

Table of Contents

2011 Commission Summary

2011 Opinions of the Property Tax Administrator

Residential Reports

- Residential Assessment Actions
- Residential Assessment Survey
- R&O Statistics

Residential Correlation

- Residential Real Property
 - I. Correlation
 - II. Analysis of Sales Verification
 - III. Measure of Central Tendency
 - IV. Analysis of Quality of Assessment

Commercial Reports

- Commercial Assessment Actions
- Commercial Assessment Survey
- R&O Statistics

Commercial Correlation

- Commercial Real Property
 - I. Correlation
 - II. Analysis of Sales Verification
 - III. Measure of Central Tendency
 - IV. Analysis of Quality of Assessment

Agricultural or Special Valuation Reports

- Agricultural Assessment Actions
- Agricultural Assessment Survey
- Agricultural Base Analysis Statistics
- Agricultural Random Inclusion Analysis Statistics
- Agricultural Random Exclusion Analysis Statistics

Special Valuation Statistics

- Special Valuation Methodology
- Special Valuation Base Analysis Statistics
- Special Valuation Random Inclusion Analysis Statistics
- Special Valuation Random Exclusion Analysis Statistics

Agricultural or Special Valuation Correlation

- Agricultural or Special Valuation Land
 - I. Correlation
 - II. Analysis of Sales Verification
 - III. Measure of Central Tendency

IV. Analysis of Quality of Assessment

County Reports

- 2011 County Abstract of Assessment for Real Property, Form 45
- 2011 County Agricultural Land Detail
- 2011 County Abstract of Assessment for Real Property Compared with the 2009 Certificate of Taxes Levied (CTL)
- County Assessor's Three Year Plan of Assessment
- Assessment Survey – General Information

Certification

Maps

- Market Areas
- Registered Wells > 500 GPM
- Geo Codes
- Soil Classes

Valuation History Charts

2011 Commission Summary for Grant County

Residential Real Property - Current

Number of Sales	7	Median	123.46
Total Sales Price	\$256,290	Mean	127.54
Total Adj. Sales Price	\$256,290	Wgt. Mean	118.46
Total Assessed Value	\$303,609	Average Assessed Value of the Base	\$25,531
Avg. Adj. Sales Price	\$36,613	Avg. Assessed Value	\$43,373

Confidence Interval - Current

95% Median C.I	107.04 to 171.15
95% Mean C.I	105.48 to 131.44
95% Wgt. Mean C.I	107.86 to 147.22
% of Value of the Class of all Real Property Value in the County	6.24
% of Records Sold in the Study Period	2.23
% of Value Sold in the Study Period	3.79

Residential Real Property - History

Year	Number of Sales	LOV	Median
2010	7	100	94
2009	11	100	100
2008	10	98	98
2007	7	92	112

2011 Commission Summary for Grant County

Commercial Real Property - Current

Number of Sales	1	Median	98.33
Total Sales Price	\$7,000	Mean	98.33
Total Adj. Sales Price	\$7,000	Wgt. Mean	98.33
Total Assessed Value	\$6,883	Average Assessed Value of the Base	\$20,450
Avg. Adj. Sales Price	\$7,000	Avg. Assessed Value	\$6,883

Confidence Interval - Current

95% Median C.I	N/A
95% Mean C.I	N/A
95% Wgt. Mean C.I	N/A
% of Value of the Class of all Real Property Value in the County	1.19
% of Records Sold in the Study Period	1.33
% of Value Sold in the Study Period	0.45

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2010	1	100	98
2009	1	100	35
2008	1	100	35
2007	2	92	45

2011 Opinions of the Property Tax Administrator for Grant 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	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	73	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 Grant County

There were no changes to the residential class of real property, other than the routine pickup work, for assessment year 2011.

This last year a new ex officio assessor was elected to office in Grant County, she is learning the many job responsibilities of an ex officio assessor. She has adopted a very pro active and positive approach to learning and understanding the assessment functions. This year will be spent working with the board to determine an appropriate appraisal budget, prioritizing tasks according to timelines, and how to incorporate office staff into doing some of the appraisal functions.

2011 Residential Assessment Survey for Grant County

1.	Valuation data collection done by:	
	Contracted appraiser.	
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>
	1	(Hyannis and Rural) there are none.
3.	List and describe the approach(es) used to estimate the market value of residential properties.	
	Primarily the cost approach and utilizing sales to establish depreciation. The sales comparison approach is not used since there are so few sales.	
4	When was the last lot value study completed?	
	1999	
5.	Describe the methodology used to determine the residential lot values.	
	Valued by square foot.	
6.	What costing year for the cost approach is being used for each valuation grouping?	
	2006	
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?	
	Depreciation is based on the market.	
8.	Are individual depreciation tables developed for each valuation grouping?	
	No	
9.	How often does the County update the depreciation tables?	
	When re-costing or when there is an indication in the market.	
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.	

	A sale is considered substantially changed when there is a significant difference in the value that causes the parcel to no longer represent what was sold such as the removal &/or addition of buildings like new homes, garages, outbuildings, remodels or renovations.
12.	Please provide any documents related to the policies or procedures used for the residential class of property.
	No written policies or procedures have been developed.

38 Grant
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 : 7	MEDIAN : 123	COV : 16.68	95% Median C.I. : 107.04 to 171.15
Total Sales Price : 256,290	WGT. MEAN : 118	STD : 21.28	95% Wgt. Mean C.I. : 105.48 to 131.44
Total Adj. Sales Price : 256,290	MEAN : 128	Avg. Abs. Dev : 12.70	95% Mean C.I. : 107.86 to 147.22
Total Assessed Value : 303,609			
Avg. Adj. Sales Price : 36,613	COD : 10.29	MAX Sales Ratio : 171.15	
Avg. Assessed Value : 43,373	PRD : 107.67	MIN Sales Ratio : 107.04	

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DATE OF SALE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
<u>Qtrts</u>											
01-JUL-08 To 30-SEP-08											
01-OCT-08 To 31-DEC-08											
01-JAN-09 To 31-MAR-09											
01-APR-09 To 30-JUN-09	2	115.25	115.25	112.52	07.12	102.43	107.04	123.46	N/A	67,500	75,950
01-JUL-09 To 30-SEP-09	3	123.37	122.25	119.85	06.43	102.00	109.80	133.58	N/A	25,667	30,762
01-OCT-09 To 31-DEC-09	1	124.36	124.36	124.36	00.00	100.00	124.36	124.36	N/A	35,000	43,525
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10	1	171.15	171.15	171.15	00.00	100.00	171.15	171.15	N/A	9,290	15,900
<u>Study Yrs</u>											
01-JUL-08 To 30-JUN-09	2	115.25	115.25	112.52	07.12	102.43	107.04	123.46	N/A	67,500	75,950
01-JUL-09 To 30-JUN-10	5	124.36	132.45	125.08	11.51	105.89	109.80	171.15	N/A	24,258	30,342
<u>Calendar Yrs</u>											
01-JAN-09 To 31-DEC-09	6	123.42	120.27	116.48	05.57	103.25	107.04	133.58	107.04 to 133.58	41,167	47,952
<u>ALL</u>	7	123.46	127.54	118.46	10.29	107.67	107.04	171.15	107.04 to 171.15	36,613	43,373

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	7	123.46	127.54	118.46	10.29	107.67	107.04	171.15	107.04 to 171.15	36,613	43,373
<u>ALL</u>	7	123.46	127.54	118.46	10.29	107.67	107.04	171.15	107.04 to 171.15	36,613	43,373

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	6	123.42	120.27	116.48	05.57	103.25	107.04	133.58	107.04 to 133.58	41,167	47,952
06											
07	1	171.15	171.15	171.15	00.00	100.00	171.15	171.15	N/A	9,290	15,900
<u>ALL</u>	7	123.46	127.54	118.46	10.29	107.67	107.04	171.15	107.04 to 171.15	36,613	43,373

38 Grant
RESIDENTIAL

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Total Adj. Sales Price : 256,290	MEAN : 128	Avg. Abs. Dev : 12.70	95% Mean C.I. : 107.86 to 147.22
Total Assessed Value : 303,609			
Avg. Adj. Sales Price : 36,613	COD : 10.29	MAX Sales Ratio : 171.15	
Avg. Assessed Value : 43,373	PRD : 107.67	MIN Sales Ratio : 107.04	

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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	Asstd. Val	
<u>Low \$</u>												
1 TO 4999												
5000 TO 9999	1	171.15	171.15	171.15	00.00	100.00	171.15	171.15	N/A	9,290	15,900	
<u>Total \$</u>												
1 TO 9999	1	171.15	171.15	171.15	00.00	100.00	171.15	171.15	N/A	9,290	15,900	
10000 TO 29999	2	128.48	128.48	128.23	03.98	100.19	123.37	133.58	N/A	21,000	26,928	
30000 TO 59999	3	123.46	119.21	119.58	03.93	99.69	109.80	124.36	N/A	38,333	45,838	
60000 TO 99999	1	107.04	107.04	107.04	00.00	100.00	107.04	107.04	N/A	90,000	96,340	
100000 TO 149999												
150000 TO 249999												
250000 TO 499999												
500000 +												
<u>ALL</u>	7	123.46	127.54	118.46	10.29	107.67	107.04	171.15	107.04 to 171.15	36,613	43,373	

**2011 Correlation Section
for Grant County**

A. Residential Real Property

The calculated median from the statistical sampling of 7 residential sales will not be relied upon in determining the level of value for Grant County nor will the qualitative measures be used in determining assessment uniformity and proportionality.

The sample is not representative of the population as a whole even though the assessor has tried to utilize as many sales as possible without bias in the analysis of the residential class. A residential market in Grant County is almost non-existent.

In Grant County a new ex officio assessor was elected in 2010 to fill these positions; ex officio assessor, register of deeds, clerk of the district court and election commissioner. Because she is new, there is a large learning curve to be dealt with; she is seeking all the necessary education and resources to learn the proper procedures to fulfill the responsibilities applicable to each office. In regards to the sales verification, the assessor would like to develop a questionnaire and will be looking at questionnaires from surrounding counties as examples to develop one specific to Grant County.

The new assessor has adopted a very pro active and positive approach to learning and understanding the assessment functions. This year will be spent working with the board to determine an appropriate appraisal budget, prioritizing tasks according to timelines, and how to incorporate office staff into doing some of the appraisal functions.

Based on the consideration of all available information, the level of value cannot be determined for the residential class of real property.

**2011 Correlation Section
for Grant 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 Grant 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 Grant 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 Grant 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 Grant County

There were no changes to the commercial class of real property, other than the routine pickup work, for assessment year 2011.

This last year a new ex officio assessor was elected to office in Grant County, she is learning the many job responsibilities of an ex officio assessor. She has adopted a very pro active and positive approach to learning and understanding the assessment functions. This year will be spent working with the board to determine an appropriate appraisal budget, prioritizing tasks according to timelines, and how to incorporate office staff into doing some of the appraisal functions.

It currently appears that it has been sometime since the commercial properties have been physically inspected and reviewed. Consideration should be given to putting this class of property at the top of a prioritized list.

2011 Commercial Assessment Survey for Grant County

1.	Valuation data collection done by:	
	Contracted appraiser.	
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>
	1	All commercial in the county.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Primarily the cost approach, there are few commercial sales in Grant County to utilize the sales comparison approach or enough income and expense information to make the income approach meaningful.	
4.	When was the last lot value study completed?	
	1999	
5.	Describe the methodology used to determine the commercial lot values.	
	Value by square foot.	
6.	What costing year for the cost approach is being used for each valuation grouping?	
	2006	
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?	
	Depreciation is based on the market.	
8.	Are individual depreciation tables developed for each valuation grouping?	
	No	
9.	How often does the County update the depreciation tables?	
	When re-costing or when there is an indication in the market.	
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.	

	A sale is considered substantially changed when there is a significant difference in the value that causes the parcel to no longer represent what was sold such as the removal &/or addition of buildings, remodels or renovations.
12.	Please provide any documents related to the policies or procedures used for the commercial class of property.
	No written policies or procedures have been developed.

38 Grant
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 : 1
Total Sales Price : 7,000
Total Adj. Sales Price : 7,000
Total Assessed Value : 6,883
Avg. Adj. Sales Price : 7,000
Avg. Assessed Value : 6,883

MEDIAN : 98
WGT. MEAN : 98
MEAN : 98
COD : 00.00
PRD : 100.00

COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 98.33
MIN Sales Ratio : 98.33

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : N/A

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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											
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											
01-JAN-09 To 31-MAR-09											
01-APR-09 To 30-JUN-09	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	7,000	6,883
01-JUL-09 To 30-SEP-09											
01-OCT-09 To 31-DEC-09											
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10											
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08											
01-JUL-08 To 30-JUN-09	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	7,000	6,883
01-JUL-09 To 30-JUN-10											
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08											
01-JAN-09 To 31-DEC-09	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	7,000	6,883
<u>ALL</u>	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	7,000	6,883

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	7,000	6,883
<u>ALL</u>	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	7,000	6,883

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	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	7,000	6,883
04											
<u>ALL</u>	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	7,000	6,883

38 Grant
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 : 1
Total Sales Price : 7,000
Total Adj. Sales Price : 7,000
Total Assessed Value : 6,883
Avg. Adj. Sales Price : 7,000
Avg. Assessed Value : 6,883

MEDIAN : 98
WGT. MEAN : 98
MEAN : 98
COD : 00.00
PRD : 100.00

COV : 00.00
STD : 00.00
Avg. Abs. Dev : 00.00
MAX Sales Ratio : 98.33
MIN Sales Ratio : 98.33

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : N/A

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
Low \$												
1 TO 4999												
5000 TO 9999	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	7,000	6,883	
Total \$												
1 TO 9999	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	7,000	6,883	
10000 TO 29999												
30000 TO 59999												
60000 TO 99999												
100000 TO 149999												
150000 TO 249999												
250000 TO 499999												
500000 +												
ALL	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	7,000	6,883	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
353	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	7,000	6,883	
ALL	1	98.33	98.33	98.33	00.00	100.00	98.33	98.33	N/A	7,000	6,883	

**2011 Correlation Section
for Grant County**

A. Commerical Real Property

The calculated median from the statistical sampling of 1 commercial sale will not be relied upon in determining the level of value for Grant County nor will the qualitative measures be used in determining assessment uniformity and proportionality.

The sample is not representative of the population as a whole even though the assessor has tried to utilize as many sales as possible without bias in the analysis of the commercial class; there is just not a commercial market in Grant County.

In Grant County a new ex officio assessor was elected in 2010 to fill these positions; ex officio assessor, register of deeds, clerk of the district court and election commissioner. Because she is new, there is a large learning curve to be dealt with; she is seeking all the necessary education and resources to learn the proper procedures to fulfill the responsibilities applicable to each office. In regards to the sales verification, the assessor would like to develop a questionnaire and will be looking at questionnaires from surrounding counties as examples to develop one specific to Grant County.

The new assessor has adopted a very pro active and positive approach to learning and understanding the assessment functions. This year will be spent working with the board to determine an appropriate appraisal budget, prioritizing tasks according to timelines, and how to incorporate office staff into doing some of the appraisal functions. Consideration should be given to putting the commercial class of property at the top of a prioritized list.

Based on the consideration of all available information, the level of value cannot be determined for the residential class of real property.

**2011 Correlation Section
for Grant 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 Grant 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 Grant 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 Grant 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 Grant County

Grant County has implemented a new GIS system provided by Dale Hanna, GIS Western Resources, out of North Platte.

The newly elected ex officio assessor and liaison for the Department of Revenue, Property Assessment Division spent time going over the analysis of the agricultural market in and around Grant County. Comparable sales were also reviewed from the surrounding counties of Cherry, Hooker, McPherson, Arthur, Garden, and Sheridan.

After much consideration of all existing information it was determined that land values would not be changed for assessment year 2011.

2011 Agricultural Assessment Survey for Grant County

1.	Valuation data collection done by:	
	Contracted appraiser.	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	Market Area	Description of unique characteristics
	0	Grant County is very homogeneous in geographic and soil characteristics; the county is approximately ninety-eight percent grassland, with a small amount of irrigated acres.
3.	Describe the process that is used to determine and monitor market areas.	
	Not applicable.	
4.	Describe the process used to identify and value rural residential land and recreational land in the county.	
	Rural/Farm Residential – Less than 40 acres are classified as small acreages and or small farm sites – also known as a “non-working farm”. To the average consumer the “profits gained” are not considered actual income and are to be determined by the Internal Revenue Service and/or a qualified tax expert.	
	Recreational land has not been identified as of yet in the market.	
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?	
	No. Location and distance from Hyannis. The home sites, known as outlots, around Hyannis are \$3000 for the first acre, and \$500 up to ten acres, over ten acres \$250 up to twenty acres. It then becomes priced as agland. Ashby and Whitman (both unincorporated) are \$1000 for the first acre then \$500 up to ten acres and \$250 up to twenty acres.	
6.	What land characteristics are used to assign differences in assessed values?	
	Primarily land use.	
7.	What process is used to annually update land use? (Physical inspection, FSA maps, etc.)	
	GIS is being implemented, will also continue to use FSA and NRD maps, do physical inspections, and review personal property schedules for added irrigation systems.	
8.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.	
	Not applicable.	

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.
	A parcel is considered to be substantially changed when improvements are added, or removed, that will significantly affect the value, such as: a new home, garage, outbuildings, or additions, remodeling or renovations.
12.	Please provide any documents related to the policies or procedures used for the agricultural class of property.
	No written policies or procedures have been developed.

38 Grant
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 : 7
Total Sales Price : 5,547,026
Total Adj. Sales Price : 5,547,026
Total Assessed Value : 2,859,877
Avg. Adj. Sales Price : 792,432
Avg. Assessed Value : 408,554

MEDIAN : 68
WGT. MEAN : 52
MEAN : 69
COD : 18.16
PRD : 133.13

COV : 25.32
STD : 17.38
Avg. Abs. Dev : 12.39
MAX Sales Ratio : 96.16
MIN Sales Ratio : 46.58

95% Median C.I. : 46.58 to 96.16
95% Wgt. Mean C.I. : 44.12 to 58.99
95% Mean C.I. : 52.57 to 84.71

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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											
01-JAN-08 To 31-MAR-08	2	81.83	81.83	74.89	17.51	109.27	67.50	96.16	N/A	242,500	181,599
01-APR-08 To 30-JUN-08	3	68.21	66.03	68.20	15.86	96.82	48.70	81.17	N/A	203,387	138,713
01-JUL-08 To 30-SEP-08											
01-OCT-08 To 31-DEC-08	1	72.18	72.18	72.18	00.00	100.00	72.18	72.18	N/A	27,500	19,850
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	1	46.58	46.58	46.58	00.00	100.00	46.58	46.58	N/A	4,424,366	2,060,691
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10											
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	5	68.21	72.35	71.16	17.93	101.67	48.70	96.16	N/A	219,032	155,867
01-JUL-08 To 30-JUN-09	1	72.18	72.18	72.18	00.00	100.00	72.18	72.18	N/A	27,500	19,850
01-JUL-09 To 30-JUN-10	1	46.58	46.58	46.58	00.00	100.00	46.58	46.58	N/A	4,424,366	2,060,691
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	6	70.20	72.32	71.19	15.46	101.59	48.70	96.16	48.70 to 96.16	187,110	133,198
01-JAN-09 To 31-DEC-09	1	46.58	46.58	46.58	00.00	100.00	46.58	46.58	N/A	4,424,366	2,060,691
<u>ALL</u>	7	68.21	68.64	51.56	18.16	133.13	46.58	96.16	46.58 to 96.16	792,432	408,554

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	7	68.21	68.64	51.56	18.16	133.13	46.58	96.16	46.58 to 96.16	792,432	408,554
<u>ALL</u>	7	68.21	68.64	51.56	18.16	133.13	46.58	96.16	46.58 to 96.16	792,432	408,554

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>Grass</u>											
County	7	68.21	68.64	51.56	18.16	133.13	46.58	96.16	46.58 to 96.16	792,432	408,554
Blank	7	68.21	68.64	51.56	18.16	133.13	46.58	96.16	46.58 to 96.16	792,432	408,554
<u>ALL</u>	7	68.21	68.64	51.56	18.16	133.13	46.58	96.16	46.58 to 96.16	792,432	408,554

38 Grant
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 : 7	MEDIAN : 68	COV : 25.32	95% Median C.I. : 46.58 to 96.16
Total Sales Price : 5,547,026	WGT. MEAN : 52	STD : 17.38	95% Wgt. Mean C.I. : 44.12 to 58.99
Total Adj. Sales Price : 5,547,026	MEAN : 69	Avg. Abs. Dev : 12.39	95% Mean C.I. : 52.57 to 84.71
Total Assessed Value : 2,859,877			
Avg. Adj. Sales Price : 792,432	COD : 18.16	MAX Sales Ratio : 96.16	
Avg. Assessed Value : 408,554	PRD : 133.13	MIN Sales Ratio : 46.58	

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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
____ Grass ____											
County	7	68.21	68.64	51.56	18.16	133.13	46.58	96.16	46.58 to 96.16	792,432	408,554
Blank	7	68.21	68.64	51.56	18.16	133.13	46.58	96.16	46.58 to 96.16	792,432	408,554
____ ALL ____	7	68.21	68.64	51.56	18.16	133.13	46.58	96.16	46.58 to 96.16	792,432	408,554

38 Grant
AGRICULTURAL - RANDOM INCLUDE

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 3/12/2011

Number of Sales : 14
 Total Sales Price : 12,288,526
 Total Adj. Sales Price : 12,288,526
 Total Assessed Value : 7,334,701
 Avg. Adj. Sales Price : 877,752
 Avg. Assessed Value : 523,907

MEDIAN : 73
 WGT. MEAN : 60
 MEAN : 71
 COD : 15.20
 PRD : 118.40

COV : 20.57
 STD : 14.54
 Avg. Abs. Dev : 11.14
 MAX Sales Ratio : 96.16
 MIN Sales Ratio : 46.58

95% Median C.I. : 49.52 to 81.82
 95% Wgt. Mean C.I. : 48.00 to 71.37
 95% Mean C.I. : 62.28 to 79.06

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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											
01-JAN-08 To 31-MAR-08	2	81.83	81.83	74.89	17.51	109.27	67.50	96.16	N/A	242,500	181,599
01-APR-08 To 30-JUN-08	3	68.21	66.03	68.20	15.86	96.82	48.70	81.17	N/A	203,387	138,713
01-JUL-08 To 30-SEP-08											
01-OCT-08 To 31-DEC-08	3	64.00	61.90	55.77	11.80	110.99	49.52	72.18	N/A	1,115,000	621,831
01-JAN-09 To 31-MAR-09	1	75.00	75.00	75.00	00.00	100.00	75.00	75.00	N/A	192,000	144,000
01-APR-09 To 30-JUN-09											
01-JUL-09 To 30-SEP-09	2	78.33	78.33	76.29	05.06	102.67	74.37	82.29	N/A	1,440,000	1,098,591
01-OCT-09 To 31-DEC-09	1	46.58	46.58	46.58	00.00	100.00	46.58	46.58	N/A	4,424,366	2,060,691
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10	2	81.82	81.82	81.82	00.00	100.00	81.82	81.82	N/A	176,000	144,000
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	5	68.21	72.35	71.16	17.93	101.67	48.70	96.16	N/A	219,032	155,867
01-JUL-08 To 30-JUN-09	4	68.09	65.18	56.81	12.37	114.73	49.52	75.00	N/A	884,250	502,373
01-JUL-09 To 30-JUN-10	5	81.82	73.38	59.37	10.55	123.60	46.58	82.29	N/A	1,531,273	909,175
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	8	67.86	68.43	59.57	16.21	114.87	48.70	96.16	48.70 to 96.16	555,020	330,604
01-JAN-09 To 31-DEC-09	4	74.69	69.56	58.72	12.17	118.46	46.58	82.29	N/A	1,874,092	1,100,468
<u>ALL</u>	14	73.28	70.67	59.69	15.20	118.40	46.58	96.16	49.52 to 81.82	877,752	523,907

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	14	73.28	70.67	59.69	15.20	118.40	46.58	96.16	49.52 to 81.82	877,752	523,907
<u>ALL</u>	14	73.28	70.67	59.69	15.20	118.40	46.58	96.16	49.52 to 81.82	877,752	523,907

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>Grass</u>											
County	13	74.37	72.29	61.57	13.55	117.41	46.58	96.16	64.00 to 81.82	797,771	491,160
Blank	13	74.37	72.29	61.57	13.55	117.41	46.58	96.16	64.00 to 81.82	797,771	491,160
<u>ALL</u>	14	73.28	70.67	59.69	15.20	118.40	46.58	96.16	49.52 to 81.82	877,752	523,907

38 Grant
AGRICULTURAL - RANDOM INCLUDE

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 3/12/2011

Number of Sales : 14
 Total Sales Price : 12,288,526
 Total Adj. Sales Price : 12,288,526
 Total Assessed Value : 7,334,701
 Avg. Adj. Sales Price : 877,752
 Avg. Assessed Value : 523,907

MEDIAN : 73
 WGT. MEAN : 60
 MEAN : 71
 COD : 15.20
 PRD : 118.40

COV : 20.57
 STD : 14.54
 Avg. Abs. Dev : 11.14
 MAX Sales Ratio : 96.16
 MIN Sales Ratio : 46.58

95% Median C.I. : 49.52 to 81.82
 95% Wgt. Mean C.I. : 48.00 to 71.37
 95% Mean C.I. : 62.28 to 79.06

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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
____ Grass ____											
County	14	73.28	70.67	59.69	15.20	118.40	46.58	96.16	49.52 to 81.82	877,752	523,907
Blank	14	73.28	70.67	59.69	15.20	118.40	46.58	96.16	49.52 to 81.82	877,752	523,907
____ ALL ____	14	73.28	70.67	59.69	15.20	118.40	46.58	96.16	49.52 to 81.82	877,752	523,907

38 Grant
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 : 20
 Total Sales Price : 14,734,526
 Total Adj. Sales Price : 14,709,526
 Total Assessed Value : 8,760,686
 Avg. Adj. Sales Price : 735,476
 Avg. Assessed Value : 438,034

MEDIAN : 70
 WGT. MEAN : 60
 MEAN : 67
 COD : 18.29
 PRD : 111.84

COV : 23.51
 STD : 15.66
 Avg. Abs. Dev : 12.84
 MAX Sales Ratio : 96.16
 MIN Sales Ratio : 35.65

95% Median C.I. : 52.70 to 76.66
 95% Wgt. Mean C.I. : 50.04 to 69.07
 95% Mean C.I. : 59.28 to 73.94

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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											
01-JAN-08 To 31-MAR-08	3	67.50	71.62	61.06	22.21	117.29	51.19	96.16	N/A	388,333	237,102
01-APR-08 To 30-JUN-08	4	71.61	68.27	69.41	13.71	98.36	48.70	81.17	N/A	185,540	128,785
01-JUL-08 To 30-SEP-08											
01-OCT-08 To 31-DEC-08	4	58.81	59.83	55.44	14.05	107.92	49.53	72.18	N/A	990,000	548,854
01-JAN-09 To 31-MAR-09	1	75.00	75.00	75.00	00.00	100.00	75.00	75.00	N/A	192,000	144,000
01-APR-09 To 30-JUN-09	1	52.70	52.70	52.70	00.00	100.00	52.70	52.70	N/A	64,000	33,729
01-JUL-09 To 30-SEP-09	2	77.31	77.31	75.46	04.66	102.45	73.71	80.91	N/A	1,440,000	1,086,649
01-OCT-09 To 31-DEC-09	1	46.58	46.58	46.58	00.00	100.00	46.58	46.58	N/A	4,424,366	2,060,691
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10	4	79.24	68.99	72.32	16.19	95.40	35.65	81.82	N/A	320,500	231,777
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	7	68.21	69.70	64.31	17.78	108.38	48.70	96.16	48.70 to 96.16	272,451	175,206
01-JUL-08 To 30-JUN-09	6	58.81	61.17	56.29	15.68	108.67	49.53	75.00	49.53 to 75.00	702,667	395,524
01-JUL-09 To 30-JUN-10	7	76.66	68.16	60.11	16.51	113.39	35.65	81.82	35.65 to 81.82	1,226,624	737,300
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	11	67.50	66.11	58.32	16.93	113.36	48.70	96.16	49.53 to 81.17	533,378	311,078
01-JAN-09 To 31-DEC-09	5	73.71	65.78	58.35	15.37	112.73	46.58	80.91	N/A	1,512,073	882,344
<u>ALL</u>	20	70.20	66.61	59.56	18.29	111.84	35.65	96.16	52.70 to 76.66	735,476	438,034

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	20	70.20	66.61	59.56	18.29	111.84	35.65	96.16	52.70 to 76.66	735,476	438,034
<u>ALL</u>	20	70.20	66.61	59.56	18.29	111.84	35.65	96.16	52.70 to 76.66	735,476	438,034

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>Grass</u>											
County	16	72.95	69.79	60.83	14.96	114.73	46.58	96.16	52.70 to 81.17	702,939	427,629
Blank	16	72.95	69.79	60.83	14.96	114.73	46.58	96.16	52.70 to 81.17	702,939	427,629
<u>ALL</u>	20	70.20	66.61	59.56	18.29	111.84	35.65	96.16	52.70 to 76.66	735,476	438,034

38 Grant
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 : 20
 Total Sales Price : 14,734,526
 Total Adj. Sales Price : 14,709,526
 Total Assessed Value : 8,760,686
 Avg. Adj. Sales Price : 735,476
 Avg. Assessed Value : 438,034

MEDIAN : 70
 WGT. MEAN : 60
 MEAN : 67
 COD : 18.29
 PRD : 111.84

COV : 23.51
 STD : 15.66
 Avg. Abs. Dev : 12.84
 MAX Sales Ratio : 96.16
 MIN Sales Ratio : 35.65

95% Median C.I. : 52.70 to 76.66
 95% Wgt. Mean C.I. : 50.04 to 69.07
 95% Mean C.I. : 59.28 to 73.94

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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	1	35.65	35.65	35.65	00.00	100.00	35.65	35.65	N/A	180,000	64,165
Blank	1	35.65	35.65	35.65	00.00	100.00	35.65	35.65	N/A	180,000	64,165
_____Grass_____											
County	18	70.20	67.77	58.94	17.08	114.98	46.58	96.16	52.70 to 80.91	765,529	451,199
Blank	18	70.20	67.77	58.94	17.08	114.98	46.58	96.16	52.70 to 80.91	765,529	451,199
_____ALL_____	20	70.20	66.61	59.56	18.29	111.84	35.65	96.16	52.70 to 76.66	735,476	438,034

2011 Correlation Section for Grant County

A. Agricultural Land

Grant County is part of a large expanse of sand-dune area known as the Nebraska Sand Hills which is the primary recharge area for the Ogallala aquifer that underlies this region. The land use make up of the county is 98% grass, with some irrigated parcels, there is no dry land in Grant County. This county consists primarily of large well balanced ranches, range management is crucial to support livestock and good conservation practices are imperative to protect the fragile soils; when left with no vegetation blowing and eroding of the land will occur. Grant County is included in the Upper Loup Natural Resource District, there is a small area that has moratoriums and restrictions, but part of the district has a 2500 acre annual new well maximum. Primary routes for the shipment of livestock are highway 61 which goes north to south and highway 2 which runs east to west.

There is not an abundance of agricultural sales in Grant County. The new assessor is in the process of developing a sales verification questionnaire to be utilized in determining if a sale is an arms length transaction. Because of her many job responsibilities as ex officio assessor she will have an opportunity to visit with professionals handling real property business and to visit with the taxpayers of Grant County.

Since the county is very homogenous in makeup, no market areas have been created. A review of the agricultural sales over the three year study period indicate 5 sales occurred from 7/1/07 to 6/30/08, 1 occurred from 7/1/08 to 6/30/9 and 1 occurred from 7/1/09 to 6/30/10. The way the sales are distributed over the study period may cause Grant County to be compared to a different time standard than others as the second and third years of the study period are under-represented in comparison to the first year. The number of agricultural sales in this county is limited; the shortage of supply causes an erratic market. Over the years sales prices in this area are not linear, other things are affecting the sale amount. My analysis was more about the most probable selling price. Forces of motivation are at play on individual sales that go beyond the production capability of the soil; and these motivations may not be the same on each sale.

In determining the level of value and the quality of assessment within and across county lines three measurement tests were reviewed: the first, being the base statistical profile which is an analysis of only the sales within Grant County, inferences based on 7 sales would not be reliable. The second test is an analysis of the sales in Grant County with the inclusion of sales from surrounding counties with similar soils, land use makeup, and topography. With the scarcity of sales in the sand hill region the search was extended out twelve miles to take away the time bias in the second and third years of the study period. From a pool of twenty-four sales 3 were brought into the second year of the study period and 4 were brought into the third year. The minimum sale threshold as set in policy that allows a variance of 10% of the total sales in the analysis to the sales between study years was met.

The third test was to bring in as many sales from the pool as possible to maintain a proportionate and representative sample and to meet the 10% threshold between study years. Therefore, in this instance 2 sales were brought into the first year, 5 in the second, and 6 in the third. The makeup of the sales file was not distorted with the inclusion of the sales, there is a

2011 Correlation Section for Grant County

proportionate distribution of sales among each year of the study period, the sample is considered adequate to be statistically reliable, and there continues to be a reasonable representation of the land use in Grant County.

There was a close correlation of the second and third analyses, and since the reliability of the sample was increased with the inclusion of sales, there will be more weight given to these tests over the analysis of only those sales occurring in Grant County. The median for the subclass Majority Land Use (MLU) greater than 95% strata grass will be given consideration in determining the level of value, since the land use makeup of Grant County is 98% grass, test 3 having the greatest number of sales would be the most reliable sample.

From the assessors analysis of the agricultural land market it was apparent that any adjustment to the grass land values was not warranted.

Based on the consideration of all available information the level of value is determined to be 73% of market value for the agricultural land class of property. Grant County has a consistent method of assigning and implementing agricultural land values, it is believed that the assessments are uniform and proportionate.

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

**2011 Correlation Section
for Grant 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 Grant 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 Grant 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 Grant 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 : 1,689	Value : 128,504,761	Growth 7,023	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	32	69,644	7	22,663	41	63,793	80	156,100	
02. Res Improve Land	133	203,678	13	73,420	79	115,493	225	392,591	
03. Res Improvements	140	4,152,874	14	1,084,094	80	2,231,011	234	7,467,979	
04. Res Total	172	4,426,196	21	1,180,177	121	2,410,297	314	8,016,670	3,708
% of Res Total	54.78	55.21	6.69	14.72	38.54	30.07	18.59	6.24	52.80
05. Com UnImp Land	6	12,097	1	1,037	9	4,089	16	17,223	
06. Com Improve Land	27	67,370	3	3,561	23	20,809	53	91,740	
07. Com Improvements	27	912,231	3	212,851	29	299,728	59	1,424,810	
08. Com Total	33	991,698	4	217,449	38	324,626	75	1,533,773	3,315
% of Com Total	44.00	64.66	5.33	14.18	50.67	21.17	4.44	1.19	47.20
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	0	0	0	0	0
% of Rec Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res & Rec Total	172	4,426,196	21	1,180,177	121	2,410,297	314	8,016,670	3,708
% of Res & Rec Total	54.78	55.21	6.69	14.72	38.54	30.07	18.59	6.24	52.80
Com & Ind Total	33	991,698	4	217,449	38	324,626	75	1,533,773	3,315
% of Com & Ind Total	44.00	64.66	5.33	14.18	50.67	21.17	4.44	1.19	47.20
17. Taxable Total	205	5,417,894	25	1,397,626	159	2,734,923	389	9,550,443	7,023
% of Taxable Total	52.70	56.73	6.43	14.63	40.87	28.64	23.03	7.43	100.00

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	41	1	88	130

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	1	6,386	1,177	99,022,080	1,178	99,028,466
28. Ag-Improved Land	0	0	1	9,039	116	11,747,590	117	11,756,629
29. Ag Improvements	0	0	1	29,571	121	8,139,652	122	8,169,223
30. Ag Total							1,300	118,954,318

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	1	1.00	130	
37. FarmSite Improvements	0	0.00	0	1	0.00	29,571	
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	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	94	161.00	322,000	94	161.00	322,000	
33. HomeSite Improvements	97	152.00	5,982,396	97	152.00	5,982,396	0
34. HomeSite Total				97	161.00	6,304,396	
35. FarmSite UnImp Land	1	1.00	130	1	1.00	130	
36. FarmSite Improv Land	110	379.00	56,750	111	380.00	56,880	
37. FarmSite Improvements	113	0.00	2,157,256	114	0.00	2,186,827	0
38. FarmSite Total				115	381.00	2,243,837	
39. Road & Ditches	0	1,211.76	0	0	1,213.76	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				212	1,755.76	8,548,233	0

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	11	663.34	50,756	11	663.34	50,756

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	0.00	0.00%	0	0.00%	0.00
47. 2A1	0.00	0.00%	0	0.00%	0.00
48. 2A	0.00	0.00%	0	0.00%	0.00
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	756.25	34.48%	332,750	34.48%	440.00
51. 4A1	234.56	10.69%	103,207	10.69%	440.00
52. 4A	1,202.64	54.83%	529,162	54.83%	440.00
53. Total	2,193.45	100.00%	965,119	100.00%	440.00
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	0.00	0.00%	0	0.00%	0.00
56. 2D1	0.00	0.00%	0	0.00%	0.00
57. 2D	0.00	0.00%	0	0.00%	0.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	0.00	0.00%	0	0.00%	0.00
60. 4D1	0.00	0.00%	0	0.00%	0.00
61. 4D	0.00	0.00%	0	0.00%	0.00
62. Total	0.00	0.00%	0	0.00%	0.00
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	0.00	0.00%	0	0.00%	0.00
65. 2G1	0.00	0.00%	0	0.00%	0.00
66. 2G	0.00	0.00%	0	0.00%	0.00
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	22,849.59	4.70%	5,141,171	4.70%	225.00
69. 4G1	39,695.10	8.17%	8,931,423	8.17%	225.00
70. 4G	423,442.02	87.13%	95,274,532	87.13%	225.00
71. Total	485,986.71	100.00%	109,347,126	100.00%	225.00
Irrigated Total					
Irrigated Total	2,193.45	0.44%	965,119	0.87%	440.00
Dry Total					
Dry Total	0.00	0.00%	0	0.00%	0.00
Grass Total					
Grass Total	485,986.71	97.67%	109,347,126	99.04%	225.00
72. Waste	9,384.07	1.89%	93,840	0.08%	10.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	1,013.70	0.20%	0	0.00%	0.00
75. Market Area Total	497,564.23	100.00%	110,406,085	100.00%	221.89

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	2,193.45	965,119	2,193.45	965,119
77. Dry Land	0.00	0	0.00	0	0.00	0	0.00	0
78. Grass	0.00	0	67.95	15,290	485,918.76	109,331,836	485,986.71	109,347,126
79. Waste	0.00	0	0.50	5	9,383.57	93,835	9,384.07	93,840
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	380.16	0	0.00	0	633.54	0	1,013.70	0
82. Total	0.00	0	68.45	15,295	497,495.78	110,390,790	497,564.23	110,406,085

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	2,193.45	0.44%	965,119	0.87%	440.00
Dry Land	0.00	0.00%	0	0.00%	0.00
Grass	485,986.71	97.67%	109,347,126	99.04%	225.00
Waste	9,384.07	1.89%	93,840	0.08%	10.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	1,013.70	0.20%	0	0.00%	0.00
Total	497,564.23	100.00%	110,406,085	100.00%	221.89

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

38 Grant

	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	8,004,768	8,016,670	11,902	0.15%	3,708	0.10%
02. Recreational	0	0	0		0	
03. Ag-Homesite Land, Ag-Res Dwelling	6,542,906	6,304,396	-238,510	-3.65%	0	-3.65%
04. Total Residential (sum lines 1-3)	14,547,674	14,321,066	-226,608	-1.56%	3,708	-1.58%
05. Commercial	1,528,386	1,533,773	5,387	0.35%	3,315	0.14%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	2,244,611	2,243,837	-774	-0.03%	0	-0.03%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	3,772,997	3,777,610	4,613	0.12%	3,315	0.03%
10. Total Non-Agland Real Property	18,320,671	18,098,676	-221,995	-1.21%	7,023	-1.25%
11. Irrigated	965,119	965,119	0	0.00%		
12. Dryland	0	0	0			
13. Grassland	109,347,126	109,347,126	0	0.00%		
14. Wasteland	93,840	93,840	0	0.00%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	110,406,085	110,406,085	0	0.00%		
17. Total Value of all Real Property (Locally Assessed)	128,726,756	128,504,761	-221,995	-0.17%	7,023	-0.18%

2011
PLAN OF ASSESSMENT
GRANT COUNTY, NEBRASKA
July 15, 2010

RECEIVED
AUG 13 2010
REVENUE ADMIN

I, Tonchita J. Ring, Grant County Assessor, submit a Three Year Plan of Assessment to the Grant County Board of Equalization and the Department of Property Assessment and Taxation required by Law, Section 177-1311, as amended by 2001 Neb. Laws LB170, Section 5.

COUNTY DESCRIPTION

<u>Parcel/Acres</u>	<u>Count</u>	<u>%Parcel</u>	<u>Value</u>	<u>%Value</u>	<u>Land</u>	<u>Impr.</u>
Resid/Rec	311	18%	7,999,275	6%	537,808	7,461,467
Comm	74	4%	1,528,386	1%	108,963	1,419,423
Agri	1300	77%	119,193,602	93%	110,785,095	8,408,507
	1685	100%	128,721,263	100%	111,431,866	17,289,397

BUDGET, STAFFING AND TRAINING

The 2010/2011 Budget for the Clerk ex officio office is \$87,970 with a separate Re-Appraisal Fund of \$18,000 to cover the expenses of a Contracted Appraiser firm.

The Staff in the office consists of Assessor and one full time clerk. The responsibilities of the Assessor's office are divided between the Assessor and Clerk. The Clerk does the computer work. Our computer services are contracted through ASI/TerraScan.

The Assessor will retire this year. Christee Haney has her certificate so will take over as the Assessor for Grant County and continue to attend workshops.

2009 R & O STATISTICS

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	94	11.89	98.48
Commercial	98	0	100
Agricultural Unimproved	75	22.85	117.70

The following appraisal plan is planned.

3 YEAR APPRAISAL PLAN

Assessment Action Planned for Assessment for Year 2011

Residential- Pick-up work will be conducted including drive by inspection of all properties within the three towns of Grant County. The towns include Hyannis with 131 improved parcels, Whitman and Ashby each have 26 improved parcels. Sales review will also be completed for residential properties.

Commercial- Since there really were no changes or improvements made on the businesses in Grant County a complete re-appraisal was not done for 2010. A complete re-appraisal was completed in 2002. Pickup work and sales review will be completed.

Agricultural-The new soil codes are in place and any land that is no longer irrigated land has been converted back to grass. Pick-up work and sales review will be completed for Agricultural Properties

Assessment Action Planned for Assessment year 2012

Residential- Pick-up work and sales review will be completed for residential properties.

Commercial- Pick-up work and sales review will be completed for commercial properties.

Agricultural-Pick-up work and sales review will be completed for agricultural properties.

Assessment Action Planned for Assessment Year 2013

Residential- Pick-up work and sales review will be completed for residential properties.

Commercial- Only appraisal maintenance for commercial properties will be done. If appraisal adjustments need to be made to comply with statistical measures required by law they will be made by either a percentage increase or decrease applied to all commercial properties. Sales review and pick-up work will also be completed.

Agricultural- Pick-up work and sales review will be completed for agricultural properties.

Questionnaires are sent out to both buyers and sellers when ownership changes in Residential, Commercial and Agricultural sales.

PROPERTY CARDS, MAPS & REAL ESTATE TRANSFERS

New property record cards were put in use in 1999 for residential property in the three towns, in 2000 for rural residential and 2002 for commercial properties. With each sale these property record cards are updated by ownership and whenever splits are made. If a value change is made the reason is recorded on the card. Maps are kept current with ownership and boundary lines.

Real Estate Transfer Statement are filed by year in a separate file drawer.

THE ANNUAL REPORTS

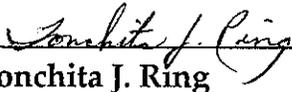
The Abstracts for Real & Personal property are prepared and filed each year. Copies of assessed Personal Property of the year before are sent to property owners, are checked and returned including new items purchased.

The sales rosters are checked over and mistakes are corrected and rosters returned to the PA&T.

Homestead Exemption applications are sent out. We make sure each property owner that receives an application returns it.

Grant County's Field Liaison Pat Albro works with the Assessor on Sales ratio studies and any other questions the assessor has.

Respectfully submitted,



Tonchita J. Ring
Grant County Assessor

2011 Assessment Survey for Grant County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$4,900
7.	Adopted budget, or granted budget if different from above:
	Same
8.	Amount of the total budget set aside for appraisal work:
	\$3,000
9.	Appraisal/Reappraisal budget, if not part of the total budget:
	-0-
10.	Part of the budget that is dedicated to the computer system:
	-0-
11.	Amount of the total budget set aside for education/workshops:
	\$1,900
12.	Other miscellaneous funds:
	-0-
13.	Amount of last year's budget not used:
	-0-

B. Computer, Automation Information and GIS

1.	Administrative software:
	TerraScan
2.	CAMA software:
	TerraScan – contracted with Property Assessment Division
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Clerk
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	GIS Western Resources
7.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	The Village of Hyannis is the only area not zoned.
4.	When was zoning implemented?
	2002

D. Contracted Services

1.	Appraisal Services:
	None
2.	Other services:
	TerraScan and GIS Western Resources

2011 Certification for Grant 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 Grant 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

