF REVENUE)



Real and Personal Railroad Property



Real and Personal Public Utility Property

(Pipelines - Telephone Companies - Fiber Optics – etc.)

PROPERTY TAX CALCULATION



PREPARE TAX LIST

CALCULATE PROPERTY TAXES

(Fund Value x Fund Tax Rate = Property Taxes)

FOR EACH FUND WITHIN EACH COMPANY

(Each "Fund" is a Taxing Subdivision)

(Taxing Subdivisions are County, Schools, Fire Districts, etc.)



Other assessment, administrative, clerical, peripheral, and incidental duties and responsibilities of the assessor's office include:

- MAINTAIN HARD COPY AND COMPUTER PROPERTY RECORDS
- PROCESS OWNERSHIP CHANGES (MONTHLY)
- UPDATE ELECTRONIC SALES FILE (MONTHLY)
- PROOF & CORRECT SALES ROSTERS (4X± ANNUALLY)
- VERIFY SALES – WHENEVER POSSIBLE
- UPDATE OWNER OF RECORD MAILING ADDRESS
- MAINTAIN CADASTRAL MAP BOOKS AND INDEXES
- MONITOR, UPDATE TAXING DISTRICT INFORMATION
- FILE HARD COPY RECORDS
- PROOFREAD (ANNUALLY) REAL PROPERTY & PERSONAL PROPERTY
- PREPARE, MAIL VALUATION CHANGE NOTICES
- ATTEND ALL County Board of Equalization HEARINGS
- ATTEND TERC PROCEEDINGS FOR THE COUNTY
- UPDATE PERSONAL PROPERTY SCHEDULES
- MAIL PERSONAL PROPERTY REPORTING FORMS & INSTRUCTIONS
- RECEIVE PERSONAL PROPERTY FILINGS
- ASSIST WITH COMPLETION OF PERSONAL PROPERTY SCHEDULES
- PREPARE, MAIL HOMESTEAD EXEMPTION FORMS & INSTRUCTIONS
- ASSIST OWNERS WITH COMPLETION OF HOMESTEAD EXEMPTION FORMS
- APPROVE/DISAPPROVE HOMESTEAD EXEMPTION APPLICATIONS
- VALUE HOMESTEADS, MAIL FORMS TO DEPARTMENT OF REVENUE
- PERFORM SALES ANALYSIS/RATIO STUDIES EACH PROPERTY TYPE
- MAIL/PROCESS INTENT TO TAX PUBLIC-OWNED PROEPRTY NOTICES
- PREPARE/MAIL/PROCESS PERMISSIVE EXEMPTION FORMS

- PREPARE/MAIL/POST MANDATORY REPORTS
 - Real Property Abstract of Assessment
 - Certification of Completion of Assessment Roll
 - Assessment/Sales Ratio Statistics
 - Personal Property Abstract of Assessment
 - Plan of Assessment
 - Certify Subdivision Values

- School District Taxable Value Report
 - Average Assessed Value-Residential
 - Trusts Owning Agricultural Land
 - Homestead Exemption Summary Report
 - Certificate of Taxes Levied
 - Real Property & Personal Property Tax Lists
- **PERFORM ADMINISTRATIVE FUNCTIONS**
 - Budget Preparation
 - Office Inventory
 - Procedures Manual
 - Staff Training
 - Staff Supervision
 - Communications with Vendors and Suppliers
 - Correspondence (Mail, Electronic, Verbal)
 - Continuing Education
 - Public Relations



- **CONSTANT INFORMATION TO PUBLIC, APPRAISERS, INSURANCE REPS, REALTORS, ANONYMOUS PERSONS, AND GOVERNMENTAL AGENCIES BY PHONE, BY E-MAIL, BY U.S. MAIL, AND IN PERSON**



Section II

Statistical Measures: Level and Quality of Assessment

The level and quality of assessment can be statistically measured for any class or subclass of property within any given jurisdiction or geographic boundary. An adequate number of sales which have occurred within a logical time frame are required for reliable statistical measure.

LEVEL OF ASSESSMENT

In a sales study, like-property sales, such as Residential Sales within the city of Benkelman which occurred between July 1, 2008 and June 30, 2010, will each have a **Transaction Ratio**. That ratio is calculated by dividing the assessed value by the (adjusted) selling price.

Transaction ratios are calculated for each sale. The sales are arrayed in either ascending or descending order by transaction ratio and the **level of assessment** for that property class is measured by the **Median Ratio**.

The **Median Ratio** is calculated by simply locating the **transaction ratio** which occurs in the arrayed sales midway between the highest and the lowest transaction ratio.

QUALITY OF ASSESSMENT

Measurement of the **QUALITY of ASSESSMENT** is accomplished through a bevy of complicated calculations. In addition to the **Transaction Ratios** and the **Median Ratios**, calculations must be made to determine **Aggregate Ratio**, **Mean (Average) Ratio** and **Average Deviation from the Mean**, to name some.

The **Coefficient of Dispersion (COD)** and the **Price Related Differential (PRD)** are the most common quality of assessment statistical measurements expressed in Nebraska property assessment studies and reports.

The **COD** measures the reliability of the mean. It is computed by dividing the average deviation from the mean by the mean, multiplied by 100 to yield the desired percentage figure. A **COD**, at or less than the acceptable percentage, indicates that the mean is representative of the total array. A

higher COD requires identification of and a plan to remedy the cause of the non-representative mean.

The PRD measures the uniformity of values when studying a property class or subclass. The PRD is calculated by dividing the mean ratio by the aggregate ratio, multiplied by 100 to convert the figure to a percentage.

The Mean Ratio is the average of the Transaction Ratios and the Aggregate Ratio is the sum of all assessed values divided by the sum of all selling prices.

A PRD of more than 100(%) indicates that higher priced properties may be assessed at lower ratios than low priced properties. A PRD of less than 100(%) could mean that lower priced properties are assessed at lower ratios than higher priced properties.

If an adequate number of sales exist, the PRD can be used as an indicator of which price range of property classes or subclasses require examination and valuation updates.

AN INADEQUATE NUMBER OF SALES CAN RENDER ALL RATIOS UNRELIABLE.



The following three charts demonstrate the history of the Level of Assessment and the Quality of Assessment Ratios for Dundy County in all three major property classes. The ratios are presented as county totals. Assessor Location statistics are not represented in these charts.

RESIDENTIAL PROPERTY - Improved & Unimproved							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	79	95	21	104	95	21	104
2001	87	96	30	112	96	30	112
2002	86	94	28	111	94	28	111
2003	69	88	29	107	96	29	108
2004	45	95	15	100	95	15	100
2005	52	97	18	105	97	18	105
2006	64	100	18	107	100	18	107
2007	51	98	9	103	98	9	103
2008	50	94	12	104	94	12	104
2009	42	89	13	104	94	14	104
2010	51	99	20	104	99	20	104
GENERALLY ACCEPTABLE RANGES					92 - 100	<18	<103

COMMERCIAL PROPERTY - Improved & Unimproved							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	22	97	22	109	97	22	109
2001	20	100	38	110	100	38	110
2002	19	96	35	108	96	35	108
2003	15	93	12	104	93	12	104
2004	19	100	25	116	100	14	116
2005	18	99	20	106	99	20	106
2006	19	99	22	105	99	22	105
2007	11	99	11	100	99	11	100
2008	11	98	18	94	98	18	94
2009	11	99	15	90	99	15	90
2010	10	94	19	86	94	19	86
GENERALLY ACCEPTABLE RANGES					92 - 100	<20	<103

AGRICULTURAL LAND - Unimproved Only							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	61	77	20	102	77	20	102
2001	45	76	17	100	76	17	100
2002	45	74	17	100	74	17	100
2003	46	75	12	100	75	12	100
2004	54	76	16	100	78	17	100
2005	50	77	16	100	77	16	100
2006	49	75	15	106	75	15	106
2007	53	74	14	105	74	14	105
2008	60	71	13	106	71	13	106
2009	56	68	15	110	72	15	110
2010	58	74	14	103	74	14	103
GENERALLY ACCEPTABLE RANGES 2007>					69 - 75	<20	<103
ACCEPTABLE RANGES <2007					74 - 80	<20	<103



SOMETIMES THE RATIOS LOOK PRETTY GOOD...SOMETIMES THEY DON'T
 DUE TO AVAILABLE RESOURCES AND INDIVIDUAL PERFORMANCE
 FACTORS USED BY THE ASSESSOR TO ANALYZE VALUE
 ARE NOT ALWAYS IDENTICAL TO THOSE CONSIDERED LATER
 IN THE PROPERTY TAX ADMINISTRATOR'S REPORTS AND OPINIONS
 OR THOSE REVIEWED AND WEIGHED BY TERC FOR EQUALIZATION PURPOSES

Section III

Assessment Plan by Property Class/Subclass

RESIDENTIAL PROPERTY – Improved & Unimproved		
2011	2012	2013
<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>-Review Sale Statistics- -Resolve Problem Areas-</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Discover – List New Improvements Use Changes</p>	<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>Review Sale Statistics -Resolve Problem Areas-</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Discover – List New Improvements Use Changes</p>	<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>Review Sale Statistics -Resolve Problem Areas-</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Discover – List New Improvements Use Changes</p>

Assessment Plan by Property Class/Subclass

COMMERCIAL PROPERTY – Improved & Unimproved		
2011	2012	2013
<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>-Market Study- -Review Sale Statistics-</p> <p>SITE REVIEWS Inspect/Photo All Commercial IF POSSIBLE</p> <p>Discover – List New Improvements Use Changes</p>	<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed-</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>	<p>BENKELMAN HAIGLER MAX PARKS RURAL</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed-</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>

Assessment Plan by Property Class/Subclass

AGRICULTURAL PROPERTY – Improved & Unimproved		
2011	2012	2013
<p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>	<p>CONTINUE DEFENDING SOIL SURVEY AND LAND USE ACRE COUNT</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p> <p>Equalize Home Values With Assessor Locations Benkelman Haigler Max Parks Rural</p>	<p>CONTINUE DEFENDING SOIL SURVEY AND LAND USE ACRE COUNT</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p>Discover – List New Improvements Use Changes</p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>

Section IV

Current Resources

STAFFING

Adequate staffing of the assessor's office is a persistent problem.

Currently, the office is staffed by the assessor and one 3-day per week office clerk. Adequate staffing would include the addition of a capable, full-time office clerk who will and can assist with property listing and review.

ASSESSMENT EDUCATION

ASSESSOR

The assessor began "in-training" for the position of county assessor on July 1, 1977, successfully completed the Nebraska County Assessor's Certification Examination in September, 1977, and was appointed to the position of County Assessor on October 17, 1977.

The assessor has completed required continuing education hours for the four-year period ending December 31, 2010 and the required continuing education credit hours necessary to renew her assessor's certificate for the next four-year period.

The assessor holds certificates in numerous IAAO appraisal and mapping courses and Department of Revenue courses in appraisal, assessment administration, agricultural land valuation, residential listing, Marshall & Swift residential, commercial and outbuilding cost programs, and computer assisted mass appraisal.

OFFICE CLERK I

[Julie L. Jessee](#) was employed in the assessor's office, in the position of office clerk, from August, 1992 through May, 1993. She returned to that position on a part-time basis in January, 1995 and currently serves three days per week by schedule and additional days whenever possible.

Julie has attended one 8-hour course, "Valuation of Agricultural Land". She has attended two TerraScan training seminars and is willing to attend

other assessment or computer courses. She has endured intense on-job training, demonstrates interest in assessment matters, participates in most assessment functions, and performs her duties with absolutely no complaining!

CADASTRAL MAPS

As a resource, the cadastral maps for Dundy County are becoming more and more limited with time.

The three Cadastral Map Books and the Tax Lot Book were completed, printed on both paper and mylar sheets, and loose-bound in hard binders in approximately 1970.

The 1966 flight of ASCS aerial photos were used for the rural areas and existing plat maps were used for cities, villages and towns.

The map pages are heavily marked for ownership boundaries, parcel numbers and surveys and have become ragged, torn and very fragile. They should be replaced with modern photos and plats or upgraded to an electronic GIS system.

The Cadastral Map Book Index was recreated in computer records and stored on diskettes in 2002. They are updated and reprinted with each monthly parcel split and ownership change process. The printed index displays Cadastral Number, Legal Description, Owner Name and Deed Book and Page, in order of cadastral number. The index is efficient and comprehensive.

RURAL PARCELS

Recent aerial photos have been marked by section line boundaries and by ownership boundaries and scanned into computer property records. As a part of the individual record, these photos have proven to be time-saving and efficiency-boosting in assessment practices.

CITY, VILLAGE, TOWN PARCELS

Cadastral photo images of platted blocks, indicating placement and measurement of lots, have been scanned into computer property records. While more effort to identify actual ownership boundaries upon these images must be addressed, this additional tool has been very useful for information and identification purposes.

NON-PLATTED PARCELS

Survey and Tax Lot images, where available, have been scanned into appropriate computer property records to demonstrate parcel and ownership boundaries. These images are now indispensable when attempting to identify parcels with tax lot or unusual descriptions.

Electronic Cadastral Mapping is an available, costly technology and has been implemented in several Nebraska counties. The technology would enhance assessment performance. It is generally coveted by real estate businesses as a free-to-them tool provided by the county. At this time, the cost is not justifiable. It is impractical to offer up space and time in the assessor's office, at taxpayer expense, to provide hardware, software, staff assistance, and assessor patience to private businesses.

PROPERTY RECORD CARDS

Property record cards in the Dundy County Assessor's Office are maintained both on hard copy and in electronic files.

Hardcopy Files

Current hardcopy files for each parcel are enclosed in see-through plastic sleeves with hanging spines. Each parcel file consists of:

- Face Sheets – 1999 through 2010 displaying:
 - Deed book and pages
 - Owner names (as they appear on the deed)
 - Legal description
 - Parcel I.D. number
 - Map number
 - Taxing District
 - School District
 - Classification Codes
 - Neighborhood
 - Property Type
 - Cadastral Map number
 - Lot Dimensions
 - Land Area/Acres
 - Four Years' Value - Land, Improvements, Outbuildings, Total
 - Reason for Value Change

- Photograph of primary structure – most recent
- Current sketch with dimensions and labels
- Active correspondence (if any)

Electronic Media Files

Current property record face sheets are recorded on CD's, by legal description. The CD's are updated with ownership transfers, parcel splits and valuation changes as they occur.

The CD files are stored as permanent records at the end of each four-year period displayed on the face sheets. These CD files are now available for inspection and printing (if anyone would ever want to do that) from 2003 through 2010

Personal Property Files

Personal Property Returns and Schedules are also recorded and stored on CD's, by owner name, within assessment year. Assessment year CD's contain scanned images of each Return and Schedule and can be printed, complete with signature, upon request.

These electronic records are sometimes useful to the county sheriff and also help to prove that property was indeed reported by the owner, not invented by the assessor, when such challenges occur.

The personal property CD's are available from assessment year 2000 through 2009. The 2010 CD's will be available by late August, 2010.

Terra Scan CAMA Files

Dundy County subscribes to Terra Scan, a Property Assessment Administration and Computer-Assisted Mass Appraisal (CAMA) system. The system stores and processes property record information as the data is entered by assessment staff. This electronic assessment file system has stored property record and property tax information for real estate parcels in Dundy County since 1999.

The system also processes and stores personal property records and centrally-assessed (railroad and public service companies) records.

Morgue Files

Historic property record cards, 1978 – 2006, are stored by legal description in vault and outer-office file cabinets.

Many of the “morgue” records were B.C. (before computers), but were mostly typewritten, are legible and in good condition. There is currently a stalled-out project for “morgue” files to be scanned onto CD’s by legal description for years 1978 through 2006 in an attempt to reduce record storage volume.

Web-Based Property Information

Web-based property information access is not provided by the assessor. GIS and on-line property records is an expensive service requested, expected and sometimes demanded mostly by real estate and insurance businesses.

In spite of the frequent, uncomplimentary remarks being made by those in the private real estate businesses and because on-line records offer little or no benefit to the taxpayers, the county assessor has elected to not burden the county budget with that expense at this time.

Public Information

Property record information is offered to the public in printed form, handed to or mailed to the person making the request at a cost of 25¢ per record, plus postage and handling when applicable. Large volume requests are charged a set-up fee in addition to the per-record cost.

Property record information is offered to the public via e-mail, if the request is minimal, at no cost. The most common e-mail requests include building sketches and construction information.

Lengthy information will be e-mailed by the assessor whenever possible, but pre-payment is required before set-up. Index production, mass parcel production, or custom requests are provided at a cost of \$25 set-up fee, 25¢ per record, postage, and the cost of the paper, diskette or CD. Pre-payment is required for all large volume requests.

The assessor’s office does not perform research services for the public, but will provide information that is readily or easily produced. These requests are becoming more and more frequent, with considerable staff time devoted

to production. Many requests are for information so customized that it is time-prohibitive or impossible to produce. Therefore, responses to requests are limited to those formats and arrays easily produced through standard report design.

Special efforts are made to customize information requested by governmental entities, such as federal, state, county, city, fire district, NRD and so on. Governmental entities are not charged for information in any form and are usually given priority over other requests.

BUDGET SUMMARY

(Updated July 30, 2010)

EXPENDITURE DESCRIPTION	BUDGETED 2006 - 2007	BUDGETED 2007 - 2008	BUDGETED 2008 - 2009	BUDGETED 2009 - 2010	BUDGETED 2010 - 2011
Official's Salary	33,500	34,500	35,500	36,500	38,100
Staff Salary	25,000	25,850	24,250	22,650	22,000
Postage	1,000	1,800	1,800	2,000	2,000
Telephone-FAX	1,500	1,500	1,500	1,500	1,500
Equipment Repair	1,000	1,000	1,000	1,000	1,000
Lodging	500	500	500	500	500
Mileage	1,500	2,000	1,000	1,500	1,500
Dues, Registration	250	250	350	350	500
Minerals Contract	3,000	3,500	5,000	5,000	5,000
PTAS/CAMA System	7,500	7,500	9,000	7,500	6,500
System Upgrade		1,500			
Continuing Education	500	500	500	500	500
Office Supplies	2,500	3,500	3,500	3,500	3,500
Office Equipment	1,000	1,000	1,000	1,000	1,000
Official's Bond	150				
Reappraisal					
TOTAL BUDGETED	78,900	84,900	84,900	83,500	83,600
TOTAL EXPENDED	75,077	74,461	69,908	71,589	
FORFEIT TO GENERAL FUND	3,823	10,439	14,992	11,911	

NOTE 1: Unused budget amounts are primarily due to unfulfilled, full-time clerical position. The assessor covers the required time for major projects during evening/weekend hours. Minor projects are sometimes stalled for lack of personnel.

NOTE 2: Implementation of the mandatory new soil survey during 2009 and 2010 was accomplished by extended work hours contributed by the county assessor. The soils and fields were measured through use of the USDA/NRCS Web Soil Survey. There is no cost for the Web Soil Survey, but it is far more time-consuming than other on-line subscription programs. This additional time and effort was contributed by the assessor in a good faith effort to eliminate cost to the taxpayers. It is hoped, however, that the County Board and others will recognize and appreciate the significant amount of effort and exceptional number of hours required of the assessor to complete a timely, efficient implementation.

NOTE 3: The assessor cannot receive salary or benefits in excess of those set prior to each election year, no matter how many hours are contributed outside normal office hours.

Transmittal of 3-Year Plan

The Dundy County Assessor's 2010 3-Year Plan of Assessment was hand-delivered to the Dundy County Board of Equalization on Monday, June 21, 2010.

One copy was handed to each of the three board members and one copy was handed to the county clerk, for the record.

Signed this 17th day of June, 2010 by the Dundy County Assessor.

A handwritten signature in cursive script, appearing to read "Joanna Dilsack", is written over a horizontal line.

The Budget Summary was updated within this Plan on July 30, 2010. The original Budget Estimation for the ensuing year, 2010-2011, was filed with the County Board on July 30, 2010.

The Plan was electronically transmitted to the Property Tax Administrator on September 14, 2010, addressed to:

Gina.marsters@nebraska.gov

The Plan was electronically transmitted to Field Liaison, Marlene Bedore, on September 14, 2010, addressed to:

Marlene.bedore@nebraska.gov

Copies will be printed from the file, upon request, at any time after signed copies have been handed to the County Board.

2011 Assessment Survey for Dundy County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	83,600
7.	Adopted budget, or granted budget if different from above:
	83,600
8.	Amount of the total budget set aside for appraisal work:
	5,000 – Operating Minerals only
9.	Appraisal/Reappraisal budget, if not part of the total budget:
10.	Part of the budget that is dedicated to the computer system:
	6,500
11.	Amount of the total budget set aside for education/workshops:
	500
12.	Other miscellaneous funds:
	11,500
13.	Amount of last year's budget not used:
	11,911

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and staff
5.	Does the county have GIS software?
	No

6.	Who maintains the GIS software and maps?
	N/A
7.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Benkelman
4.	When was zoning implemented?
	2004

D. Contracted Services

1.	Appraisal Services:
	Pritchard and Abbott/Operating Mineral Appraisals
2.	Other services:

2011 Certification for Dundy County

This is to certify that the 2011 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Dundy County Assessor.

Dated this 11th day of April, 2011.



A handwritten signature in black ink that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

