

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 Sheridan County

Residential Real Property - Current

Number of Sales	106	Median	95.85
Total Sales Price	\$4,133,086	Mean	108.98
Total Adj. Sales Price	\$4,133,086	Wgt. Mean	93.43
Total Assessed Value	\$3,861,367	Average Assessed Value of the Base	\$33,277
Avg. Adj. Sales Price	\$38,991	Avg. Assessed Value	\$36,428

Confidence Interval - Current

95% Median C.I	91.07 to 101.60
95% Mean C.I	87.36 to 99.49
95% Wgt. Mean C.I	100.15 to 117.81
% of Value of the Class of all Real Property Value in the County	13.57
% of Records Sold in the Study Period	4.46
% of Value Sold in the Study Period	4.88

Residential Real Property - History

Year	Number of Sales	LOV	Median
2010	136	96	96
2009	155	96	96
2008	135	96	96
2007	123	99	99

2011 Commission Summary for Sheridan County

Commercial Real Property - Current

Number of Sales	20	Median	94.02
Total Sales Price	\$835,001	Mean	92.79
Total Adj. Sales Price	\$835,001	Wgt. Mean	80.57
Total Assessed Value	\$672,755	Average Assessed Value of the Base	\$50,928
Avg. Adj. Sales Price	\$41,750	Avg. Assessed Value	\$33,638

Confidence Interval - Current

95% Median C.I	72.54 to 110.62
95% Mean C.I	69.57 to 116.01
95% Wgt. Mean C.I	59.24 to 101.90
% of Value of the Class of all Real Property Value in the County	4.00
% of Records Sold in the Study Period	4.37
% of Value Sold in the Study Period	2.88

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2010	30	100	94
2009	38	94	94
2008	34	96	96
2007	29	112	112

2011 Opinions of the Property Tax Administrator for Sheridan 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	94	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	The qualitative measures calculated in the base stat 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 Sheridan County

For assessment year 2011, the County completed pick-up work, and for the rural residential valuation grouping (80), all improvements were lowered by 15% to bring these within acceptable range.

2011 Residential Assessment Survey for Sheridan County

1.	Valuation data collection done by:	
	An independent lister, the Assessor and her staff.	
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>
	10	Gordon—all residential parcels within Gordon and any that could be considered suburban (since there is no separate suburban market).
	20	Hay Springs—all residential parcels within Hay Springs and environ.
	30	Rushville—all residential parcels within Rushville and environ.
	40	Small Towns—consisting of Antioch, Bingham, Ellsworth, Lakeside and Whiteclay.
	80	Rural—all rural residential parcels.
3.	List and describe the approach(es) used to estimate the market value of residential properties.	
	The Cost approach—that is, replacement cost new, minus depreciation.	
4.	When was the last lot value study completed?	
	1996	
5.	Describe the methodology used to determine the residential lot values.	
	Market value—expressed as value per front foot of lot.	
6.	What costing year for the cost approach is being used for each valuation grouping?	
	1988.	
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?	
	Tables provided by the CAMA vendor.	
8.	Are individual depreciation tables developed for each valuation grouping?	
	No	
9.	How often does the County update the depreciation tables?	
	Only when the cost data is 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.	
	New additions or extensive remodeling would tend to define a parcel as substantially changed.	
12.	Please provide any documents related to the policies or procedures used for the residential class of property.	
	The Assessor has an overall general policy book for residential, commercial and ag	

property, but a copy of this would double the size of the R&O document. She also relies on statutes, regulations and directives.
--

81 Sheridan
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 : 106
Total Sales Price : 4,133,086
Total Adj. Sales Price : 4,133,086
Total Assessed Value : 3,861,367
Avg. Adj. Sales Price : 38,991
Avg. Assessed Value : 36,428

MEDIAN : 96
WGT. MEAN : 93
MEAN : 109
COD : 33.26
PRD : 116.64

COV : 42.55
STD : 46.37
Avg. Abs. Dev : 31.88
MAX Sales Ratio : 283.20
MIN Sales Ratio : 43.33

95% Median C.I. : 91.07 to 101.60
95% Wgt. Mean C.I. : 87.36 to 99.49
95% Mean C.I. : 100.15 to 117.81

Printed:3/30/2011 2:02:21PM

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	23	91.07	101.45	89.89	32.23	112.86	47.17	272.86	77.70 to 99.59	31,957	28,726
01-OCT-08 To 31-DEC-08	13	104.43	120.30	105.58	38.64	113.94	53.33	201.44	76.24 to 182.75	39,088	41,271
01-JAN-09 To 31-MAR-09	9	69.35	77.45	72.79	16.96	106.40	61.40	114.39	64.54 to 105.81	63,921	46,529
01-APR-09 To 30-JUN-09	18	111.84	116.76	97.79	25.70	119.40	68.37	181.10	87.36 to 140.77	45,772	44,761
01-JUL-09 To 30-SEP-09	11	90.65	94.63	83.04	23.71	113.96	43.33	168.72	65.11 to 132.70	46,727	38,802
01-OCT-09 To 31-DEC-09	16	100.81	114.35	101.85	27.21	112.27	69.72	258.48	82.10 to 111.82	33,463	34,083
01-JAN-10 To 31-MAR-10	4	117.42	147.16	87.29	53.00	168.59	70.58	283.20	N/A	18,963	16,553
01-APR-10 To 30-JUN-10	12	107.33	116.39	109.81	31.44	105.99	45.90	204.00	82.71 to 164.12	30,458	33,446
<u>Study Yrs</u>											
01-JUL-08 To 30-JUN-09	63	94.86	106.29	91.65	33.33	115.97	47.17	272.86	86.96 to 104.45	41,942	38,439
01-JUL-09 To 30-JUN-10	43	99.83	112.93	96.58	31.98	116.93	43.33	283.20	90.65 to 107.33	34,669	33,482
<u>Calendar Yrs</u>											
01-JAN-09 To 31-DEC-09	54	96.72	104.99	89.71	28.17	117.03	43.33	258.48	87.38 to 101.81	45,344	40,678
<u>ALL</u>	106	95.85	108.98	93.43	33.26	116.64	43.33	283.20	91.07 to 101.60	38,991	36,428

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	43	99.28	104.84	93.87	25.94	111.69	43.33	201.44	87.36 to 105.81	41,242	38,716
20	21	93.67	111.55	86.94	43.20	128.31	45.90	283.20	68.37 to 135.56	21,226	18,454
30	27	100.29	116.22	91.35	35.94	127.22	55.86	272.86	79.53 to 116.47	31,278	28,571
40	3	68.76	92.54	82.49	49.53	112.18	53.33	155.52	N/A	10,250	8,455
80	12	95.84	107.12	97.46	26.10	109.91	68.06	200.19	74.48 to 131.72	86,557	84,356
<u>ALL</u>	106	95.85	108.98	93.43	33.26	116.64	43.33	283.20	91.07 to 101.60	38,991	36,428

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	103	95.44	108.68	92.45	32.64	117.56	43.33	283.20	91.07 to 101.51	39,180	36,222
06											
07	3	111.82	119.30	133.81	45.99	89.16	45.90	200.19	N/A	32,500	43,489
<u>ALL</u>	106	95.85	108.98	93.43	33.26	116.64	43.33	283.20	91.07 to 101.60	38,991	36,428

**81 Sheridan
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 : 106
 Total Sales Price : 4,133,086
 Total Adj. Sales Price : 4,133,086
 Total Assessed Value : 3,861,367
 Avg. Adj. Sales Price : 38,991
 Avg. Assessed Value : 36,428

MEDIAN : 96
 WGT. MEAN : 93
 MEAN : 109
 COD : 33.26
 PRD : 116.64

COV : 42.55
 STD : 46.37
 Avg. Abs. Dev : 31.88
 MAX Sales Ratio : 283.20
 MIN Sales Ratio : 43.33

95% Median C.I. : 91.07 to 101.60
 95% Wgt. Mean C.I. : 87.36 to 99.49
 95% Mean C.I. : 100.15 to 117.81

Printed:3/30/2011 2:02:21PM

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	13	144.23	164.98	181.37	33.50	90.96	53.33	283.20	107.33 to 204.00	1,923	3,488	
5000 TO 9999	11	95.29	129.49	130.20	53.24	99.45	53.40	272.86	55.86 to 182.75	7,100	9,244	
<u>Total \$</u>												
1 TO 9999	24	144.17	148.71	142.61	35.69	104.28	53.33	283.20	95.29 to 182.75	4,296	6,126	
10000 TO 29999	30	100.55	106.11	103.55	29.91	102.47	47.17	201.44	77.70 to 127.38	19,547	20,241	
30000 TO 59999	28	95.14	97.40	98.49	20.03	98.89	43.33	200.19	90.65 to 101.60	42,750	42,106	
60000 TO 99999	14	87.16	87.68	88.74	15.01	98.81	64.54	131.72	72.77 to 101.32	72,042	63,929	
100000 TO 149999	9	82.97	86.30	85.84	15.34	100.54	69.35	119.23	70.33 to 98.15	119,111	102,239	
150000 TO 249999	1	68.06	68.06	68.06	00.00	100.00	68.06	68.06	N/A	166,000	112,987	
250000 TO 499999												
500000 +												
<u>ALL</u>	106	95.85	108.98	93.43	33.26	116.64	43.33	283.20	91.07 to 101.60	38,991	36,428	

**2011 Correlation Section
for Sheridan County**

A. Residential Real Property

According to the Sheridan County 2011 residential profile, there were 106 qualified residential sales occurring during the time period of the sales study. Two of the three overall measures of central tendency are within acceptable range (the median and the weighted mean) and the mean or average is nine points above the limit of acceptable range. The coefficient of dispersion is significantly above its prescribed upper limit, but further examination reveals that it is affected by four low-dollar sales (\$5000 or less) that if eliminated would drop the COD by five points. Likewise, the price-related differential is more than 13 percentage points above its upper limit, and likewise is skewed by the aforementioned four sales. In fact, the hypothetical removal of them would lower the PRD to approximately 93%. Further analysis of the statistical profile reveals that no valuation grouping with a statistically significant number of sales in the sample has a median outside of acceptable range (rounded).

Sheridan County's sales qualification and review process consists of a questionnaire that is mailed to the buyer of each residential, commercial and agricultural parcel, with the exception of sales that are partial interests, family sales, etc. The return rate of the questionnaires is approximately 90%. The remaining 10% of sales then have a questionnaire sent to the parcels seller. After this process, if there are any sales that have not produced a response they are deemed qualified sales, unless future information is discovered that would disqualify them.

For assessment year 2011, the County completed pick-up work, and for valuation grouping 80, all improvements were lowered by 15% to bring these within acceptable range.

Considering all of the available data, it is determined that the overall residential level of value is 96% of actual market value. Based upon knowledge of the County's assessment practices, it is believed that residential property within Sheridan County is treated both uniformly and proportionately.

**2011 Correlation Section
for Sheridan 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 Sheridan 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 Sheridan 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 Sheridan 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 Sheridan County

Assessment actions taken to address the commercial property class for 2011 consisted of the completion of all commercial pick-up work.

2011 Commercial Assessment Survey for Sheridan County

1.	Valuation data collection done by:	
	An independent lister, the Assessor and her staff.	
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>
	10	Gordon—all commercial parcels within Gordon and any commercial parcels that could be considered suburban (since there is no separate suburban market).
	20	Hay Springs—all commercial parcels within and around Hay Springs.
	30	Rushville—all commercial parcels within and around Rushville.
	40	Small Towns—consisting of any commercial property within Antioch, Bingham, Ellsworth, Lakeside and Whiteclay.
	80	Rural—all rural commercial parcels.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	The Cost approach.	
4.	When was the last lot value study completed?	
	1999	
5.	Describe the methodology used to determine the commercial lot values.	
	Market information expressed as value per square foot of commercial lot size.	
6.	What costing year for the cost approach is being used for each valuation grouping?	
	2002	
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?	
	Tables provided by the CAMA vendor.	
8.	Are individual depreciation tables developed for each valuation grouping?	
	No.	
9.	How often does the County update the depreciation tables?	
	When the cost data is 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.	
	Usually a change in occupancy code, that includes extensive remodeling.	
12.	Please provide any documents related to the policies or procedures used for the commercial class of property.	
	The Assessor has an overall general policy book for residential, commercial and ag	

property, but a copy of this would double the size of the R&O document. She also relies on statutes, regulations and directives.
--

**81 Sheridan
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 : 20
Total Sales Price : 835,001
Total Adj. Sales Price : 835,001
Total Assessed Value : 672,755
Avg. Adj. Sales Price : 41,750
Avg. Assessed Value : 33,638

MEDIAN : 94
WGT. MEAN : 81
MEAN : 93
COD : 39.07
PRD : 115.17

COV : 53.48
STD : 49.62
Avg. Abs. Dev : 36.73
MAX Sales Ratio : 187.93
MIN Sales Ratio : 14.25

95% Median C.I. : 72.54 to 110.62
95% Wgt. Mean C.I. : 59.24 to 101.90
95% Mean C.I. : 69.57 to 116.01

Printed:3/30/2011 2:02:23PM

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	3	74.49	66.45	72.76	43.12	91.33	14.25	110.62	N/A	15,167	11,036
01-OCT-07 To 31-DEC-07	1	186.34	186.34	186.34	00.00	100.00	186.34	186.34	N/A	9,900	18,448
01-JAN-08 To 31-MAR-08	3	130.97	148.93	132.28	15.29	112.59	127.88	187.93	N/A	20,667	27,338
01-APR-08 To 30-JUN-08	3	62.78	58.41	46.35	39.36	126.02	19.16	93.30	N/A	87,267	40,451
01-JUL-08 To 30-SEP-08	3	94.74	107.20	96.40	28.77	111.20	72.54	154.33	N/A	35,333	34,063
01-OCT-08 To 31-DEC-08											
01-JAN-09 To 31-MAR-09											
01-APR-09 To 30-JUN-09	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	39,291	39,291
01-JUL-09 To 30-SEP-09	1	105.26	105.26	105.26	00.00	100.00	105.26	105.26	N/A	3,800	4,000
01-OCT-09 To 31-DEC-09	1	82.82	82.82	82.82	00.00	100.00	82.82	82.82	N/A	50,000	41,411
01-JAN-10 To 31-MAR-10	3	34.38	50.81	90.14	73.94	56.37	20.90	97.15	N/A	81,903	73,826
01-APR-10 To 30-JUN-10	1	86.05	86.05	86.05	00.00	100.00	86.05	86.05	N/A	11,000	9,465
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	10	101.96	100.77	67.23	47.06	149.89	14.25	187.93	19.16 to 186.34	37,920	25,492
01-JUL-08 To 30-JUN-09	4	97.37	105.40	97.38	22.35	108.24	72.54	154.33	N/A	36,323	35,370
01-JUL-09 To 30-JUN-10	6	84.44	71.09	89.00	29.68	79.88	20.90	105.26	20.90 to 105.26	51,752	46,059
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	9	94.74	104.85	71.09	41.44	147.49	19.16	187.93	62.78 to 154.33	47,756	33,951
01-JAN-09 To 31-DEC-09	3	100.00	96.03	90.99	07.48	105.54	82.82	105.26	N/A	31,030	28,234
<u>ALL</u>	20	94.02	92.79	80.57	39.07	115.17	14.25	187.93	72.54 to 110.62	41,750	33,638

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
10	10	98.58	105.24	100.46	31.67	104.76	20.90	186.34	74.49 to 154.33	45,790	46,002
20	4	95.66	98.37	77.24	50.41	127.36	14.25	187.93	N/A	6,575	5,079
30	1	127.88	127.88	127.88	00.00	100.00	127.88	127.88	N/A	29,000	37,084
40	3	72.54	61.67	33.88	34.06	182.02	19.16	93.30	N/A	45,667	15,472
80	2	48.58	48.58	58.94	29.23	82.42	34.38	62.78	N/A	92,400	54,462
<u>ALL</u>	20	94.02	92.79	80.57	39.07	115.17	14.25	187.93	72.54 to 110.62	41,750	33,638

**81 Sheridan
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 : 20
 Total Sales Price : 835,001
 Total Adj. Sales Price : 835,001
 Total Assessed Value : 672,755
 Avg. Adj. Sales Price : 41,750
 Avg. Assessed Value : 33,638

MEDIAN : 94
 WGT. MEAN : 81
 MEAN : 93
 COD : 39.07
 PRD : 115.17

COV : 53.48
 STD : 49.62
 Avg. Abs. Dev : 36.73
 MAX Sales Ratio : 187.93
 MIN Sales Ratio : 14.25

95% Median C.I. : 72.54 to 110.62
 95% Wgt. Mean C.I. : 59.24 to 101.90
 95% Mean C.I. : 69.57 to 116.01

Printed:3/30/2011 2:02:23PM

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	20	94.02	92.79	80.57	39.07	115.17	14.25	187.93	72.54 to 110.62	41,750	33,638
04											
<u>ALL</u>	20	94.02	92.79	80.57	39.07	115.17	14.25	187.93	72.54 to 110.62	41,750	33,638

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Low \$</u>											
1 TO 4999	4	99.28	101.85	110.39	45.07	92.26	20.90	187.93	N/A	2,700	2,981
5000 TO 9999	2	100.30	100.30	106.84	85.79	93.88	14.25	186.34	N/A	9,200	9,830
<u>Total \$</u>											
1 TO 9999	6	99.28	101.33	108.15	58.93	93.69	14.25	187.93	14.25 to 187.93	4,867	5,264
10000 TO 29999	6	98.34	97.96	94.69	33.55	103.45	34.38	154.33	34.38 to 154.33	19,667	18,622
30000 TO 59999	5	94.74	96.21	94.36	15.96	101.96	72.54	130.97	N/A	41,858	39,498
60000 TO 99999											
100000 TO 149999	1	19.16	19.16	19.16	00.00	100.00	19.16	19.16	N/A	100,000	19,159
150000 TO 249999	2	79.97	79.97	82.64	21.50	96.77	62.78	97.15	N/A	189,255	156,398
250000 TO 499999											
500000 +											
<u>ALL</u>	20	94.02	92.79	80.57	39.07	115.17	14.25	187.93	72.54 to 110.62	41,750	33,638

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	3	20.90	42.82	27.96	126.08	153.15	14.25	93.30	N/A	4,167	1,165
300	1	94.74	94.74	94.74	00.00	100.00	94.74	94.74	N/A	55,000	52,105
314	1	62.78	62.78	62.78	00.00	100.00	62.78	62.78	N/A	159,800	100,329
350	1	105.26	105.26	105.26	00.00	100.00	105.26	105.26	N/A	3,800	4,000
353	5	97.15	96.91	80.83	36.44	119.89	19.16	154.33	N/A	74,942	60,573
391	1	72.54	72.54	72.54	00.00	100.00	72.54	72.54	N/A	35,000	25,390
406	1	74.49	74.49	74.49	00.00	100.00	74.49	74.49	N/A	25,000	18,622
470	1	34.38	34.38	34.38	00.00	100.00	34.38	34.38	N/A	25,000	8,594
471	2	134.58	134.58	99.93	38.46	134.67	82.82	186.34	N/A	29,950	29,930
528	2	115.49	115.49	113.41	13.41	101.83	100.00	130.97	N/A	34,646	39,291
554	2	149.28	149.28	126.08	25.90	118.40	110.62	187.93	N/A	7,500	9,456
<u>ALL</u>	20	94.02	92.79	80.57	39.07	115.17	14.25	187.93	72.54 to 110.62	41,750	33,638

2011 Correlation Section for Sheridan County

A. Commerical Real Property

The 2011 Sheridan County commercial statistical profile reveals a total of twenty qualified commercial sales to be used as a sample for the study period. Of this sample, the profile indicates that two of the three measures of central tendency are within acceptable range (the median and mean are within one rounded point of each other, and the weighted mean is significantly below the acceptable range, at 81). Regarding the qualitative statistical measures, the COD is significantly outside of the upper limits of range, and the same could be said for the price-related differential at 115.17. Further review of the profile reveals that half of the twenty sales occurred in valuation grouping 10 (Gordon). This indicates that if there is a viable commercial market within Sheridan County, it is represented by the city of Gordon (only by numbers). Valuation grouping 20 (Rushville) had only four sales occur during the three-year period of the sales study. Neither groupings' median is above acceptable range, but the qualitative statistics for both are outside of their prescribed parameters. Further review indicates that the commercial sales are widely dispersed among various occupancy codes, and this anomaly is quite common in rural counties.

A discussion of the County's sales review and verification process is a reiteration of that mentioned in the residential correlation: it consists of a questionnaire that is mailed to the buyer of each residential, commercial and agricultural parcel, with the exception of sales that are partial interests, family sales, etc. The return rate of the questionnaires is approximately 90%. The remaining 10% of sales then have a questionnaire sent to the parcel's seller. After this process, if there are any sales that have not produced a response they are deemed qualified sales, unless future information is discovered that would disqualify them.

Assessment actions taken to address the commercial property class consisted of the completion of all commercial pick-up work.

From consideration of all available data, it is determined that the level of value for commercial property within Sheridan County is 94%. Although both qualitative statistics lie outside of their respective ranges, due to the lack of a viable competitive commercial market, and anomalies that constitute the sample, it is believed that the County treats commercial property both uniformly and proportionately.

**2011 Correlation Section
for Sheridan 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 Sheridan 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 Sheridan 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 Sheridan 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 Sheridan County

Actions taken to address agricultural land for assessment year 2011 included the raising of all irrigated and dry subclasses to more closely match the market. The grassland subclasses, with the exception of 4G1 and 4G were raised (4G1 was lowered, and 4G remained the same).

2011 Agricultural Assessment Survey for Sheridan County

1.	Valuation data collection done by:	
	An independent lister, the Assessor and her staff.	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	Market Area	Description of unique characteristics
		There are currently no developed agricultural market areas, but the Assessor is reviewing the sales that border surrounding counties that do have market areas to see if there is an extension of influence.
3.	Describe the process that is used to determine and monitor market areas.	
	See above answer..	
4.	Describe the process used to identify and value rural residential land and recreational land in the county.	
	For rural residential, it is identified as all other land that does not fit the statutory definition of agricultural/horticultural land, and further, does not meet the definition of recreational land. Recreational land is identified as all parcels of real property predominantly used or intended to be used for diversion, entertainment and relaxation on an occasional basis.	
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?	
	Yes, there is a standard value for the first acre (home site) and the second acre.	
6.	What land characteristics are used to assign differences in assessed values?	
	Land use—that is, irrigated, dry, grass—coupled with Land Capability Groups.	
7.	What process is used to annually update land use? (Physical inspection, FSA maps, etc.)	
	Physical inspection, information from the local NRD and the GIS maps.	
8.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.	
	At present, no non-agricultural influence is noted. A review of the sales verification questionnaires would act as an alert if there was stated non-agricultural influence.	
9.	Have special valuations applications been filed in the county? If yes, is there a value difference for the special valuation parcels.	
	Only in 2007, but there is no special valuation implemented in the County, and there is no evidence of a value difference for similar land.	
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.	
	New buildings on vacant land would probably constitute substantially changed parcels.	
12.	Please provide any documents related to the policies or procedures used for the	

	agricultural class of property.
	The Assessor has an overall general policy book for residential, commercial and ag property, but a copy of this would double the size of the R&O document. She also relies on statutes, regulations and directives.

81 Sheridan
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 : 47
 Total Sales Price : 13,190,751
 Total Adj. Sales Price : 13,093,351
 Total Assessed Value : 7,439,338
 Avg. Adj. Sales Price : 278,582
 Avg. Assessed Value : 158,284

MEDIAN : 71
 WGT. MEAN : 57
 MEAN : 65
 COD : 27.35
 PRD : 113.97

COV : 35.90
 STD : 23.25
 Avg. Abs. Dev : 19.38
 MAX Sales Ratio : 120.45
 MIN Sales Ratio : 17.13

95% Median C.I. : 53.38 to 76.63
 95% Wgt. Mean C.I. : 48.34 to 65.30
 95% Mean C.I. : 58.11 to 71.41

Printed:3/30/2011 2:02:26PM

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	35.34	35.34	35.34	00.00	100.00	35.34	35.34	N/A	375,000	132,535
01-OCT-07 To 31-DEC-07	5	70.99	66.42	66.68	24.92	99.61	41.61	99.85	N/A	287,179	191,486
01-JAN-08 To 31-MAR-08	4	43.31	54.58	39.72	48.76	137.41	27.38	104.30	N/A	258,160	102,551
01-APR-08 To 30-JUN-08	9	74.00	66.60	65.23	28.31	102.10	17.13	94.33	39.05 to 92.47	364,864	238,002
01-JUL-08 To 30-SEP-08	6	57.86	62.20	63.53	14.12	97.91	53.30	77.13	53.30 to 77.13	74,750	47,486
01-OCT-08 To 31-DEC-08	3	77.27	89.52	82.28	21.39	108.80	70.85	120.45	N/A	101,895	83,836
01-JAN-09 To 31-MAR-09	3	77.48	76.16	74.73	03.48	101.91	71.45	79.55	N/A	191,883	143,397
01-APR-09 To 30-JUN-09	2	47.99	47.99	44.03	25.03	108.99	35.98	60.00	N/A	657,208	289,365
01-JUL-09 To 30-SEP-09											
01-OCT-09 To 31-DEC-09	7	54.91	57.20	48.09	24.82	118.94	33.99	87.80	33.99 to 87.80	358,576	172,449
01-JAN-10 To 31-MAR-10	4	60.42	59.15	53.42	37.75	110.73	30.13	85.64	N/A	384,975	205,638
01-APR-10 To 30-JUN-10	3	78.58	85.16	81.70	13.64	104.24	72.36	104.53	N/A	90,620	74,036
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	19	66.20	62.38	59.44	35.24	104.95	17.13	104.30	39.54 to 92.11	322,490	191,694
01-JUL-08 To 30-JUN-09	14	71.15	69.02	58.44	18.85	118.10	35.98	120.45	53.38 to 77.48	188,875	110,382
01-JUL-09 To 30-JUN-10	14	64.20	63.75	52.10	30.61	122.36	30.13	104.53	42.56 to 85.64	308,700	160,843
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	22	68.53	66.34	60.91	29.84	108.91	17.13	120.45	47.08 to 78.08	230,482	140,393
01-JAN-09 To 31-DEC-09	12	58.02	60.41	50.36	25.99	119.96	33.99	87.80	43.83 to 77.48	366,675	184,672
<u>ALL</u>	47	70.85	64.76	56.82	27.35	113.97	17.13	120.45	53.38 to 76.63	278,582	158,284

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	47	70.85	64.76	56.82	27.35	113.97	17.13	120.45	53.38 to 76.63	278,582	158,284
<u>ALL</u>	47	70.85	64.76	56.82	27.35	113.97	17.13	120.45	53.38 to 76.63	278,582	158,284

81 Sheridan
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 : 47
 Total Sales Price : 13,190,751
 Total Adj. Sales Price : 13,093,351
 Total Assessed Value : 7,439,338
 Avg. Adj. Sales Price : 278,582
 Avg. Assessed Value : 158,284

MEDIAN : 71
 WGT. MEAN : 57
 MEAN : 65
 COD : 27.35
 PRD : 113.97

COV : 35.90
 STD : 23.25
 Avg. Abs. Dev : 19.38
 MAX Sales Ratio : 120.45
 MIN Sales Ratio : 17.13

95% Median C.I. : 53.38 to 76.63
 95% Wgt. Mean C.I. : 48.34 to 65.30
 95% Mean C.I. : 58.11 to 71.41

Printed:3/30/2011 2:02:26PM

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	2	75.29	75.29	61.72	38.85	121.99	46.04	104.53	N/A	142,683	88,066
Blank	2	75.29	75.29	61.72	38.85	121.99	46.04	104.53	N/A	142,683	88,066
_____Dry_____											
County	6	74.29	73.44	77.71	15.82	94.51	53.30	99.85	53.30 to 99.85	120,403	93,560
Blank	6	74.29	73.44	77.71	15.82	94.51	53.30	99.85	53.30 to 99.85	120,403	93,560
_____Grass_____											
County	23	74.00	70.62	71.13	20.80	99.28	35.34	120.45	56.03 to 78.28	250,687	178,308
Blank	23	74.00	70.62	71.13	20.80	99.28	35.34	120.45	56.03 to 78.28	250,687	178,308
_____ALL_____	47	70.85	64.76	56.82	27.35	113.97	17.13	120.45	53.38 to 76.63	278,582	158,284

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	5	54.91	70.47	54.09	43.80	130.28	42.56	104.53	N/A	262,113	141,786
Blank	5	54.91	70.47	54.09	43.80	130.28	42.56	104.53	N/A	262,113	141,786
_____Dry_____											
County	6	74.29	73.44	77.71	15.82	94.51	53.30	99.85	53.30 to 99.85	120,403	93,560
Blank	6	74.29	73.44	77.71	15.82	94.51	53.30	99.85	53.30 to 99.85	120,403	93,560
_____Grass_____											
County	28	71.68	64.64	56.74	26.63	113.92	17.13	120.45	53.38 to 77.48	338,539	192,080
Blank	28	71.68	64.64	56.74	26.63	113.92	17.13	120.45	53.38 to 77.48	338,539	192,080
_____ALL_____	47	70.85	64.76	56.82	27.35	113.97	17.13	120.45	53.38 to 76.63	278,582	158,284

81 Sheridan
AGRICULTURAL - RANDOM INCLUDE

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 4/4/2011

Number of Sales : 47
 Total Sales Price : 13,190,751
 Total Adj. Sales Price : 13,093,351
 Total Assessed Value : 7,439,338
 Avg. Adj. Sales Price : 278,582
 Avg. Assessed Value : 158,284

MEDIAN : 71
 WGT. MEAN : 57
 MEAN : 65
 COD : 27.35
 PRD : 113.97

COV : 35.90
 STD : 23.25
 Avg. Abs. Dev : 19.38
 MAX Sales Ratio : 120.45
 MIN Sales Ratio : 17.13

95% Median C.I. : 53.38 to 76.63
 95% Wgt. Mean C.I. : 48.34 to 65.30
 95% Mean C.I. : 58.11 to 71.41

Printed:4/4/2011 4:35:26PM

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	35.34	35.34	35.34	00.00	100.00	35.34	35.34	N/A	375,000	132,535
01-OCT-07 To 31-DEC-07	5	70.99	66.42	66.68	24.92	99.61	41.61	99.85	N/A	287,179	191,486
01-JAN-08 To 31-MAR-08	4	43.31	54.58	39.72	48.76	137.41	27.38	104.30	N/A	258,160	102,551
01-APR-08 To 30-JUN-08	9	74.00	66.60	65.23	28.31	102.10	17.13	94.33	39.05 to 92.47	364,864	238,002
01-JUL-08 To 30-SEP-08	6	57.86	62.20	63.53	14.12	97.91	53.30	77.13	53.30 to 77.13	74,750	47,486
01-OCT-08 To 31-DEC-08	3	77.27	89.52	82.28	21.39	108.80	70.85	120.45	N/A	101,895	83,836
01-JAN-09 To 31-MAR-09	3	77.48	76.16	74.73	03.48	101.91	71.45	79.55	N/A	191,883	143,397
01-APR-09 To 30-JUN-09	2	47.99	47.99	44.03	25.03	108.99	35.98	60.00	N/A	657,208	289,365
01-JUL-09 To 30-SEP-09											
01-OCT-09 To 31-DEC-09	7	54.91	57.20	48.09	24.82	118.94	33.99	87.80	33.99 to 87.80	358,576	172,449
01-JAN-10 To 31-MAR-10	4	60.42	59.15	53.42	37.75	110.73	30.13	85.64	N/A	384,975	205,638
01-APR-10 To 30-JUN-10	3	78.58	85.16	81.70	13.64	104.24	72.36	104.53	N/A	90,620	74,036
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	19	66.20	62.38	59.44	35.24	104.95	17.13	104.30	39.54 to 92.11	322,490	191,694
01-JUL-08 To 30-JUN-09	14	71.15	69.02	58.44	18.85	118.10	35.98	120.45	53.38 to 77.48	188,875	110,382
01-JUL-09 To 30-JUN-10	14	64.20	63.75	52.10	30.61	122.36	30.13	104.53	42.56 to 85.64	308,700	160,843
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	22	68.53	66.34	60.91	29.84	108.91	17.13	120.45	47.08 to 78.08	230,482	140,393
01-JAN-09 To 31-DEC-09	12	58.02	60.41	50.36	25.99	119.96	33.99	87.80	43.83 to 77.48	366,675	184,672
<u>ALL</u>	47	70.85	64.76	56.82	27.35	113.97	17.13	120.45	53.38 to 76.63	278,582	158,284

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	47	70.85	64.76	56.82	27.35	113.97	17.13	120.45	53.38 to 76.63	278,582	158,284
<u>ALL</u>	47	70.85	64.76	56.82	27.35	113.97	17.13	120.45	53.38 to 76.63	278,582	158,284

81 Sheridan
AGRICULTURAL - RANDOM INCLUDE

PAD 2011 R&O Statistics (Using 2011 Values)

Qualified

Date Range: 7/1/2007 To 6/30/2010 Posted on: 4/4/2011

Number of Sales : 47
 Total Sales Price : 13,190,751
 Total Adj. Sales Price : 13,093,351
 Total Assessed Value : 7,439,338
 Avg. Adj. Sales Price : 278,582
 Avg. Assessed Value : 158,284

MEDIAN : 71
 WGT. MEAN : 57
 MEAN : 65
 COD : 27.35
 PRD : 113.97

COV : 35.90
 STD : 23.25
 Avg. Abs. Dev : 19.38
 MAX Sales Ratio : 120.45
 MIN Sales Ratio : 17.13

95% Median C.I. : 53.38 to 76.63
 95% Wgt. Mean C.I. : 48.34 to 65.30
 95% Mean C.I. : 58.11 to 71.41

Printed:4/4/2011 4:35:26PM

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	2	75.29	75.29	61.72	38.85	121.99	46.04	104.53	N/A	142,683	88,066
Blank	2	75.29	75.29	61.72	38.85	121.99	46.04	104.53	N/A	142,683	88,066
Dry											
County	6	74.29	73.44	77.71	15.82	94.51	53.30	99.85	53.30 to 99.85	120,403	93,560
Blank	6	74.29	73.44	77.71	15.82	94.51	53.30	99.85	53.30 to 99.85	120,403	93,560
Grass											
County	23	74.00	70.62	71.13	20.80	99.28	35.34	120.45	56.03 to 78.28	250,687	178,308
Blank	23	74.00	70.62	71.13	20.80	99.28	35.34	120.45	56.03 to 78.28	250,687	178,308
ALL	47	70.85	64.76	56.82	27.35	113.97	17.13	120.45	53.38 to 76.63	278,582	158,284

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	5	54.91	70.47	54.09	43.80	130.28	42.56	104.53	N/A	262,113	141,786
Blank	5	54.91	70.47	54.09	43.80	130.28	42.56	104.53	N/A	262,113	141,786
Dry											
County	6	74.29	73.44	77.71	15.82	94.51	53.30	99.85	53.30 to 99.85	120,403	93,560
Blank	6	74.29	73.44	77.71	15.82	94.51	53.30	99.85	53.30 to 99.85	120,403	93,560
Grass											
County	28	71.68	64.64	56.74	26.63	113.92	17.13	120.45	53.38 to 77.48	338,539	192,080
Blank	28	71.68	64.64	56.74	26.63	113.92	17.13	120.45	53.38 to 77.48	338,539	192,080
ALL	47	70.85	64.76	56.82	27.35	113.97	17.13	120.45	53.38 to 76.63	278,582	158,284

81 Sheridan
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 : 64
 Total Sales Price : 17,683,757
 Total Adj. Sales Price : 17,551,357
 Total Assessed Value : 10,087,987
 Avg. Adj. Sales Price : 274,240
 Avg. Assessed Value : 157,625

MEDIAN : 71
 WGT. MEAN : 57
 MEAN : 65
 COD : 24.80
 PRD : 112.73

COV : 33.01
 STD : 21.39
 Avg. Abs. Dev : 17.52
 MAX Sales Ratio : 120.45
 MIN Sales Ratio : 17.13

95% Median C.I. : 55.41 to 74.00
 95% Wgt. Mean C.I. : 50.91 to 64.04
 95% Mean C.I. : 59.56 to 70.04

Printed:3/30/2011 2:02:31PM

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	35.34	35.34	35.34	00.00	100.00	35.34	35.34	N/A	375,000	132,535
01-OCT-07 To 31-DEC-07	8	74.24	71.92	69.47	19.13	103.53	41.61	99.85	41.61 to 99.85	236,687	164,432
01-JAN-08 To 31-MAR-08	5	47.08	59.45	42.54	49.41	139.75	27.38	104.30	N/A	222,528	94,669
01-APR-08 To 30-JUN-08	10	75.55	67.65	66.51	25.37	101.71	17.13	94.33	39.05 to 92.47	367,945	244,704
01-JUL-08 To 30-SEP-08	7	60.30	64.31	67.97	15.56	94.62	53.30	77.13	53.30 to 77.13	95,643	65,004
01-OCT-08 To 31-DEC-08	6	72.21	79.36	73.42	15.33	108.09	63.58	120.45	63.58 to 120.45	169,648	124,560
01-JAN-09 To 31-MAR-09	3	77.48	76.16	74.73	03.48	101.91	71.45	79.55	N/A	191,883	143,397
01-APR-09 To 30-JUN-09	5	60.00	57.14	49.04	18.02	116.52	35.98	71.74	N/A	333,930	163,761
01-JUL-09 To 30-SEP-09											
01-OCT-09 To 31-DEC-09	8	51.06	55.65	47.69	25.83	116.69	33.99	87.80	33.99 to 87.80	357,754	170,620
01-JAN-10 To 31-MAR-10	7	42.56	52.10	48.86	36.89	106.63	30.13	85.64	30.13 to 85.64	474,599	231,904
01-APR-10 To 30-JUN-10	4	75.47	78.05	74.88	17.90	104.23	56.71	104.53	N/A	93,465	69,987
<u>Study Yrs</u>											
01-JUL-07 To 30-JUN-08	24	73.77	66.02	61.87	27.52	106.71	17.13	104.30	44.71 to 78.93	294,191	182,015
01-JUL-08 To 30-JUN-09	21	70.85	68.59	62.33	15.38	110.04	35.98	120.45	60.00 to 76.97	187,271	116,733
01-JUL-09 To 30-JUN-10	19	54.91	59.06	49.84	31.23	118.50	30.13	104.53	42.56 to 78.28	345,162	172,012
<u>Calendar Yrs</u>											
01-JAN-08 To 31-DEC-08	28	72.21	67.86	63.63	23.78	106.65	17.13	120.45	55.41 to 77.13	231,410	147,242
01-JAN-09 To 31-DEC-09	16	58.02	59.96	51.18	24.37	117.16	33.99	87.80	44.83 to 76.63	319,208	163,372
<u>ALL</u>	64	70.64	64.80	57.48	24.80	112.73	17.13	120.45	55.41 to 74.00	274,240	157,625

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Blank	64	70.64	64.80	57.48	24.80	112.73	17.13	120.45	55.41 to 74.00	274,240	157,625
<u>ALL</u>	64	70.64	64.80	57.48	24.80	112.73	17.13	120.45	55.41 to 74.00	274,240	157,625

81 Sheridan
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 : 64
 Total Sales Price : 17,683,757
 Total Adj. Sales Price : 17,551,357
 Total Assessed Value : 10,087,987
 Avg. Adj. Sales Price : 274,240
 Avg. Assessed Value : 157,625

MEDIAN : 71
 WGT. MEAN : 57
 MEAN : 65
 COD : 24.80
 PRD : 112.73

COV : 33.01
 STD : 21.39
 Avg. Abs. Dev : 17.52
 MAX Sales Ratio : 120.45
 MIN Sales Ratio : 17.13

95% Median C.I. : 55.41 to 74.00
 95% Wgt. Mean C.I. : 50.91 to 64.04
 95% Mean C.I. : 59.56 to 70.04

Printed:3/30/2011 2:02:31PM

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	4	62.49	67.25	52.51	39.19	128.07	39.48	104.53	N/A	182,381	95,763
Blank	4	62.49	67.25	52.51	39.19	128.07	39.48	104.53	N/A	182,381	95,763
Dry											
County	8	74.29	72.72	75.93	14.23	95.77	53.30	99.85	53.30 to 99.85	130,827	99,332
Blank	8	74.29	72.72	75.93	14.23	95.77	53.30	99.85	53.30 to 99.85	130,827	99,332
Grass											
County	27	74.93	71.94	71.93	18.75	100.01	35.34	120.45	60.00 to 78.28	244,209	175,655
Blank	27	74.93	71.94	71.93	18.75	100.01	35.34	120.45	60.00 to 78.28	244,209	175,655
ALL	64	70.64	64.80	57.48	24.80	112.73	17.13	120.45	55.41 to 74.00	274,240	157,625

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	9	52.09	62.15	49.57	37.97	125.38	36.53	104.53	39.48 to 104.30	352,540	174,760
Blank	9	52.09	62.15	49.57	37.97	125.38	36.53	104.53	39.48 to 104.30	352,540	174,760
Dry											
County	9	71.45	70.94	74.22	15.44	95.58	53.30	99.85	56.71 to 78.58	127,624	94,722
Blank	9	71.45	70.94	74.22	15.44	95.58	53.30	99.85	56.71 to 78.58	127,624	94,722
Grass											
County	35	72.36	66.19	58.63	23.49	112.89	17.13	120.45	56.03 to 76.97	321,169	188,306
Blank	35	72.36	66.19	58.63	23.49	112.89	17.13	120.45	56.03 to 76.97	321,169	188,306
ALL	64	70.64	64.80	57.48	24.80	112.73	17.13	120.45	55.41 to 74.00	274,240	157,625

2011 Correlation Section for Sheridan County

A. Agricultural Land

Sheridan County has a total land area of 2441 square miles and the agricultural land within the County consists of approximately 83% grass, 10% dry land and only 4% irrigated. The remaining three percent is classified as waste. The County currently has no defined market areas, and its neighboring counties are Dawes and Box Butte to the west (both have multiple market areas and Dawes has market area one that has land of topography, soils and lack of adequate water that extends into Sheridan County). South Dakota borders Sheridan to the north; Cherry County borders Sheridan to the east (and likewise has no defined market areas). Garden County borders Sheridan to the south and has no market areas.

Sheridan County's sales qualification and review process consists of a questionnaire that is mailed to the buyer of each residential, commercial and agricultural parcel, with the exception of sales that are partial interests, family sales, etc. The return rate of the questionnaires is approximately 90%. The remaining 10% of sales then have a questionnaire sent to the parcel's seller. After this process, if there are any sales that have not produced a response they are deemed qualified sales, unless future information is discovered that would disqualify them.

Actions taken to address agricultural land for assessment year 2011 included the raising of all irrigated and dry subclasses to more closely match the market. The grassland subclasses, with the exception of 4G1 and 4G were raised (4G1 was lowered, and 4G remained the same).

The agricultural Base Stat profile reveals that for the three-year timeframe of the sales study, there were forty-seven sales deemed qualified by the Assessor. Of these, nineteen occurred during July 1, 2007 to June 30, 2008, fourteen occurred during the second study year from July 1, 2008 to June 30, 2009. Fourteen sales occurred during the latest study year from July 1, 2009 to June 30, 2010. By the 10% threshold variance of total sales per year as set in Department policy, the potential for time bias among the years does not exist. The sample land use is roughly 85% grass, 9% dry and 5% irrigated. Comparison of the sample land use to the actual land percentages of the entire County reveals there is less than 10% difference in the sample land classes, and therefore the sample is representative of the population.

To arrive at the level of value and quality of assessment for agricultural land within Sheridan County, three statistical tests were utilized: the first test, named Base Stat, consists of the statistical profile using only the sales that occurred during the timeframe of the sales study within Sheridan County. Test two, named Random Include, consists of the County sales and a random inclusion of comparable sales (similar soils, use, topography) from contiguous counties to eliminate the time bias of less sales in the latest study period. Since Sheridan County's Base Stat indicated less than 10% difference in sample land use versus the composition of the population, and met the 10% threshold variance of total sales per year for time, this test was not utilized.

Test three, named Random Exclude, consists of including all comparable sales and then randomly excluding these to obtain a proportionate sample and to eliminate time bias caused by more than 10% variance of total sales per year. It was noted above that there is no variance of total sales per year in the Base Stat. This test was therefore used as a test of confirmation of

**2011 Correlation Section
for Sheridan County**

the Base Stat data, and resulted in a total of sixty-four sales, with 24 in the first year, 21 in the second and 19 in the third.

A review of the statistical data from both tests reveals an overall median of 71(rounded), and both tests' coefficients of dispersion would support this. A review of Majority Land Use >95% reveals grass within acceptable range in both tests, and grass is the largest land use within Sheridan County (at 83% of total agricultural land). Dry land remains within range for both tests.

Thus, both tests reveal a median that is within acceptable range, and to a large extent support the level of value measurement of each other. Likewise, both show that grass and dry land are in compliance. It is my opinion, based on consideration of all the information available to me that the level of value of agricultural land in Sheridan County is 71%. Further, with knowledge of Sheridan County's assessment practices it is believed that agricultural land is being assessed uniformly and proportionately.

**2011 Correlation Section
for Sheridan 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 Sheridan 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 Sheridan 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 Sheridan 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 : 8,160	Value : 583,419,650	Growth 1,879,587	Sum Lines 17, 25, & 41
--	------------------------	----------------------------	-------------------------	-----------------------------------

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	320	427,321	27	64,886	53	344,644	400	836,851	
02. Res Improve Land	1,536	5,929,942	63	658,719	248	4,518,385	1,847	11,107,046	
03. Res Improvements	1,597	46,157,767	71	3,702,840	287	17,028,340	1,955	66,888,947	
04. Res Total	1,917	52,515,030	98	4,426,445	340	21,891,369	2,355	78,832,844	526,299
% of Res Total	81.40	66.62	4.16	5.61	14.44	27.77	28.86	13.51	28.00
05. Com UnImp Land	62	278,458	5	19,643	12	34,814	79	332,915	
06. Com Improve Land	311	2,617,342	17	75,999	38	181,529	366	2,874,870	
07. Com Improvements	316	16,115,495	17	673,587	46	3,327,956	379	20,117,038	
08. Com Total	378	19,011,295	22	769,229	58	3,544,299	458	23,324,823	1,070,955
% of Com Total	82.53	81.51	4.80	3.30	12.66	15.20	5.61	4.00	56.98
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	24	332,307	24	332,307	
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	24	332,307	24	332,307	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.29	0.06	0.00
Res & Rec Total	1,917	52,515,030	98	4,426,445	364	22,223,676	2,379	79,165,151	526,299
% of Res & Rec Total	80.58	66.34	4.12	5.59	15.30	28.07	29.15	13.57	28.00
Com & Ind Total	378	19,011,295	22	769,229	58	3,544,299	458	23,324,823	1,070,955
% of Com & Ind Total	82.53	81.51	4.80	3.30	12.66	15.20	5.61	4.00	56.98
17. Taxable Total	2,295	71,526,325	120	5,195,674	422	25,767,975	2,837	102,489,974	1,597,254
% of Taxable Total	80.90	69.79	4.23	5.07	14.87	25.14	34.77	17.57	84.98

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	247	0	503	750

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	13	113,833	5	311,583	4,309	330,390,851	4,327	330,816,267
28. Ag-Improved Land	1	16,121	0	0	935	104,538,914	936	104,555,035
29. Ag Improvements	1	67,068	1	2,244	994	45,489,062	996	45,558,374
30. Ag Total							5,323	480,929,676

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	1	1.00	12,000	0	0.00	0	
33. HomeSite Improvements	1	0.00	65,665	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	1	1.00	1,500	0	0.00	0	
37. FarmSite Improvements	1	0.00	1,403	1	0.00	2,244	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	29	31.00	372,000	29	31.00	372,000	
32. HomeSite Improv Land	689	721.72	8,656,140	690	722.72	8,668,140	
33. HomeSite Improvements	774	0.00	33,446,417	775	0.00	33,512,082	0
34. HomeSite Total				804	753.72	42,552,222	
35. FarmSite UnImp Land	32	76.84	115,260	32	76.84	115,260	
36. FarmSite Improv Land	763	1,396.56	2,094,840	764	1,397.56	2,096,340	
37. FarmSite Improvements	933	0.00	12,042,645	935	0.00	12,046,292	282,333
38. FarmSite Total				967	1,474.40	14,257,892	
39. Road & Ditches	1,591	6,281.10	0	1,591	6,281.10	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,771	8,509.22	56,810,114	282,333

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	8	1,296.28	246,484	8	1,296.28	246,484

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	24,235.85	34.75%	22,054,638	41.05%	910.00
47. 2A1	732.78	1.05%	586,224	1.09%	800.00
48. 2A	16,684.63	23.92%	12,763,757	23.76%	765.00
49. 3A1	806.47	1.16%	580,656	1.08%	720.00
50. 3A	8,362.42	11.99%	5,435,624	10.12%	650.01
51. 4A1	17,137.73	24.57%	11,139,635	20.74%	650.01
52. 4A	1,783.83	2.56%	1,159,503	2.16%	650.01
53. Total	69,743.71	100.00%	53,720,037	100.00%	770.25
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	38,284.73	24.41%	15,696,769	27.39%	410.00
56. 2D1	2,669.63	1.70%	1,094,550	1.91%	410.00
57. 2D	59,697.92	38.06%	23,282,257	40.62%	390.00
58. 3D1	1,123.80	0.72%	404,567	0.71%	360.00
59. 3D	6,208.01	3.96%	2,172,880	3.79%	350.01
60. 4D1	41,604.20	26.52%	12,481,260	21.78%	300.00
61. 4D	7,276.78	4.64%	2,183,034	3.81%	300.00
62. Total	156,865.07	100.00%	57,315,317	100.00%	365.38
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	22,799.09	1.78%	8,549,782	2.75%	375.01
65. 2G1	3,723.96	0.29%	1,117,188	0.36%	300.00
66. 2G	68,457.13	5.35%	20,537,122	6.60%	300.00
67. 3G1	4,872.00	0.38%	1,242,371	0.40%	255.00
68. 3G	43,163.41	3.37%	11,006,749	3.53%	255.00
69. 4G1	754,115.10	58.94%	180,988,505	58.12%	240.00
70. 4G	382,432.90	29.89%	87,960,319	28.25%	230.00
71. Total	1,279,563.59	100.00%	311,402,036	100.00%	243.37
Irrigated Total					
	69,743.71	4.50%	53,720,037	12.67%	770.25
Dry Total					
	156,865.07	10.13%	57,315,317	13.51%	365.38
Grass Total					
	1,279,563.59	82.65%	311,402,036	73.42%	243.37
72. Waste	42,054.21	2.72%	1,682,172	0.40%	40.00
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	1,548,226.58	100.00%	424,119,562	100.00%	273.94

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	69,743.71	53,720,037	69,743.71	53,720,037
77. Dry Land	49.27	18,066	0.00	0	156,815.80	57,297,251	156,865.07	57,315,317
78. Grass	411.82	98,388	1,316.81	311,183	1,277,836.27	310,992,465	1,279,563.59	311,402,036
79. Waste	0.00	0	10.00	400	42,044.21	1,681,772	42,054.21	1,682,172
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	461.09	116,454	1,326.81	311,583	1,546,439.99	423,691,525	1,548,226.58	424,119,562

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	69,743.71	4.50%	53,720,037	12.67%	770.25
Dry Land	156,865.07	10.13%	57,315,317	13.51%	365.38
Grass	1,279,563.59	82.65%	311,402,036	73.42%	243.37
Waste	42,054.21	2.72%	1,682,172	0.40%	40.00
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	1,548,226.58	100.00%	424,119,562	100.00%	273.94

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

81 Sheridan

	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	81,491,391	78,832,844	-2,658,547	-3.26%	526,299	-3.91%
02. Recreational	343,405	332,307	-11,098	-3.23%	0	-3.23%
03. Ag-Homesite Land, Ag-Res Dwelling	42,756,802	42,552,222	-204,580	-0.48%	0	-0.48%
04. Total Residential (sum lines 1-3)	124,591,598	121,717,373	-2,874,225	-2.31%	526,299	-2.73%
05. Commercial	22,279,818	23,324,823	1,045,005	4.69%	1,070,955	-0.12%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	14,035,360	14,257,892	222,532	1.59%	282,333	-0.43%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	36,315,178	37,582,715	1,267,537	3.49%	1,353,288	-0.24%
10. Total Non-Agland Real Property	160,906,776	159,300,088	-1,606,688	-1.00%	1,879,587	-2.17%
11. Irrigated	44,220,109	53,720,037	9,499,928	21.48%		
12. Dryland	50,471,545	57,315,317	6,843,772	13.56%		
13. Grassland	307,174,833	311,402,036	4,227,203	1.38%		
14. Wasteland	1,686,054	1,682,172	-3,882	-0.23%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	403,552,541	424,119,562	20,567,021	5.10%		
17. Total Value of all Real Property (Locally Assessed)	564,459,317	583,419,650	18,960,333	3.36%	1,879,587	3.03%

SHERIDAN COUNTY PLAN OF ASSESSMENT 2011, 2012 & 2013

INTRODUCTION

Sheridan County is 69 miles long and 36 miles wide, being the fourth largest county in area in Nebraska. It is located in the Nebraska Panhandle joining South Dakota on the north with only Dawes and Sioux Counties between it and Wyoming to the west and Cherry County to the east.

The north portion of the county is pine covered hills and canyons, perfect for hunting and raising cattle. Cropland, both dry and irrigated, fills the next portion of the county, with the south two-thirds being sandhills complete with lakes of all sizes and sub-irrigated meadowland, perfect for fishing and raising cattle.

The staff of the Sheridan County Assessor's office consists of the Assessor, 1 Part time Deputy Assessor & two full-time Clerks. The County does not currently have a contract with an appraiser or appraisal firm. Jerry Knoche, doing business as Knoche Appraisal & Consulting L.L.C., is doing sales studies and appraisals on an "as needed" basis. Craig Stouffer, a local contractor, is doing the physical inspections of all new construction and remodeling, with Jerry helping with the difficult properties.

PURPOSE

Pursuant to Neb. Laws 2005, LB 263, Section 9, and Directive 05-4 of the Property Assessment & Taxation, the Assessor shall submit a Plan of Assessment to the County Board of Commissioners on or before July 31. The Plan of Assessment shall describe the assessment actions the County Assessor plans to make for the next assessment year and the two years thereafter. The Assessor shall amend the plan, if necessary, after the budget is approved by the County Board. On or before October 31 of each year, the County Assessor shall electronically send a copy of the plan and any amendments to the Department of Property Assessment & Taxation.

MISSION STATEMENT

The mission of the Sheridan County Assessor's Office is to provide accurate, fair and equitable valuations for all property in the county and continually inform the property owners of said values in accordance with current state statutes and regulations.

PLAN OF ASSESSMENT 2011

STAFF

The staff of the Sheridan County Assessor's office is set forth in the introduction section of this Plan of Assessment.

BUDGET

The Assessor will annually determine the funding necessary to operate the office for the coming fiscal year and submit her request to the County Board of Commissioners. Special attention will be given to insure that funding will be sufficient to cover all of the plans of assessment.

The County Assessor requested and received \$90,640 for operating expenses (Fund 605) for the 2009-2010 fiscal year. There is also an Appraisal Update budget (Fund 702) in the amount of \$90,000. The cost of all computer hardware and software is paid from a fund other than those mentioned above. For 2010-2011 fiscal year the County Assessor requested \$94,190 for operating expenses (Fund 605). The Appraisal Update budget (Fund 702) requested the amount of \$98,230 for 2010-2011 fiscal year. The budget that was approved by the County Board for Fund 605 County Assessor is 94,445 for 2010-2011. The budget adopted for the Appraisal Update yet, (Fund 702) is 98,230 for the 2010-2011 fiscal year. The computer hardware and software will continue to be paid from another account.

CONTINUING EDUCATION/TRAINING

The Assessor or Deputy will attend any courses or workshops necessary to secure the hours of continuing education required for the continuation of the Assessor's Certificate issued by the Property Tax Administrator or State Tax Commissioner.

The Panhandle County Assessors meet monthly to share problems, ideas and frustrations. These sessions provide uniformity of action, solutions to many problems and an invaluable support system.

COMPUTERS

All computer software is contracted through the Department of Property Assessment & Taxation and includes CAMA, personal property and the administrative packages. We have contracted with GIS Workshop to implement GIS for this fiscal year. Currently we will be working to get the rest of the GIS information done as the new soil survey has been done. Once all the GIS information is done we will implement on line access then after a lot of cleanup work is done.

PERSONAL PROPERTY

In 2010, 927 personal property returns were filed. Of those, 332 are commercial, with a total value of \$3,529,542 and 595 are agricultural, with a value of \$20,758,661. The total value of the personal property as of June 15, 2010, is \$24,288,203.

During 2010, the local newspapers were used for research to locate new businesses or liquidation of existing businesses or agricultural operations. This research, along with other information received during the year and the Returns filed in 2010, will form the basis for the Returns that will be provided to all personal property owners, who must file, in Sheridan County, for 2011. For the past several years, Personal Property Returns have been mailed to all persons filing a Return the previous year. However, for 2010 post cards were mailed as reminders to file the personal property returns as well as requesting that they submit the depreciation worksheets or asset listings when filing their Personal Property schedules for

2010. This will be office policy for 2011 too.

All information will be verified by the property owners and income tax depreciation worksheets, also known as tax asset listings, will be reviewed before the Returns are signed and filed. Penalties for late filing will be added when applicable.

Shortly after June 1, a letter will be mailed to those who have not filed. The letter will state that no filing has been received and describe the penalties for late filings.

The County Abstract of Assessment Report for Personal Property will be filed as required by 77-1514 of the Nebraska Statutes as Revised.

MOBILE HOME COURT REPORTS

In December, 2010, mobile home court reports will be mailed to all persons who own and operate a mobile home court in Sheridan County in accordance with 77-3706 of the Nebraska Statutes as Revised. Upon receipt of the completed reports, the Assessor and her staff will review the reports to determine whether or not the list is the same as the year before. Any additions or removal of mobile homes will be dealt with in an appropriate manner.

HOMESTEAD EXEMPTIONS

There were 288 homestead exemptions processed in 2009, with an exempted value of \$8,393,843 resulting in a tax loss of \$172,541.76. At this time, the roster shows that there are 288 homesteads that were approved and 23 that were disapproved for 2009. The preliminary count of homesteads for 2010 is at 320. The roster for 2010 shows 295 approved homesteads and 17 disapproved homesteads as of October 6th, 2010.

Applications for homestead exemptions, along with the appropriate information and income statements, will be mailed to persons receiving an Application last year. The Applications will be reviewed to determine if the property has been sold or the Applicant is now deceased, prior to mailing.

Information about the homestead exemptions will be printed in the local newspapers and sent to the radio station for those who are just becoming eligible for the exemptions and for others who may have applied in previous years. Reminders of the filing deadline will also be published in the newspaper and sent to the radio station. With new legislation introduced in 2007 notices will be mailed to applicants who have not responded by April 1st in accordance to Section 77-3508 under subdivision 1.

After the Applications and supporting forms are filed, they will be checked for accuracy, ownership will be verified, valued will be added, the Applications will be approved or disapproved and the forms mailed to the Department of Revenue as required by statute. Homestead rejection letters will be mailed on or before July 31 in accordance with Section 77-3516 of the Nebraska Revised Statutes.

On or before September 1 of each year, the County Assessor shall determine the average single-family residential value in the county for the current year for purposes of Section 77-3507 to 77-3509, in accordance with Section 77-3506.02 of the Nebraska Revised Statutes. Value will be determined referring to Directive 95-4, issued by the Department of Property Assessment and Taxation, as the guideline. A certification of the value will be sent to the Department of Revenue on or before September 1, as required by said Section. The total number of residential reports, the total value of all residential properties and the exempt amounts will be included in the certification. Information will be obtained from the most

current real estate abstract.

For the tax year 2010, it was determined from the Abstract of Assessment for Real Estate, Form 45, as certified March 19, 2010, that there were 2657 single-family residential records in Sheridan County; that the total value of these residences is \$125,480,891. The average assessed value of single-family residential property is \$43,371. The exempt amount is \$40,000 pursuant to Section 77-3501.01(1) and \$50,000 pursuant to 77-3501.01(2).

At this time the average assessed value for single family residential property in Sheridan County for 2010 is 45,303 for the age 65 category and 54,364 for disabled individuals. The exempt amount is \$45,303 pursuant to Section 77-3501.01(1) and \$54,364 pursuant to 77-3501.01(2) from 2010.

PERMISSIVE EXEMPTIONS

There are 47 organizations which filed for permission exemptions on real estate for the tax year 2010.

In December 2010, Exemption Applications or Affidavits of Use for Continued Tax Exemption will be mailed. Upon receipt of the proper forms, ownership and other pertinent information will be reviewed, recommendations made and the forms filed with the Board of Equalization for their action as required by 7-202.91 of the Nebraska Revised Statutes.

Hearings may be required if questions arise concerning the continuing exempt status on any of the properties.

REAL ESTATE

Sheridan County is the fourth largest county in Nebraska by area. The south two-thirds of the county is grass covered sand hills dotted with lakes of various sizes bordered on the north by the Niobrara River. The north end of the county is pine covered canyons. There is a band of primarily dry cropland (156,856.13 acres) with some irrigation (69,522.62 acres) between the two areas. Grassland occupies about 1,277,675.87 acres with 42,151.25 acres of waste.

In the sand hills area, there are mostly trail roads to buildings and, generally, the trail road ends at a ranch home. This makes physical inspections challenging to say the least. In the north end of the county, roads are few, but generally graveled and can be traveled by a car.

According to the 2010 County Abstract of Assessment of Real Property, Form 45, there are 8,166 records in Sheridan County with a total value of \$564,964,642.

RESIDENTIAL

In 2010, there are 2,372 residential parcels in Sheridan County, 407 unimproved residential parcels and 1,965 improved residential parcels with a total value of \$82,849,152 as of March 19, 2010. 22% of the parcels in Sheridan County are residential accounting for 16% of the total value.

According to the 2010 Reports and Opinion statistics for the current study period, there were 136 qualified sales of residential property with a median of 96.0, a COD of 31.12 and a PRD of 115.11. The level of value, as determined by the Department of Property Assessment & Taxation, is 96% of actual value. The quality of assessment was determined not to be in compliance with generally accepted mass appraisal practices.

The sales roster, sales verification, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not residential values are in compliance with the various statutes and regulations. Preliminary statistical reports indicated that the towns of Gordon, Rushville and hay Springs were in compliance and no adjustment was needed. Percentage adjustments will be made, as necessary, to bring residential values within the acceptable range of the guidelines given. Rural residential properties were increased 26.5% on all of the improvements to get within the acceptable range of 93.74% or 94% for 2010.

Special attention will be given to those residential properties selling well above or below the assessed value. Physical inspections will be made as needed as well as neighborhood reviews or inspections. Appropriate adjustments will be made as needed.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. No directive has been received from the Department of Property Assessment and Taxation, so no permanent plan is in place at this time. But since the Assessor's workshop in September of 2008, rural Sheridan County will be reviewed by the office with Jerry Knoche's assistance for 2011.

COMMERCIAL

In 2010, there are 458 commercial parcels in Sheridan County, 80 unimproved parcels and 378 improved parcels with a total value of \$22,363,694. Commercial properties account for 5% of the total parcels and also 5% of the total value.

According to the Reports & Opinion statistics for the current study period, there were 30 qualified sales with a median of 94.0, a COD of 43.61 and a PRD of 113.80. The level of value, as determined by the Department of Property Assessment & Taxation, is 100% of actual value. The quality of assessment is not in compliance with generally accepted mass appraisal practices.

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not commercial values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to bring commercial values within the acceptable range of the guidelines given.

In addition to the information obtained from the above sources, all of the commercial parcels in Sheridan County will be reviewed as funding allows, to then determine whether or not adjustments should be made on an individual basis. The review will consist of physical inspections, drive by inspections and review of property records, as needed. At the present time only one town White Clay has been completely reviewed also. All other commercial properties will be reviewed.

INDUSTRIAL

There are no industrial parcels in Sheridan County.

RECREATIONAL

In 2006, there are 23 recreational parcels, valued at \$690.00. For 2009, the recreational class was reviewed and an increase of 1,200 per Lot was implemented due to sales occurring here for 2009. So they are now at a value of 27,600. No adjustments were made

for the year of 2010. However in 2010 two agricultural properties were included in the recreational count per the easement for the Wetlands Reserve Program for one owner's property which added some additional value.

The sales roster, sales verifications, current year Report & Opinion and whatever other information is available will be used annually to determine whether or not recreational values are in compliance with the various statutes and regulations. Appropriate adjustments will be made.

AGRICULTURAL

In 2010, there are 69,522.62 acres of irrigation with a value of \$44,106,721; 156,856.13 acres of dry crop land with a value of \$50,417,408; 1,277,675.87 acres of grass with a value of \$306,739,027; 42,151.25 acres of waste with a value of \$1,686,054; 1,296.28 acres owned by Game & Parks, subject to an in lieu of tax, valued at \$187,604 and 370.95 acres exempt from taxation. Agricultural land values account for 67% of the total value.

According to the 2010, Reports & Opinion statistics for the current study period, there were 62 qualified sales of unimproved agricultural land with a median of 69%, a COD of 29.61 and a PRD of 113.71. The level of value is 69% of actual value. To get the level required all classes of irrigated, dry crop and grass were increased for 2010. The subclass of waste was also increased from \$10 to \$40 per acre. The quality of assessment is not in compliance with generally accepted mass appraisal practices.

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not agricultural values are in compliance with the various statutes and regulations. Values of the various classes will be adjusted, as necessary, to bring agricultural values within the acceptable range of the guidelines given. Physical inspections will continue.

The Assessor, staff and appraisal firm will continually monitor sales to determine if there is a need for market areas.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. However no directive has been received from the Department of Property Assessment and Taxation to date. Since the Assessor's Fall Workshop a review continues of rural Sheridan County with Jerry Knoche's assistance. At the present time it is estimated that we may have 40% of the rural inspections done.

Abandoned rural home sites and farm sites were identified and values adjusted in 2004. This will be an ongoing project and physical inspections of these sites will continue as part of the regular inspection process.

MINERAL INTEREST

We currently have no taxable mineral interests.

TIF

We currently have no parcels affected by tax increment financing.

SPECIAL VALUE

Two property owners have filed application for special value, which implements special value in Sheridan County. However, it was determined, from a comprehensive study of Ag sales, that there is insufficient non-agricultural and horticultural influence to establish a value different from the current value per our discussion with our appraiser. However this too, will be an ongoing process each year.

EXEMPT PROPERTIES

There are 684 parcels, which are exempt from taxation.

CENTRALLY ASSESSED PROPERTY

All centrally assessed values certified by the Department of Property Assessment & Taxation, including railroads and public utilities (both real and personal property) will be balanced before the information is entered into the computer. After the tax lists are run, a copy of the appropriate list will be mailed to each entity.

PICK UP WORK

(ALL CLASSES)

Pick up work began in May of 2010. Information accumulated during the year in the form of building permits, owner reports and physical inspections by the Assessor and her staff will be used. Recorded contracts between siding and window companies and property owners are also a very good source of information regarding improvements to homes. Depreciation worksheets, supplied for personal property returns, are another source of building information. Several previously unreported buildings have been discovered in this manner. As new construction is discovered, the property record card will be tagged and the property will be added to the list of work to be done. New construction will be physically inspected in order to determine value. All pick up work will be completed before the statutory deadline for setting values.

Notices will be aired and published reminding property owners of their responsibility to report any improvements to their property in excess of \$2,500.00.

Approximately 136 parcels were inspected for new construction for the 2009 tax year. And, presently there are approximately 107 parcels or more that will be inspected for 2011. This number could change as we are constantly finding properties that need to be added to the list and inspected by our lister.

LAND USE

(AG)

Copies of the Agland Inventory Report were sent to all owners of agricultural land in 2001 when it was discovered that some of the agricultural land use shown on the property record cards was incorrect. We had thought that we would repeat the process. However, the Natural Resources District is limiting the number of irrigated acres of each property owner to the number of acres reported to the County Assessor. It is expected that the number of irrigated acres will increase over the next few years as irrigated acres from the Assessor's records are compared to FSA maps and the acres actually irrigated, because

property owners forget to report changes to the Assessor.

Agreements for electric service to irrigation pumps and stock wells, which have been recorded in the County Clerk's office, are used to help in the determination of new irrigated land. This is also a tool for discovering new irrigation systems to be added to the personal property returns and pumping equipment for stock wells. Follow up physical inspections are also used.

We did not keep a count of the number of land use changes that were made for 2010. However, for 2011 we hope to start a count of the land use changes that are made.

SOIL SURVEY MAPS

(AG)

Soil survey maps will be updated as land use changes and existing tracts are split. The most recent soil survey maps from the Natural Resources Conservation Service are used in conjunction with the soil survey maps in the office. However with the implementation of GIS the maps will only be used as a reference once the conversion is complete.

521 FORMS

(ALL CLASSES)

There were 489 deeds and 521 forms processed in the fiscal year beginning July 1, 2008, and ending June 30, 2010.

A sale verification system was developed and implemented by the Sheridan County Assessor's office effective October 1, 2003, to replace the work done by the state sale reviewer, which position was terminated on September 5, 2003. Verification forms were developed by using a combination of forms obtained from Panhandle County Assessors and the Department of Property Assessment and Taxation. It is believed that more reliable statistics will be the result of the implementation of this system

521 forms will be reviewed periodically and the Assessor and staff shall use sales verifications and whatever other means they feel necessary to determine whether or not the sale was an arms length transaction and should be used in the determination of value for each of the real estate classifications. The forms and supporting documents will be forwarded to the Property Tax Administration in accordance with the statutes and rules and regulations.

SALES ROSTER

(ALL CLASSES)

Special attention will be given to the sales roster to ascertain whether or not the correct data has been entered from the 521 forms and the supporting documents. The Assessor will supply any and all information required by statute, directives, rules and regulations to the Property Tax Administration at the times and in the manner prescribed to insure total accuracy in all data use. Accuracy is essential because so much emphasis is placed on market and errors can produce a skewed view of the market.

PROPERTY RECORD CARDS

(ALL CLASSES)

Property record cards and all supporting records, including all computer data, will be updated daily as the deeds are received from the County Clerk's office and change of addresses and other information is obtained.

Property record cards contain all the available information regarding the subject property. A simple map showing the location of the parcel within the section appears on each card. All building information appears on each improved parcel, as does a sketch of the house. Photos of the house and all main buildings are also contained in the file as well as the aerial photo of the farms, which were flown in 1985.

CADASTRAL MAPS

(ALL CLASSES)

Our cadastral maps were originally drawn in 1974 on mylar, by an excellent and meticulous draftsman and have been kept up very well over the years.

Cadastral maps will be updated at least monthly. This will include change of ownership, splits of tracts, platting of subdivisions or additions to towns and any other changes required. These may become a thing of the past once GIS is implemented on the computer system.

GIS

Currently, we are implementing the new soil survey on our computer system for the new soil survey conversion from the alpha system to the numerical system which has been completed by March 19th of 2010. GIS workshop has been hired to implement the new soil survey conversion and it will be done sequentially by township to avoid total confusion. Hopefully, some of the other layers of the GIS software will be implemented for 2011.

PROPERTY VALUATION PROTESTS

(ALL CLASSES)

There have been 40 protests of value filed during June of 2010 and heard by the Board of Equalization. Forty nine protests were heard by the Board in 2009. Properties upon which a valuation protest has been filed will be inspected as needed and time allows. These inspections will be made in conjunction with the continuing physical inspection of the County whenever possible. The County Assessor's Recommendation portion of the form will be completed prior to the Board of Equalization hearing whenever possible. The Assessor or Deputy shall attend all hearings since the Revenue's clean up bill this past legislature.

Decisions of the Board will be implemented or appealed to the Tax Equalization and Review Commission as is appropriate.

The Assessor shall prepare a list of undervalued, overvalued and omitted real estate and submit it to the Board of Equalization as necessary.

Of the 49 protests filed in 2009, there was not any that appealed to the Tax Equalization & Review Commission. The one appeal in 2008, the Tax Equalization & Review Commission ruled in favor of the County Board's decision. Of the protests for 2010 one has filed an appeal to the Tax Equalization and Review Commission.

The appeal to the Tax Equalization & Review Commission from the 2006 protest was settled before the hearing occurred.

The County Assessor shall prepare and submit any evidence necessary to defend the

property values, which have been appealed to the Tax Equalization & Review Commission by a property owner, as well as attending any hearings.

PHYSICAL INSPECTIONS

(ALL CLASSES)

The County Assessor and staff will continue the physical inspection of the real estate in Sheridan County as time and the budget allows. Maps will be maintained to show the progress of the inspections. All rural residential properties shall be inspected by the Assessor and staff for the year of 2011.

Several unreported houses and other buildings have been discovered in the last several years as a direct result of physical inspections making it apparent that more time needs to be devoted to these inspections to insure that all taxable property is properly assessed.

TRUST REPORT

(AG)

The Assessor shall submit the report of land held by trustees to the Secretary of State in compliance with 76-1517 Nebraska Statutes as Revised.

PLAN OF ASSESSMENT

(ALL CLASSES)

The Assessor shall submit a Plan of Assessment to the County Board of Equalization and the Department of Property Assessment and Taxation as provided by statute and rules and regulations.

NOTICE OF VALUATION CHANGE

(ALL CLASSES)

All property owners will be sent notice of any change, either the increase or decrease of value of all real estate on or before June 1, in compliance with Section 77-1315 of the Revised Statutes of Nebraska. In addition, the Assessor will certify the completion of the real estate assessment roll and publish the certification in the newspaper.

In 2009, listings of appropriate sales information were mailed with the Notices. Property owners were able to see what had caused the changes in value. The number of questions decreased, as well as, fewer protests being filed. This practice will continue as long as results are positive. For 2010 a letter of explanation will be included. For 2010 a letter was drafted and sent with the list of sales in which the number of questions and protests decreased once again.

Gordon, Rushville, Hay Springs and Small Towns residences required no change for 2010. No changes were needed on commercial properties as well. Other statistics were not within the acceptable range as far as the median was concerned, so an increase in all classes of all agricultural land was required and a raise of the sub class of waste from ten dollars a acre to forty dollars a acre was implemented to get agricultural land to an

acceptable range of 69% for 2010.

NOTICE OF TAXABLE STATUS

(ALL CLASSES)

Pursuant to Section 77-202.12 of the Nebraska Statutes, as Revised, Notices of Taxable Status will be mailed to governmental subdivisions owning taxable real estate, annually.

REPORTS AND OPINION OF THE PROPERTY TAX ADMINISTRATOR

The opinion of the Property Tax Administrator concerning the level of value of the residential, commercial and agricultural lands will be posted in the office of the County Assessor and mailed to the media as required by the various statutes and rules and regulations.

The Assessor shall prepare and submit any evidence necessary to defend the property values that were established as a result of the sale studies and reported in the Reports and Opinion of the Property Tax Administrator, if a show cause hearing is ordered by the Tax Equalization and Review Commission. All such hearings will be attended by the County Assessor, if possible.

CERTIFICATION OF TAXABLE VALUE

The Appropriate Certification of Taxable Value and Value Attributable to Growth will be sent to all governmental subdivisions pursuant to Section 13-509 and 13-518.

The school district taxable value report will be mailed to the Property Tax Administrator on or before August 25 as required by 79-1016 of the Revised Statutes of Nebraska.

INVENTORY

The Assessor will maintain a list of all of the property within the office for which she is responsible along with the purchase price and date of purchase. An inventory of the property will be filed annually.

TAX DISTRICTS

Records will be updated as changes in tax districts occur.

In 2006, all Class I schools were dissolved, resulting in changes to about two-thirds to three-fourths of the property records in Sheridan County. Because of the controversy and general election issue, tax districts were not consolidated at this time, but will be next year, if the school reorganization stands. After checking the tax districts it has been determined that none could be consolidated due to the make up of the tax district. For example the

hospital, fire district or school district. However, since the reorganization of schools was not reversed there will be changes or consolidation of tax districts done hopefully before the tax list is run for 2008. At the moment, there has been a change in the fire districts of Hay Springs and Rushville and a tax district has been eliminated and a new one added due to this change for the 2008 tax year. No changes had to be done for the 2009 tax year. Once again, no changes had to be done for 2010.

TAX LIST

Personal property and real estate tax lists will be prepared and presented to the County Treasurer as required by Section 77-1613.01 of the Nebraska Revised Statutes. In addition to the daily changes of ownership and splitting current tracts, addresses will be updated and other adjustments made to make a more user friendly tax list.

The tax list shall be based on the levies certified by the Sheridan County Clerk from the budgets submitted by each governmental subdivision.

TAX LIST CORRECTIONS

Corrections to the tax list will be made, as necessary, after approval by the County Board of Equalization.

CERTIFICATE OF TAXES LEVIED

The Certificate of Taxes Levied, Form 49, will be filed in accordance with 77-1613.01 of the Nebraska Statutes, as Revised.

The County Assessor will balance the amounts levied, as shown on the Certificate of Taxes Levied, against the tax dollars budget whenever possible.

REPORTS

All reports required by the statutes and by the rules and regulations, will be filed in a timely fashion, including the annual report of value of real estate owned by the Board of Educational Lands and Funds.

REPORT IN ACCORDANCE WITH LB 644

The report required by LB 644 passed in the 2004 Legislative Session will be made on or before December 1 every four years.

PROCEDURES MANUAL

The office procedures manual will be updated periodically to reflect changes in office procedures, values of agricultural land by class, statutory requirements and other applicable changes.

RECORDS MANAGEMENT

All records and files will be retained in accordance with the records retention and disposition schedule recommended by the States Records Administrator.

PLAN OF ASSESSMENT 2012

REAL ESTATE

RESIDENTIAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available, will be used annually to determine whether or not residential values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to bring residential values within the acceptable range of the guidelines given.

Special attention will be give to those residential properties selling well above or below the assessed value. Physical inspects will be made as needed as well as neighborhood reviews or inspections. Appropriate adjustments will be made as needed.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. However, at this time no directive has been received from the Department of Property Assessment and Taxation. So no permanent plan has been put in to place at this time. However, since the Assessor's Fall Workshop in September a portion of the agricultural land and improvements in Sheridan County will be reviewed by the office with Jerry Knoche's assistance. The rural area was the first to be reviewed previously. This will be ongoing process over the next six years.

COMMERCIAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available will be used annually to determine whether or not commercial values are in compliance with the various statutes and regulations. Percentage adjustments will be made, if necessary, to being commercial values within the acceptable range of the guidelines given.

In addition to the information obtained from the above sources, all of the commercial parcels in Sheridan County will be reviewed as funding allows, and determine whether or not adjustments should be made on an individual basis. The review will consist of physical inspections, drive by inspections and review of property records, as needed. It is also believed that the sales verification system, developed and implemented in October of 2003, will help to create more reliable statistics for future use.

INDUSTRIAL

There are no industrial parcels in Sheridan County.

RECREATIONAL

The sales roster, sales verifications, current year Report & Opinion and whatever other information is available will be used annually to determine whether or not recreational values are in compliance with the various statutes and regulations. Appropriate adjustments will be made.

AGRICULTURAL

The sales roster, sales verifications, current year Reports & Opinion of the Property Tax Administrator and whatever other information is available, will be used annually to determine whether or not agricultural values are in compliance with the various statutes and regulations. Values of the various classes will be adjusted by percentage, if necessary, to bring agricultural values within the acceptable range of the guidelines given. Physical inspections will continue.

The Assessor, staff and appraisal firm will continue to monitor sales to determine if there is a need for market areas.

Due to new legislation it will become mandatory that over a six year period a portion of the county be reviewed each year. However, as to date no directive has been received from the Department of Property Assessment and Taxation so, no permanent plan is in place as of yet. However, since the Assessor's Fall Workshop a portion of the Agricultural will be the first to be reviewed since it was the first to be done in the last review. Jerry Knoche will assist the office in the review process. This will be ongoing process over the next six years.

GIS

This will be updated daily once implemented in 2009 and will be ongoing process for our office.

SPECIAL VALUE

Plans for 2012 will depend on the outcome of the study to be conducted in the fall of 2010.

In addition to the foregoing, the County Assessor shall perform all such other duties as the statutes and rules and regulations require and to promote a used friendly office environment for staff, property owners and researchers that come in to the office.

PLAN OF ASSESSMENT 2013

REAL ESTATE

RESIDENTIAL

The sales roster, sales verifications, current year Reports & Opinions of the Property Tax Administrator and other information available will be used annually to determine as to whether or not the residential values are in compliance with the statutes and regulations provided by the Department of Property Assessment and Taxation. Percentage adjustments will be made, if necessary, to bring the residential values within the acceptable range of the guidelines given.

Those properties that are selling above the assessed value will be inspected as well as those selling below our assessed value. Physical inspections will be done by the assessor or the lister who works for the office part time as well as neighborhood reviews. Adjustments will be made per these inspections and reviews.

Due to new legislation in 2007 it will become mandatory that over a six year period a portion of the county be reviewed each year. No directive has been received from the Department of Property Assessment and Taxation at this time. Once this is received a permanent plan will be put into place for the review of the county. Since the Assessor's Fall Workshop in September it has been decided to start reviewing a portion of the Agricultural land and improvements in the county since it was done first years ago in the review process. Jerry Knoche will assist the office on the review process. This will be an ongoing process over the next six years until the county has been reviewed.

COMMERCIAL

The sales roster, sales verifications, current year Reports & Opinions of the Property Tax Administrator and other information available will be used annually to determine as to whether or not the commercial values are in compliance with the statutes and regulations provided by the Department of Property Assessment and Taxation. Percentage adjustments will be made, if necessary, to bring the commercial values within the acceptable range of the guidelines given.

In addition to the information above the commercial properties in Sheridan County will be reviewed as part of the six year portion of plan of assessment as mentioned above in the residential plan of assessment. The sales verification system developed in October of 2003 has helped to create a more reliable system of statistics for our future use.

INDUSTRIAL

So far there are no industrial parcels in Sheridan County.

RECREATIONAL

The sales roster, sales verifications, current Reports & Opinions and other information will be used annually to determine whether or not recreational values are in compliance with the statutes and regulations. Appropriate adjustments will be made to the values as needed.

GIS

The GIS system, once implemented in 2009 will be updated daily and will be an ongoing process for the office.

AGRICULTURAL

The sales roster, sales verifications, current year Reports & Opinions of the Property Tax Administrator will be used annually to determine whether or not the agricultural values are in compliance with the statutes and regulations. Values will be adjusted accordingly to be within the acceptable range of the guidelines given. Physical inspections will continue. The Assessor, staff and appraisal firm will continue to monitor all sales to determine if there is a need for market areas in Sheridan County.

Per new legislation from 2007, it will be mandatory that over a six year period a portion of the county will be reviewed each year. Once a directive is received from the Department of Property Assessment and Taxation a plan will be implemented. No plan is in place as of this date.

Since the Assessor's Fall Workshop it has been decided that a portion of the Agricultural area in the county would be reviewed first with Jerry Knoche's assistance and the process would be ongoing over the next six years until the county has been reviewed.

SPECIAL VALUE

Plans for 2012 will depend on the outcome of the study to be conducted in the fall of 2010.

The County Assessor shall continue to perform all such other duties as the statutes and rules and regulations require of her. The office will be open and user friendly to all staff, property owners and others that need any of the information that the office has to offer.

COMMENTS:

Annual valuation of all real estate to market is a large project, even with computers to do the mundane work for us.

The constant fluctuation of assessed values makes the budget process very difficult for

the various governmental subdivisions that are concerned with statutory levy limits and lid requirements. This is especially true of towns, which are affected by even small market fluctuations. The small towns such as those in Sheridan County do have quite a time just surviving as do others across the state of Nebraska.

Few sales and an erratic market made commercial valuations a special problem again this year. Although a complete reappraisal of the commercial properties was done recently, erratic purchase prices continue to be make valuation difficult to say the least. We are continuing to review all commercial properties hoping for better statistics and there is hope that a complete new review over the next six years will be of some help. However, as long as people pay a premium to own the only grocery store in 15 miles or the only New Holland machinery store in 45 miles, there will be problems. The franchise often goes with the building, but is never set out as such on the 521.

Unfortunately, most of what an Assessor can do is based on funding, over which we have no control. Commissioners continue to be reluctant to begin complete reappraisals and we can't override their decisions. New legislation passed in 2007 of which it becomes mandatory to review the county will hopefully let us do the reappraisal that we so desperately need. The longer that I work in the Assessor's office, it seems that there is less time for the Assessor to get all of the duties done as required by the regulations and statutes passed by the legislature each year. But I will keep trying each year.

Respectfully submitted this 15th day of October, 2010.

Trudy A. Winter
Sheridan County Assessor

2011 Assessment Survey for Sheridan County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	One—part time.
2.	Appraiser(s) on staff:
	None
3.	Other full-time employees:
	Two
4.	Other part-time employees:
	One
5.	Number of shared employees:
	None
6.	Assessor's requested budget for current fiscal year:
	\$94,190
7.	Adopted budget, or granted budget if different from above:
	\$94,445
8.	Amount of the total budget set aside for appraisal work:
	None
9.	Appraisal/Reappraisal budget, if not part of the total budget:
	\$98,230
10.	Part of the budget that is dedicated to the computer system:
	None
11.	Amount of the total budget set aside for education/workshops:
	\$ 5,800
12.	Other miscellaneous funds:
	None
13.	Amount of last year's budget not used:
	From the Assessor's budget = \$12,844; from the appraisal budget = \$20,006

B. Computer, Automation Information and GIS

1.	Administrative software:
	PC Admin
2.	CAMA software:
	MIPS
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	The part-time Deputy Assessor
5.	Does the county have GIS software?
	Yes

6.	Who maintains the GIS software and maps?
	Full-time staff member Janet.
7.	Personal Property software:
	PC Admin/MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Gordon, Hay Springs, Rushville and Small Towns
4.	When was zoning implemented?
	1981

D. Contracted Services

1.	Appraisal Services:
	Knoche Appraisal
2.	Other services:
	MIPS/PC Admin for administrative, CAMA and personal property software; GIS WorkShop.

2011 Certification for Sheridan 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 Sheridan County Assessor.

Dated this 11th day of April, 2011.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen
Property Tax Administrator

