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2012 Commission Summary for Webster County

Residential Real Property - Current

Number of Sales	68	Median	97.21
Total Sales Price	\$2,508,750	Mean	106.25
Total Adj. Sales Price	\$2,508,575	Wgt. Mean	96.34
Total Assessed Value	\$2,416,825	Average Assessed Value of the Base	\$39,848
Avg. Adj. Sales Price	\$36,891	Avg. Assessed Value	\$35,542

Confidence Interval - Current

95% Median C.I	94.17 to 98.07
95% Wgt. Mean C.I	90.67 to 102.02
95% Mean C.I	94.59 to 117.91
% of Value of the Class of all Real Property Value in the	12.90
% of Records Sold in the Study Period	4.40
% of Value Sold in the Study Period	3.92

Residential Real Property - History

Year	Number of Sales	LOV	Median
2011	92	95	95
2010	102	97	97
2009	101	100	100
2008	129	99	99

2012 Commission Summary for Webster County

Commercial Real Property - Current

Number of Sales	11	Median	95.38
Total Sales Price	\$591,725	Mean	88.21
Total Adj. Sales Price	\$590,225	Wgt. Mean	77.22
Total Assessed Value	\$455,795	Average Assessed Value of the Base	\$71,618
Avg. Adj. Sales Price	\$53,657	Avg. Assessed Value	\$41,436

Confidence Interval - Current

95% Median C.I	41.11 to 132.53
95% Wgt. Mean C.I	43.38 to 111.07
95% Mean C.I	65.46 to 110.96
% of Value of the Class of all Real Property Value in the County	3.45
% of Records Sold in the Study Period	4.78
% of Value Sold in the Study Period	2.77

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2011	17		96
2010	12	95	95
2009	13	96	96
2008	15	100	100

2012 Opinions of the Property Tax Administrator for Webster County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (2011). 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 these 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	97	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	71	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 9th day of April, 2012.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

2012 Residential Assessment Actions for Webster County

The Assessor performed a spreadsheet sales ratio study for all valuation groups.

New depreciation tables were done where needed.

The office completed the project of scanning in old data cards, sheets and property record card file information into the computer for the town cards and have now started on the rural cards.

Also, the property record cards were cleaned up, removed older papers that were no longer needed and got the data sheets ready for scanning next year, removed old addresses and left just the current one on the card.

All of the city of Red Cloud was physically inspected.

The office completed the rural residential physical inspection.

All pickup work was completed timely.

2012 Residential Assessment Survey for Webster County

1.	Valuation data collection done by:	
	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>
	1	Bladen – Bedroom Community for both the city of Hastings to the north and Blue Hill not much economic growth
	5	Blue Hill – School, on highway, economic growth, new housing
	10	Cowles – stagnant growth, no economic activity
	15	Guide Rock – middle sized community, off highway, no school, little to no economic growth
	20	Inavale – very small community, on highway, no school, no economic growth
	25	Red Cloud – largest community, on two highways, school, currently experiencing economic decline
	30	Rural – all residences not located inside a city limits, no city amenities
3.	List and describe the approach(es) used to estimate the market value of residential properties.	
	Sales comparison and costing	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	2006	
5.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?	
	The Assessor develops her own.	
6.	Are individual depreciation tables developed for each valuation grouping?	
	Yes	
7.	When were the depreciation tables last updated for each valuation grouping?	
	2011	
8.	When was the last lot value study completed for each valuation grouping?	
	2011	
9.	Describe the methodology used to determine the residential lot values?	
	Lots are valued by square footage and by the acre and calibrated to the market	
10.	How do you determine whether a sold parcel is substantially changed?	
	This is a case by case basis, no rule of thumb, generally a deck or new siding aren't a substantial change but an addition or a substantial remodel would be considered a substantial change.	

**91 Webster
RESIDENTIAL**

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2009 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 68
 Total Sales Price : 2,508,750
 Total Adj. Sales Price : 2,508,575
 Total Assessed Value : 2,416,825
 Avg. Adj. Sales Price : 36,891
 Avg. Assessed Value : 35,542

MEDIAN : 97
 WGT. MEAN : 96
 MEAN : 106
 COD : 25.29
 PRD : 110.29

COV : 46.16
 STD : 49.04
 Avg. Abs. Dev : 24.58
 MAX Sales Ratio : 359.32
 MIN Sales Ratio : 41.84

95% Median C.I. : 94.17 to 98.07
 95% Wgt. Mean C.I. : 90.67 to 102.02
 95% Mean C.I. : 94.59 to 117.91

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-09 To 30-SEP-09	11	94.90	91.96	86.49	14.85	106.32	59.07	127.17	66.64 to 116.08	36,348	31,437
01-OCT-09 To 31-DEC-09	10	97.87	98.27	97.40	19.88	100.89	41.84	135.56	71.40 to 130.00	33,900	33,018
01-JAN-10 To 31-MAR-10	4	92.58	125.64	91.50	52.71	137.31	68.63	248.75	N/A	68,625	62,791
01-APR-10 To 30-JUN-10	9	94.17	108.46	86.07	29.26	126.01	65.86	234.33	82.22 to 134.30	30,978	26,663
01-JUL-10 To 30-SEP-10	12	99.43	131.66	101.98	46.98	129.10	62.11	359.32	85.39 to 121.93	18,506	18,873
01-OCT-10 To 31-DEC-10	10	97.48	92.99	104.14	12.94	89.29	61.55	128.26	71.17 to 106.12	56,258	58,589
01-JAN-11 To 31-MAR-11	6	97.71	101.24	95.80	15.59	105.68	76.92	151.00	76.92 to 151.00	39,300	37,650
01-APR-11 To 30-JUN-11	6	96.10	105.78	107.89	15.06	98.04	83.75	139.57	83.75 to 139.57	32,667	35,243
<u>Study Yrs</u>											
01-JUL-09 To 30-JUN-10	34	95.07	102.14	90.32	24.69	113.09	41.84	248.75	85.98 to 100.11	38,004	34,327
01-JUL-10 To 30-JUN-11	34	97.69	110.35	102.73	26.08	107.42	61.55	359.32	94.00 to 101.12	35,778	36,756
<u>Calendar Yrs</u>											
01-JAN-10 To 31-DEC-10	35	97.52	113.96	97.42	33.34	116.98	61.55	359.32	85.98 to 101.08	38,227	37,242
<u>ALL</u>	68	97.21	106.25	96.34	25.29	110.29	41.84	359.32	94.17 to 98.07	36,891	35,542

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	3	96.94	90.53	92.92	07.16	97.43	76.92	97.73	N/A	39,283	36,503
05	11	97.71	95.20	96.19	04.58	98.97	66.64	103.45	93.34 to 101.12	51,182	49,233
10	3	71.40	76.96	75.35	16.97	102.14	61.55	97.92	N/A	6,458	4,867
15	11	94.17	103.12	96.30	25.89	107.08	41.84	234.33	73.00 to 122.37	24,541	23,633
20	2	95.07	95.07	95.04	00.18	100.03	94.90	95.24	N/A	8,575	8,150
25	35	97.28	115.21	94.04	34.31	122.51	59.07	359.32	85.98 to 116.08	35,573	33,451
30	3	124.24	106.12	110.10	16.74	96.39	65.86	128.26	N/A	92,067	101,367
<u>ALL</u>	68	97.21	106.25	96.34	25.29	110.29	41.84	359.32	94.17 to 98.07	36,891	35,542

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	65	96.94	105.83	96.19	25.66	110.02	41.84	359.32	94.00 to 98.07	37,024	35,615
06											
07	3	98.01	115.38	99.88	18.31	115.52	97.14	151.00	N/A	34,000	33,958
<u>ALL</u>	68	97.21	106.25	96.34	25.29	110.29	41.84	359.32	94.17 to 98.07	36,891	35,542

**91 Webster
RESIDENTIAL**

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 95% Mean C.I. : 94.59 to 117.91

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	7	130.00	170.15	154.27	47.06	110.29	94.00	359.32	94.00 to 359.32	3,493	5,389	
Less Than 15,000	21	97.73	134.40	124.00	48.88	108.39	61.55	359.32	94.17 to 134.30	5,938	7,363	
Less Than 30,000	37	94.91	115.69	97.42	37.36	118.75	41.84	359.32	89.40 to 102.11	12,745	12,416	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	61	96.94	98.91	95.77	19.46	103.28	41.84	265.07	93.34 to 97.92	40,723	39,002	
Greater Than 14,999	47	96.94	93.67	94.90	14.64	98.70	41.84	139.57	89.40 to 98.07	50,721	48,132	
Greater Than 29,999	31	97.70	94.98	96.09	11.48	98.84	59.07	128.26	93.36 to 100.11	65,710	63,143	
<u>Incremental Ranges</u>												
0 TO 4,999	7	130.00	170.15	154.27	47.06	110.29	94.00	359.32	94.00 to 359.32	3,493	5,389	
5,000 TO 14,999	14	96.38	116.53	116.61	35.83	99.93	61.55	265.07	73.00 to 134.30	7,161	8,350	
15,000 TO 29,999	16	87.40	91.13	87.87	19.82	103.71	41.84	139.57	76.92 to 102.11	21,678	19,048	
30,000 TO 59,999	18	97.86	92.83	91.25	12.12	101.73	59.07	122.37	85.98 to 101.08	44,796	40,877	
60,000 TO 99,999	9	96.94	94.35	93.98	11.38	100.39	65.86	124.24	82.22 to 106.12	80,556	75,707	
100,000 TO 149,999	4	99.36	106.06	106.84	08.17	99.27	97.28	128.26	N/A	126,425	135,070	
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	68	97.21	106.25	96.34	25.29	110.29	41.84	359.32	94.17 to 98.07	36,891	35,542	

**2012 Correlation Section
for Webster County**

A. Residential Real Property

Webster County is located in south central Nebraska, along the Kansas border. The county seat and largest town is Red Cloud, home of Willa Cather. The Republican River runs through the southern portion of the county. The county has two high schools; one in Red Cloud and one in Blue Hill. Most of the county is experiencing decreasing population and economic decline, except for the town of Blue Hill which is located north closer to the city of Hastings where many residents are employed.

The statistical sampling of 68 qualified residential sales will be considered an adequate and reliable sample for the measurement of the residential class of real property in Webster County. The calculated median is 97%. All, but two, valuation groupings are within the acceptable range. The two valuation groupings outside the range represent the assessor locations of Cowles and Rural but a reliable statistical inference would be difficult with the small number of sales in these two locations. The qualitative measures are above the acceptable range due to the fact that Webster County includes as many sales as possible causing some extreme outliers to remain in the file. The statistics also reflect an influence on the COD and PRD due to low dollar sales. Twenty-one of the 68 sales are under \$15,000.

Webster County is diligent in their sales review process. A sales verification document is mailed to the buyer of each parcel sold. The questionnaire asks for details to assist the assessor in the discovery of information about the terms of the sale. The document asks how the selling price was established, whether any personal property was involved in the sale, how the property was listed for sale, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. If a discrepancy is perceived upon receipt of the verification document, the sale is physically inspected.

Webster County employs a six-year inspection cycle for reviewing the property in their county. Their review includes physically inspecting, measuring, photographing and updating their records. Webster County is committed to moving forward technologically. They have a website with online parcel search, transfer their sales electronically, complete spreadsheet analyses and use Agri-Data as part of their agland analysis.

Based on the consideration of all available information, the level of value is determined to be 97% of market value for the residential class of real property. Because the known assessment practices are reliable and consistent it is believed that the residential class of property is being treated in the most uniform and proportionate manner possible.

**2012 Correlation Section
for Webster County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) 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 (2010), 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 Nebraska Department of Revenue, Property Assessment Division (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.

**2012 Correlation Section
for Webster 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 of 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 International Association of Assessing Officers (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.

2012 Correlation Section for Webster 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 IAAO 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 on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is

**2012 Correlation Section
for Webster County**

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. 239.

2012 Commercial Assessment Actions for Webster County

The Assessor performed a spreadsheet sales ratio study for all valuation groups.

Due to the few number of sales, no new depreciation tables were created and no valuation changes were made.

All pickup work was completed timely.

2012 Commercial Assessment Survey for Webster County

1.	Valuation data collection done by:	
	The Assessor, her staff and Bob Worman	
2.	List the valuation groupings used by the County and describe the unique characteristics that effect value:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	Bladen-Bedroom Community for both the City of Hastings to the north and Blue Hill, not much economic growth
	5	Blue Hill-School, on highway, economic growth, new housing
	10	Cowles-stagnant growth, no economic activity
	15	Guide Rock-middle sized community, off highway, no school, little to no economic growth
	20	Inavale-very small community, on highway, no school, no economic growth
	25	Red Cloud – largest community, on two highways, school, currently experiencing economic decline
	30	Rural-all businesses not located inside a city limits, no city amenities
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Sales comparison and cost approaches, the costing is in Terra Scan and the assessor performs spreadsheet analysis of each valuation grouping to identify comparables by quality and condition	
3a.	Describe the process used to value unique commercial properties.	
	Call a specialist, usually Webster County will call Darrel Stanard of Stanard Appraisal for unique properties such as a feedlot or a former school building	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	2006	
5.	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?	
	Webster County develops their own depreciation studies	
6.	Are individual depreciation tables developed for each valuation grouping?	
	Physical depreciation is the same throughout the county. Then each valuation grouping has its own economic depreciation.	
7.	When were the depreciation tables last updated for each valuation grouping?	
	2010	
8.	When was the last lot value study completed for each valuation grouping?	
	2010	
9.	Describe the methodology used to determine the commercial lot values.	

	Lots are valued by square foot and by the acre and are calibrated to the market
10.	How do you determine whether a sold parcel is substantially changed?
	This is a case by case basis, no rule of thumb, generally a deck or new siding aren't a substantial change but an addition or a substantial remodel would be considered a substantial change.

91 Webster
COMMERCIAL

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2008 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 11
Total Sales Price : 591,725
Total Adj. Sales Price : 590,225
Total Assessed Value : 455,795
Avg. Adj. Sales Price : 53,657
Avg. Assessed Value : 41,436

MEDIAN : 95
WGT. MEAN : 77
MEAN : 88
COD : 24.62
PRD : 114.23

COV : 38.39
STD : 33.86
Avg. Abs. Dev : 23.48
MAX Sales Ratio : 137.80
MIN Sales Ratio : 23.75

95% Median C.I. : 41.11 to 132.53
95% Wgt. Mean C.I. : 43.38 to 111.07
95% Mean C.I. : 65.46 to 110.96

Printed:3/29/2012 3:43:56PM

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	1	97.71	97.71	97.71	00.00	100.00	97.71	97.71	N/A	235,000	229,610
01-OCT-08 To 31-DEC-08	1	137.80	137.80	137.80	00.00	100.00	137.80	137.80	N/A	5,000	6,890
01-JAN-09 To 31-MAR-09											
01-APR-09 To 30-JUN-09											
01-JUL-09 To 30-SEP-09	4	89.59	87.82	86.38	11.02	101.67	72.11	100.00	N/A	25,819	22,303
01-OCT-09 To 31-DEC-09	2	115.56	115.56	115.56	14.69	100.00	98.59	132.53	N/A	8,500	9,823
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10	2	64.33	64.33	48.24	36.10	133.35	41.11	87.54	N/A	113,975	54,983
01-JUL-10 To 30-SEP-10	1	23.75	23.75	23.75	00.00	100.00	23.75	23.75	N/A	2,000	475
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11											
<u>Study Yrs</u>											
01-JUL-08 To 30-JUN-09	2	117.76	117.76	98.54	17.03	119.50	97.71	137.80	N/A	120,000	118,250
01-JUL-09 To 30-JUN-10	8	91.46	88.88	62.84	19.40	141.44	41.11	132.53	41.11 to 132.53	43,528	27,353
01-JUL-10 To 30-JUN-11	1	23.75	23.75	23.75	00.00	100.00	23.75	23.75	N/A	2,000	475
<u>Calendar Yrs</u>											
01-JAN-09 To 31-DEC-09	6	96.99	97.07	90.51	13.72	107.25	72.11	132.53	72.11 to 132.53	20,046	18,143
01-JAN-10 To 31-DEC-10	3	41.11	50.80	48.03	51.71	105.77	23.75	87.54	N/A	76,650	36,813
<u>ALL</u>	11	95.38	88.21	77.22	24.62	114.23	23.75	137.80	41.11 to 132.53	53,657	41,436

VALUATION GROUPING

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	1	23.75	23.75	23.75	00.00	100.00	23.75	23.75	N/A	2,000	475
05	2	92.63	92.63	96.39	05.49	96.10	87.54	97.71	N/A	135,000	130,125
15	2	89.46	89.46	43.55	54.05	205.42	41.11	137.80	N/A	98,975	43,108
25	6	96.99	97.07	90.51	13.72	107.25	72.11	132.53	72.11 to 132.53	20,046	18,143
<u>ALL</u>	11	95.38	88.21	77.22	24.62	114.23	23.75	137.80	41.11 to 132.53	53,657	41,436

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	11	95.38	88.21	77.22	24.62	114.23	23.75	137.80	41.11 to 132.53	53,657	41,436
04											
<u>ALL</u>	11	95.38	88.21	77.22	24.62	114.23	23.75	137.80	41.11 to 132.53	53,657	41,436

91 Webster
COMMERCIAL

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2008 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 11
Total Sales Price : 591,725
Total Adj. Sales Price : 590,225
Total Assessed Value : 455,795
Avg. Adj. Sales Price : 53,657
Avg. Assessed Value : 41,436

MEDIAN : 95
WGT. MEAN : 77
MEAN : 88
COD : 24.62
PRD : 114.23

COV : 38.39
STD : 33.86
Avg. Abs. Dev : 23.48
MAX Sales Ratio : 137.80
MIN Sales Ratio : 23.75

95% Median C.I. : 41.11 to 132.53
95% Wgt. Mean C.I. : 43.38 to 111.07
95% Mean C.I. : 65.46 to 110.96

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Low \$ Ranges											
Less Than 5,000	1	23.75	23.75	23.75	00.00	100.00	23.75	23.75	N/A	2,000	475
Less Than 15,000	6	99.30	96.08	103.33	27.56	92.98	23.75	137.80	23.75 to 137.80	6,963	7,194
Less Than 30,000	6	99.30	96.08	103.33	27.56	92.98	23.75	137.80	23.75 to 137.80	6,963	7,194
Ranges Excl. Low \$											
Greater Than 4,999	10	96.55	94.66	77.41	19.34	122.28	41.11	137.80	72.11 to 132.53	58,823	45,532
Greater Than 14,999	5	87.54	78.77	75.24	18.24	104.69	41.11	97.71	N/A	109,690	82,526
Greater Than 29,999	5	87.54	78.77	75.24	18.24	104.69	41.11	97.71	N/A	109,690	82,526
Incremental Ranges											
0 TO 4,999	1	23.75	23.75	23.75	00.00	100.00	23.75	23.75	N/A	2,000	475
5,000 TO 14,999	5	100.00	110.54	107.33	17.59	102.99	83.80	137.80	N/A	7,955	8,538
15,000 TO 29,999											
30,000 TO 59,999	3	87.54	85.01	86.05	08.86	98.79	72.11	95.38	N/A	40,167	34,565
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999	2	69.41	69.41	72.19	40.77	96.15	41.11	97.71	N/A	213,975	154,468
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
ALL	11	95.38	88.21	77.22	24.62	114.23	23.75	137.80	41.11 to 132.53	53,657	41,436

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
306	1	72.11	72.11	72.11	00.00	100.00	72.11	72.11	N/A	36,500	26,320
343	1	97.71	97.71	97.71	00.00	100.00	97.71	97.71	N/A	235,000	229,610
350	2	112.67	112.67	93.83	22.30	120.08	87.54	137.80	N/A	20,000	18,765
468	2	32.43	32.43	40.93	26.77	79.23	23.75	41.11	N/A	97,475	39,900
470	1	132.53	132.53	132.53	00.00	100.00	132.53	132.53	N/A	8,500	11,265
471	1	100.00	100.00	100.00	00.00	100.00	100.00	100.00	N/A	7,775	7,775
528	2	91.20	91.20	90.59	08.11	100.67	83.80	98.59	N/A	9,250	8,380
554	1	95.38	95.38	95.38	00.00	100.00	95.38	95.38	N/A	49,000	46,735
ALL	11	95.38	88.21	77.22	24.62	114.23	23.75	137.80	41.11 to 132.53	53,657	41,436

**2012 Correlation Section
for Webster County**

A. Commercial Real Property

Webster County is located in south central Nebraska, along the Kansas border. The county seat and largest town is Red Cloud, home of Willa Cather. The Republican River runs through the southern portion of the county. The county has two high schools; one in Red Cloud and one in Blue Hill. Most of the county is experiencing decreasing population and economic decline, except for the town of Blue Hill which is located north closer to the city of Hastings where many residents are employed.

A review of the statistical analysis reveals only eleven qualified commercial sales in the three year study period. Although the calculated statistics indicate the level of value is within the acceptable range, there are not a sufficient number of sales to have confidence in the calculated statistics. The calculated median is 95%. It will not be relied upon in determining the level of value for Webster County nor will the qualitative measures be used in determining assessment uniformity and proportionality. The statistics reflect an influence on the COD and PRD due to low dollar sales. Six of the eleven sales are under \$15,000. The sample is not representative of the population as a whole even though the assessor has tried to utilize as many sales as possible without bias in the analysis of the commercial class; there is just not an active commercial market in Webster County. The largest number of sales occurred in the valuation grouping representing the town of Red Cloud.

Webster County is diligent in their sales review process. A sales verification document is mailed to the buyer of each parcel sold. The questionnaire asks for details to assist the assessor in the discovery of information about the terms of the sale. The document asks how the selling price was established, whether any personal property was involved in the sale, how the property was listed for sale, if there was any prior association between the buyer and the seller and if there was any special consideration involved in the sale. If a discrepancy is perceived upon receipt of the verification document, the sale is physically inspected.

Webster County employs a six-year inspection cycle for reviewing the property in their county. Their review includes physically inspecting, measuring, photographing and updating their records. Webster County is committed to moving forward technologically. They have a website with online parcel search, transfer their sales electronically, complete spreadsheet analyses and use Agri-Data as part of their agland analysis.

Based on the consideration of all available information, the level of value cannot be determined for the commercial class of real property. Because the known assessment practices are reliable and consistent it is believed that the commercial class of property is being treated in the most uniform and proportionate manner possible.

**2012 Correlation Section
for Webster County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) 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 (2010), 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 Nebraska Department of Revenue, Property Assessment Division (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.

**2012 Correlation Section
for Webster 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 of 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 International Association of Assessing Officers (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.

2012 Correlation Section for Webster 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 IAAO 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 on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is

**2012 Correlation Section
for Webster County**

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. 239.

2012 Agricultural Assessment Actions for Webster County

The ongoing audit of agricultural parcels continued, and parcels were compared with the information in Agri-Data, discrepancies were researched and corrections were made if warranted

The ongoing project of auditing by legal description against the Cadastral maps to account for all acres continued and all tracts were drawn in at scale.

A spreadsheet analysis was completed of all sales in the county and comparable sales in the surrounding counties. New values were determined with all agricultural land being increased in value.

All sales were plotted and geographic and economic characteristics were reviewed and a determination was made for one market area across all of Webster County.

On-sight physical review and pickup work was completed.

2012 Agricultural Assessment Survey for Webster County

1.	Valuation data collection done by:	
	Assessor, staff and contract appraiser	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	Market Area	Description of unique characteristics
	1	No geographic or economic differences have been determined
3.	Describe the process that is used to determine and monitor market areas.	
	Annually sales are plotted, NRD restrictions are reviewed, sales are reviewed and geographic and market characteristics are reviewed for differences across the county.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Agricultural land is designated when it is used for the production of livestock or crops, residential is designated when the primary use of the parcel is for the owner's home, no recreational parcels have been designated in Webster County.	
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, no differences have been determined.	
6.	What process is used to annually update land use? (Physical inspection, FSA maps, etc.)	
	Webster County is in the process of mapping out each section in the county. Confirming that all acres are accounted for. This is being compared to Agri Data and FSA maps.	
7.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.	
	Monitor any river sales, use sales verification and inspection to review possible recreation influences. Currently the assessor is researching accretion land as none has been previously designated in the county.	
8.	Have special valuation applications been filed in the county? If yes, is there a value difference for the special valuation parcels.	
	Yes and currently there is no value difference for the special value parcels.	
9.	How do you determine whether a sold parcel is substantially changed?	
	For agricultural land and substantial change would be the addition or removal of an improvement or a change in land usage.	

91 Webster
AGRICULTURAL LAND

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2008 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 50
Total Sales Price : 17,381,802
Total Adj. Sales Price : 17,381,802
Total Assessed Value : 11,879,096
Avg. Adj. Sales Price : 347,636
Avg. Assessed Value : 237,582

MEDIAN : 71
WGT. MEAN : 68
MEAN : 72
COD : 18.57
PRD : 105.31

COV : 23.41
STD : 16.85
Avg. Abs. Dev : 13.25
MAX Sales Ratio : 115.05
MIN Sales Ratio : 44.03

95% Median C.I. : 65.23 to 74.49
95% Wgt. Mean C.I. : 64.09 to 72.59
95% Mean C.I. : 67.30 to 76.64

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
Qtrts											
01-JUL-08 To 30-SEP-08	2	75.02	75.02	72.01	05.57	104.18	70.84	79.19	N/A	107,451	77,372
01-OCT-08 To 31-DEC-08	2	68.95	68.95	69.15	05.09	99.71	65.44	72.45	N/A	249,000	172,196
01-JAN-09 To 31-MAR-09	9	74.49	80.69	77.99	17.45	103.46	58.54	115.05	64.61 to 96.86	150,023	116,998
01-APR-09 To 30-JUN-09	2	62.24	62.24	57.64	27.07	107.98	45.39	79.09	N/A	226,250	130,414
01-JUL-09 To 30-SEP-09	3	74.50	83.86	69.95	22.01	119.89	63.95	113.14	N/A	712,000	498,072
01-OCT-09 To 31-DEC-09	7	74.18	78.76	77.30	19.59	101.89	56.38	100.66	56.38 to 100.66	182,140	140,795
01-JAN-10 To 31-MAR-10	7	65.38	65.74	69.47	13.28	94.63	49.15	85.78	49.15 to 85.78	608,247	422,554
01-APR-10 To 30-JUN-10	3	67.66	64.88	69.86	08.31	92.87	55.06	71.91	N/A	502,667	351,185
01-JUL-10 To 30-SEP-10	4	89.78	82.91	84.47	11.02	98.15	57.09	94.97	N/A	294,250	248,554
01-OCT-10 To 31-DEC-10	8	55.26	59.41	56.55	14.53	105.06	44.03	83.32	44.03 to 83.32	487,625	275,774
01-JAN-11 To 31-MAR-11	3	57.35	65.04	61.25	16.90	106.19	54.35	83.42	N/A	203,827	124,845
01-APR-11 To 30-JUN-11											
Study Yrs											
01-JUL-08 To 30-JUN-09	15	72.45	75.91	72.07	15.46	105.33	45.39	115.05	65.44 to 85.12	167,707	120,863
01-JUL-09 To 30-JUN-10	20	68.71	72.89	70.74	17.77	103.04	49.15	113.14	65.23 to 74.50	458,836	324,561
01-JUL-10 To 30-JUN-11	15	57.09	66.80	62.83	23.45	106.32	44.03	94.97	54.99 to 83.42	379,299	238,329
Calendar Yrs											
01-JAN-09 To 31-DEC-09	21	74.49	78.74	72.76	19.30	108.22	45.39	115.05	65.39 to 88.78	248,271	180,647
01-JAN-10 To 31-DEC-10	22	65.31	66.44	66.51	18.65	99.89	44.03	94.97	55.06 to 74.29	492,897	327,811
ALL	50	71.36	71.97	68.34	18.57	105.31	44.03	115.05	65.23 to 74.49	347,636	237,582

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	50	71.36	71.97	68.34	18.57	105.31	44.03	115.05	65.23 to 74.49	347,636	237,582
ALL	50	71.36	71.97	68.34	18.57	105.31	44.03	115.05	65.23 to 74.49	347,636	237,582

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
Dry											
County	4	61.24	61.43	56.55	17.75	108.63	44.03	79.19	N/A	140,488	79,446
1	4	61.24	61.43	56.55	17.75	108.63	44.03	79.19	N/A	140,488	79,446
Grass											
County	14	72.40	71.04	70.38	15.17	100.94	49.15	96.86	55.19 to 85.12	138,563	97,515
1	14	72.40	71.04	70.38	15.17	100.94	49.15	96.86	55.19 to 85.12	138,563	97,515
ALL	50	71.36	71.97	68.34	18.57	105.31	44.03	115.05	65.23 to 74.49	347,636	237,582

91 Webster
AGRICULTURAL LAND

PAD 2012 R&O Statistics (Using 2012 Values)

Qualified

Date Range: 7/1/2008 To 6/30/2011 Posted on: 3/21/2012

Number of Sales : 50
Total Sales Price : 17,381,802
Total Adj. Sales Price : 17,381,802
Total Assessed Value : 11,879,096
Avg. Adj. Sales Price : 347,636
Avg. Assessed Value : 237,582

MEDIAN : 71
WGT. MEAN : 68
MEAN : 72
COD : 18.57
PRD : 105.31

COV : 23.41
STD : 16.85
Avg. Abs. Dev : 13.25
MAX Sales Ratio : 115.05
MIN Sales Ratio : 44.03

95% Median C.I. : 65.23 to 74.49
95% Wgt. Mean C.I. : 64.09 to 72.59
95% Mean C.I. : 67.30 to 76.64

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	7	71.91	73.92	70.24	15.27	105.24	54.99	100.00	54.99 to 100.00	1,149,113	807,181
1	7	71.91	73.92	70.24	15.27	105.24	54.99	100.00	54.99 to 100.00	1,149,113	807,181
_____Dry_____											
County	6	72.29	70.67	69.86	20.97	101.16	44.03	94.97	44.03 to 94.97	150,759	105,316
1	6	72.29	70.67	69.86	20.97	101.16	44.03	94.97	44.03 to 94.97	150,759	105,316
_____Grass_____											
County	15	72.34	70.21	69.29	15.44	101.33	49.15	96.86	56.38 to 83.42	142,392	98,663
1	15	72.34	70.21	69.29	15.44	101.33	49.15	96.86	56.38 to 83.42	142,392	98,663
_____ALL_____											
	50	71.36	71.97	68.34	18.57	105.31	44.03	115.05	65.23 to 74.49	347,636	237,582

Webster County 2012 Average LCG Value Comparison

	County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
91.10	Webster	1	2,020	2,020	2,020	2,020	1,985	1,985	1,985	1,985	2,003
1.10	Adams	1	3,350	3,268	2,899	2,550	2,075	2,055	1,895	1,704	3,030
65.10	Nuckolls	1	3,700	3,700	2,680	2,300	2,285	1,785	1,780	1,750	3,259
31.10	Franklin	1	2,080	2,080	1,870	1,770	1,370	1,360	1,360	1,360	1,855
31.20	Franklin	2	2,525	2,545	2,330	2,290	1,895	1,885	1,885	1,885	2,380
50.10	Kearney	1	#DIV/0!	3,150	2,500	2,400	1,600	1,200	1,050	800	2,584
18.10	Clay	1	3,630	3,575	3,355	3,190	2,715	#DIV/0!	2,520	2,185	3,388

	County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
	Webster	1	1,225	1,225	1,225	975	975	975	925	925	1,103
	Adams	1	1,430	1,430	1,210	1,100	1,100	1,100	1,000	1,000	1,311
	Nuckolls	1	1,625	1,625	1,143	1,144	1,020	950	940	940	1,411
	Franklin	1	1,095	1,090	1,055	880	830	795	690	650	895
	Franklin	2	1,415	1,415	1,255	1,080	1,030	930	930	885	1,268
	Kearney	1	#DIV/0!	1,450	1,350	1,350	700	500	509	500	1,224
	Clay	1	2,290	2,080	1,870	1,665	1,610	#DIV/0!	1,250	1,090	1,916

	County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
	Webster	1	615	615	615	615	615	615	615	615	615
	Adams	1	900	899	899	845	725	725	725	725	780
	Nuckolls	1	696	709	611	709	715	250	713	673	686
	Franklin	1	727	670	630	602	589	595	570	570	581
	Franklin	2	710	679	633	608	593	569	562	543	563
	Kearney	1	#DIV/0!	575	525	500	500	500	500	500	507
	Clay	1	1,000	1,000	800	800	720	#DIV/0!	720	720	778

*Land capability grouping averages calculated using data reported on the 2012 Form 45, Abstract of Assessment



Webster County Assessor

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

March 27, 2012

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

2012 METHODOLOGY FOR SPECIAL VALUE

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

Sonja L. Krueger,
Webster County Assessor

**2012 Correlation Section
for Webster County**

A. Agricultural Land

Webster County is comprised of approximately 19% irrigated land, 32% dry crop land and 47% grass/pasture land. Webster County is part of the Central Loess Plains Major Land Resource Area. The average annual precipitation in this area is 23 to 36 inches. The dominant soil order in this MLRA is Mollisols. Webster County is governed by both the Little Blue Natural Resource District and the Lower Republican Natural Resource District. Webster County has one market area. Annually sales are reviewed and plotted to verify accuracy of the one market area determination.

Webster County had 45 qualified agricultural land sales occurring in their county. These 45 sales equaled 2.9% of the county's acres sold, an adequate amount. These sales, however, were not representative for all three years of the statistical profile. Comparable sales existed within a six mile parameter of Webster County and five were selected. Four sales were added to the oldest year and one sale was added to the newest year of the sales study. The resulting statistical profile shows 50 sales with a calculated median of 71%, a COD of 18.57% and a PRD of 105.31%. The statistical sample is comprised of 27% irrigated sales, 28% dry sales and 43% grass sales. The acceptable thresholds for adequacy, time and majority land use were met.

The statistical profile also further breaks down subclasses of 95% and 80% majority land use. The 80% MLU provides the more representative sampling. The 80% MLU reveals that all subclasses fall within the acceptable rang. The quality statistics offer support the level of value and give confidence to the reported assessment actions.

A review of the neighboring counties shows that the 2012 values in Webster County appear to blend by class. Average irrigated, dry and grass values are in between Franklin and Nuckolls Counties. Webster averages lower values than Adams County in all three classes but not substantially. In response to the increasing agricultural market, irrigated values were increased 1% - 2%, dry values were increased 17% - 18%, and grass values were increased 2% - 3%. All indications support that Webster County has achieved both inter- and intra-county equalization.

Based on the consideration of all available information, the level of value is determined to be 71% of market value for the agricultural class of real property, and all subclasses are determined to be valued within the acceptable range. Because the known assessment practices are reliable and consistent it is believed that the agricultural class of property is being treated in the most uniform and proportionate manner possible.

There will be no non-binding recommendation made for the agricultural class of property in Webster County.

**2012 Correlation Section
for Webster County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) 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 (2010), 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 Nebraska Department of Revenue, Property Assessment Division (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.

**2012 Correlation Section
for Webster 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 of 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 International Association of Assessing Officers (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.

2012 Correlation Section for Webster 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 IAAO 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 on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is

**2012 Correlation Section
for Webster County**

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. 239.

Total Real Property Sum Lines 17, 25, & 30	Records : 4,349	Value : 477,754,695	Growth 1,004,040	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	137	163,515	3	4,320	14	10,910	154	178,745	
02. Res Improve Land	1,162	1,944,150	46	734,780	158	2,216,505	1,366	4,895,435	
03. Res Improvements	1,178	45,165,570	46	2,964,110	165	8,302,615	1,389	56,432,295	
04. Res Total	1,315	47,273,235	49	3,703,210	179	10,530,030	1,543	61,506,475	248,405
% of Res Total	85.22	76.86	3.18	6.02	11.60	17.12	35.48	12.87	24.74
05. Com UnImp Land	22	52,700	1	0	7	58,160	30	110,860	
06. Com Improve Land	155	489,665	4	39,585	27	604,930	186	1,134,180	
07. Com Improvements	168	7,294,800	4	409,760	28	7,522,630	200	15,227,190	
08. Com Total	190	7,837,165	5	449,345	35	8,185,720	230	16,472,230	0
% of Com Total	82.61	47.58	2.17	2.73	15.22	49.69	5.29	3.45	0.00
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	4	98,215	4	98,215	
15. Rec Improvements	0	0	0	0	4	39,715	4	39,715	
16. Rec Total	0	0	0	0	4	137,930	4	137,930	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.09	0.03	0.00
Res & Rec Total	1,315	47,273,235	49	3,703,210	183	10,667,960	1,547	61,644,405	248,405
% of Res & Rec Total	85.00	76.69	3.17	6.01	11.83	17.31	35.57	12.90	24.74
Com & Ind Total	190	7,837,165	5	449,345	35	8,185,720	230	16,472,230	0
% of Com & Ind Total	82.61	47.58	2.17	2.73	15.22	49.69	5.29	3.45	0.00
17. Taxable Total	1,505	55,110,400	54	4,152,555	218	18,853,680	1,777	78,116,635	248,405
% of Taxable Total	84.69	70.55	3.04	5.32	12.27	24.14	40.86	16.35	24.74

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	122	2	111	235

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	58	283,165	8	9,060	1,902	273,013,900	1,968	273,306,125
28. Ag-Improved Land	9	180,805	5	86,220	567	90,402,385	581	90,669,410
29. Ag Improvements	9	84,080	5	479,175	590	35,099,270	604	35,662,525
30. Ag Total							2,572	399,638,060

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	4	4.00	40,000	
33. HomeSite Improvements	7	0.00	52,085	4	4.00	415,920	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	8	6.93	30,240	5	4.60	18,900	
37. FarmSite Improvements	2	0.00	31,995	5	0.00	63,255	
38. FarmSite Total							
39. Road & Ditches	0	2.02	0	0	0.48	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	404	416.60	4,054,265	408	420.60	4,094,265	
33. HomeSite Improvements	435	412.60	27,651,180	446	416.60	28,119,185	755,635
34. HomeSite Total				446	420.60	32,213,450	
35. FarmSite UnImp Land	17	46.40	59,365	17	46.40	59,365	
36. FarmSite Improv Land	497	553.00	1,927,405	510	564.53	1,976,545	
37. FarmSite Improvements	506	0.00	7,448,090	513	0.00	7,543,340	0
38. FarmSite Total				530	610.93	9,579,250	
39. Road & Ditches	0	8,590.37	0	0	8,592.87	0	
40. Other- Non Ag Use	0	476.63	2,190	0	476.63	2,190	
41. Total Section VI				976	10,101.03	41,794,890	755,635

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	453.39	265,740	3	453.39	265,740

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	67	492.34	433,730	0	0.00	0
44. Recapture Value N/A	67	492.34	433,730	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	2.01	1,235	69	494.35	434,965
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,057.79	6.16%	8,196,735	6.21%	2,020.00
46. 1A	22,617.16	34.32%	45,686,705	34.61%	2,020.00
47. 2A1	4,639.32	7.04%	9,371,420	7.10%	2,020.00
48. 2A	2,990.50	4.54%	6,040,830	4.58%	2,020.01
49. 3A1	2,023.35	3.07%	4,016,345	3.04%	1,985.00
50. 3A	8,945.24	13.57%	17,756,410	13.45%	1,985.01
51. 4A1	5,920.16	8.98%	11,751,600	8.90%	1,985.01
52. 4A	14,706.01	22.32%	29,191,570	22.11%	1,985.01
53. Total	65,899.53	100.00%	132,011,615	100.00%	2,003.23
Dry					
54. 1D1	2,521.85	2.22%	3,089,350	2.46%	1,225.03
55. 1D	55,133.62	48.54%	67,539,475	53.89%	1,225.01
56. 2D1	5,219.64	4.60%	6,394,240	5.10%	1,225.03
57. 2D	2,087.48	1.84%	2,035,460	1.62%	975.08
58. 3D1	7,359.67	6.48%	7,175,855	5.73%	975.02
59. 3D	18,530.65	16.31%	18,067,780	14.42%	975.02
60. 4D1	9,152.54	8.06%	8,466,455	6.76%	925.04
61. 4D	13,583.99	11.96%	12,565,850	10.03%	925.05
62. Total	113,589.44	100.00%	125,334,465	100.00%	1,103.40
Grass					
63. 1G1	528.72	0.33%	325,180	0.33%	615.03
64. 1G	12,963.63	7.97%	7,972,810	7.97%	615.01
65. 2G1	8,781.44	5.40%	5,400,580	5.40%	615.00
66. 2G	10,096.87	6.21%	6,209,610	6.21%	615.00
67. 3G1	3,440.97	2.12%	2,116,215	2.12%	615.01
68. 3G	24,098.89	14.82%	14,820,950	14.82%	615.01
69. 4G1	22,446.62	13.81%	13,804,745	13.81%	615.00
70. 4G	80,209.30	49.34%	49,328,835	49.34%	615.00
71. Total	162,566.44	100.00%	99,978,925	100.00%	615.00
Irrigated Total					
	65,899.53	18.81%	132,011,615	36.89%	2,003.23
Dry Total					
	113,589.44	32.42%	125,334,465	35.02%	1,103.40
Grass Total					
	162,566.44	46.40%	99,978,925	27.94%	615.00
72. Waste	8,191.59	2.34%	517,865	0.14%	63.22
73. Other	95.00	0.03%	300	0.00%	3.16
74. Exempt	26.78	0.01%	0	0.00%	0.00
75. Market Area Total	350,342.00	100.00%	357,843,170	100.00%	1,021.41

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	4.05	8,180	5.00	10,100	65,890.48	131,993,335	65,899.53	132,011,615
77. Dry Land	270.42	302,095	0.00	0	113,319.02	125,032,370	113,589.44	125,334,465
78. Grass	199.12	122,455	42.41	26,085	162,324.91	99,830,385	162,566.44	99,978,925
79. Waste	16.73	1,000	0.78	195	8,174.08	516,670	8,191.59	517,865
80. Other	0.00	0	0.00	0	95.00	300	95.00	300
81. Exempt	0.00	0	0.00	0	26.78	0	26.78	0
82. Total	490.32	433,730	48.19	36,380	349,803.49	357,373,060	350,342.00	357,843,170

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	65,899.53	18.81%	132,011,615	36.89%	2,003.23
Dry Land	113,589.44	32.42%	125,334,465	35.02%	1,103.40
Grass	162,566.44	46.40%	99,978,925	27.94%	615.00
Waste	8,191.59	2.34%	517,865	0.14%	63.22
Other	95.00	0.03%	300	0.00%	3.16
Exempt	26.78	0.01%	0	0.00%	0.00
Total	350,342.00	100.00%	357,843,170	100.00%	1,021.41

2012 County Abstract of Assessment for Real Property, Form 45 Compared with the 2011 Certificate of Taxes Levied (CTL)

91 Webster

	2011 CTL County Total	2012 Form 45 County Total	Value Difference (2012 form 45 - 2011 CTL)	Percent Change	2012 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	59,513,710	61,506,475	1,992,765	3.35%	248,405	2.93%
02. Recreational	97,015	137,930	40,915	42.17%	0	42.17%
03. Ag-Homesite Land, Ag-Res Dwelling	30,323,495	32,213,450	1,889,955	6.23%	755,635	3.74%
04. Total Residential (sum lines 1-3)	89,934,220	93,857,855	3,923,635	4.36%	1,004,040	3.25%
05. Commercial	16,469,725	16,472,230	2,505	0.02%	0	0.02%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	8,143,470	9,579,250	1,435,780	17.63%	0	17.63%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	24,613,195	26,051,480	1,438,285	5.84%	0	5.84%
10. Total Non-Agland Real Property	114,547,415	119,911,525	5,364,110	4.68%	1,004,040	3.81%
11. Irrigated	128,123,000	132,011,615	3,888,615	3.04%		
12. Dryland	106,524,935	125,334,465	18,809,530	17.66%		
13. Grassland	99,867,025	99,978,925	111,900	0.11%		
14. Wasteland	515,280	517,865	2,585	0.50%		
15. Other Agland	2,190	300	-1,890	-86.30%		
16. Total Agricultural Land	335,032,430	357,843,170	22,810,740	6.81%		
17. Total Value of all Real Property (Locally Assessed)	449,579,845	477,754,695	28,174,850	6.27%	1,004,040	6.04%

**2012 Plan of Assessment for Webster County
Assessment Years 2012, 2013, and 2014
June 15, 2011**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land; for the 2008 value year and;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344.

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

General Description of Real Property in Webster County:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1546	33%	.1233%
Commercial	232	5%	.0348%
Industrial	0	0%	0%
Recreational	4	0%	0002%
Agricultural	2563	55%	.841%
Special Valuation	69	2%	.0007%
Exempt	232	5%	0%

Agricultural land is our most predominant property. They make up 84% of our tax base.

Current Resources:

A. Staff / Budget / Training

Elected Assessor:

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

Deputy Assessor:

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

Nature of Responsibility:

Number of employees supervised by this position: All clerks

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

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

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

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

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

Clerk:

There are no Continuing Education requirements for this position.

Nature of Responsibility:

Number of employees supervised by this position: None

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

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

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

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

Clerk, part-time:

There are no Continuing Education requirements for this position.

Number of employees supervised by this position: None

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

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

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

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

Appraiser (Contracted):

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

Budget

For the 2010/2011 budget year the office budgeted \$109,100.00 and spent \$112,537.27. The increase over request is due to the necessity for a new server. The County Appraiser office budget was \$10,000 and we spent \$14,323.00. The increase over budget was due to an increase per parcel for review of rural properties after the budget was set and finalized. For the 2011/2012 budget year the office budget requested is \$148,328.00. Starting this budget year the County Board of Commissioner's has requested that we include health insurance, group dental, life insurance, retirement plan and Fica-SS-Medicare within each office budget. In the past these items have come out of the General Budget of the County. The County Appraiser office budget is \$24,572.00. The large increase is due to a new contract with our Appraiser and the fact that the rural properties must all be completed this year for the 6 year plan. The Legislative requirement to look at every property in the county every 6 years has added quite an expense to the budget.

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

Training

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

B. Cadastral Maps

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

C. Property Record Cards

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

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

We have started preparing and scanning in the old property record cards and data sheets into the computer.

D. Software

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

E. Web based

We have our own web page at www.webster.assessor.gisworkshop.com the Treasurer has a webpage www.nebraskataxesonline.us and Webster County has a website at www.co.webster.ne.us where we have placed the sales used to determine the 2011 values. We have had a tremendous amount of positive feedback on this and hope to be able to continue to budget for it.

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory all Property

Real estate transfers are brought over to the Assessors office from the Register of Deeds office. Within a few days, the Deputy Assessor processes the deed. This consists of pulling the property record cards confirming information on deed matches property record information. If anything does not match, we do a deed research then contact the person that prepared the deed. They then file a corrective deed. If everything on the deed matches our property record card we change Terra-Scan, update the record card with new owner, and update the Deed card within the property record card. The cadastral book is then changed; the sale is entered into Excel for the sales ratio study, and also put in the "Sales Book" for appraisers. We do the supplemental sheet through the mail to the PA&T Department. Then we mail a "Sales Review" sheet to the buyer and the seller. The information off of the sales review is used to determine "arms-length" sales.

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

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

B. Data Collection

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

C. Review assessment sales ratio studies before assessment action

Internally a sales ratio study is done annually for each class of property: residential, commercial and agricultural. Residential is then broke down by each market area. It is then broke down within each sub-class in that market area that is deemed necessary. Commercial is broke down

by each market area. Agricultural is broke down by use, area of the county where it is located, and by school districts. We try to keep our Field Liaison updated on what we are doing usually just over the phone.

D. Approaches to Value

We are using Marshall and Swift 06/99 pricing. Each year when we do the sales ratio studies if needed we update the depreciation worksheets. The most recent depreciation study being used was done in 2008 for the 2009 valuation year. Sales ratio studies are also run on agricultural land as a whole. Then it is broke out and studied by predominant use, school district, and location within the county.

E. Reconciliation of Final Value and documentation

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

F. Review assessment sales ratio studies after assessment actions

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

G. Notices and Public Relations

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

Level of Value, Quality, and Uniformity for assessment year 2011:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	95%	24.54%	113.44%
Commercial	96%	13.02%	108.73%
Agricultural Land	70%	22.89%	107.03%
Special Value Agland	70%	22.89%	107.03%

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

Assessment Actions Planned for Assessment Year 2010/2011:

For 2012

We will continue to make appraisal files for all exempt properties.

Agricultural: Within the office we will finish comparing all agricultural land to Agri-Data, any discrepancies we will request new FSA maps and certifications from the property owner. All splits that have been done over the years, we will draw them correctly on the cadastral maps. As of now most of these are just boxes drawn in the

general vicinity. Bob Worman, contracted appraiser, will finish reviewing all rural residential properties and rural improved properties.

Residential: We will review Red Cloud town. All splits that have been done over the years, we will draw them correctly on the cadastral maps. As of now most of these are just boxes drawn in the general vicinity. All other towns in Webster County are completed for the review cycle.

Commercial: Bob Worman has finished the commercial reviews for this cycle. All splits that have been done over the years, we will draw them correctly on the cadastral maps. As of now most of these are just boxes drawn in the general vicinity.

Special Value - Agland: Bob Worman will review each special value parcel physically to determine if they should be Special Valuation.

We are scanning in all old property record cards and the worksheets for them. Once this is complete we will destroy the originals.

For 2013

The new Review cycle 2013 to 2018 will start this year.

Schedule for this cycle is as follows:

YEAR DONE	AREA BEING REVIEWED	TYPE OF PROPERTY	IMPROVED PARCELS	UNIMPROVED PARCELS
2013	Guide Rock	Residential	161	39
2013	Guide Rock	Commercial	35	6
2013	Guide Rock	Agricultural	0	12
2013	Inavale	Residential	41	7
2013	Inavale	Commercial	4	0
2013	Rural	Commercial	92	21
2013	Guide Rock Precinct	Agricultural	0	119
2013	Beaver Creek Precint	Agricultural	0	113
	Total Parcels	Reviewed	333	317

YEAR DONE	AREA BEING REVIEWED	TYPE OF PROPERTY	IMPROVED PARCELS	UNIMPROVED PARCELS
2014	Bladen	Residential	120	26
2014	Bladen	Commercial	23	6
2014	Bladen	Agricultural	2	5
2014	Cowles	Residential	24	19
2014	Cowles	Commercial	6	2
2014	Cowles	Agricultural	2	6
2014	Rosemont	Residential	7	6
2014	Rosemont	Commercial	4	1
2014	Blue Hill	Commercial	71	7
2014	Guide Rock Precinct	Agricultural	48	0
2014	Beaver Creek Precinct	Agricultural	56	0
2014	Stillwater Precinct	Agricultural	55	119
2014	Oak Creek Precinct	Agricultural	0	124
2014	Garfield	Agricultural	0	130
	Total Parcels	Reviewed	418	451

YEAR DONE	AREA BEING REVIEWED	TYPE OF PROPERTY	IMPROVED PARCELS	UNIMPROVED PARCELS
2015	Blue Hill	Residential	250	17
2015	Blue Hill	Agricultural	3	25
2015	Oak Creek Precinct	Agricultural	58	0
2015	Garfield	Agricultural	37	0
2015	Cowles / Pleasant Hill	Agricultural	37	112
2015	Elm Creek	Agricultural	30	132
	Total Parcels	Reviewed	415	286

YEAR DONE	AREA BEING REVIEWED	TYPE OF PROPERTY	IMPROVED PARCELS	UNIMPROVED PARCELS
2016	Blue Hill	Residential	91	0
2016	Red Cloud	Residential	30	40
2016	Red Cloud	Commercial	126	22
2016	Red Cloud	Agricultural	3	14
2016	Potsdam Precinct	Agricultural	81	148
2016	Line Precinct	Agricultural	51	123
	Red Cloud Precinct	Agricultural	0	104
	Total Parcels	Reviewed	382	451

YEAR DONE	AREA BEING REVIEWED	TYPE OF PROPERTY	IMPROVED PARCELS	UNIMPROVED PARCELS
2017	Red Cloud	Residential	250	0
2017	Red Cloud Precinct	Agricultural	76	0
2017	Batin Precinct	Agricultural	25	125
2017	Glenwood	Agricultural	59	111
	Walnut Creek Precinct	Agricultural	0	117
	Total Parcels	Reviewed	410	353

YEAR DONE	AREA BEING REVIEWED	TYPE OF PROPERTY	IMPROVED PARCELS	UNIMPROVED PARCELS
2018	Red Cloud	Residential	267	0
2018	Walnut Creek Precinct	Agricultural	19	0
2018	Inavale Precinct	Agricultural	46	125
2018	Catherton Precinct	Agricultural	29	104
2018	Harmony Precinct	Agricultural	43	120
	Total Parcels	Reviewed	404	349

Plan of Review

When we review a property, we compare the property record card to the physical site. If anything appears to be wrong, we contact the owner to obtain entrance and do an interior inspection and re-measurement. If not allowed inside, we attempt to review the information with the owner and do a review of the outside. Digital photos are taken of all homes and some

outbuildings. The rural ground plan sketches are drawn at this time also. Aerial photographs are unrealistic due to budget constraints.

Work done for the 6 year cycle of 2008/2012

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

Agricultural Improvements: 8 Precincts are done as of this date.

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

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

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

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

9. Tax Districts and Tax Rates: management of school district and other tax entity boundary changes necessary for correct assessment and tax information, input/review of tax rates used for tax billing process.
10. Tax Lists: prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections: prepare tax list correction documents for county board approval.
12. County Board of Equalization: attend county board of equalization meetings for valuation protests – assemble and provide information.
13. TERC Appeals: prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization: attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor, Deputy Assessor, and/or Appraisal Education: attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license. Always send new help to an educational workshop.

AMENDMENTS:

Respectfully submitted:

Assessor Signature: _____ Date: _____

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

2012 Assessment Survey for Webster County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	1
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$148,328 (increase due to commissioners adding the accounting of benefits to each office)
7.	Adopted budget, or granted budget <i>if different from above</i>:
	\$154,353 added more for machine replacement
8.	Amount of the total assessor's budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$24,572
10.	Part of the assessor's budget that is dedicated to the computer system:
	\$11,000
11.	Amount of the assessor's budget set aside for education/workshops:
	\$2,300
12.	Other miscellaneous funds:
	0
13.	Amount of last year's assessor's budget not used:
	The assessor's office went over budget as their computer system crashed close to year end.

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Primarily – Deputy Assessor, but also the Assessor and Clerk

5.	Does the county have GIS software?
	Yes, but only for 911 addressing and parcel search online
6.	Is GIS available on a website? If so, what is the name of the website?
	Yes http://webster.assessor.gisworkshop.com/
7.	Who maintains the GIS software and maps?
	GIS Workshop
8.	Personal Property software:
	Terra Scan

C. Zoning Information

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

D. Contracted Services

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

2012 Certification for Webster County

This is to certify that the 2012 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 Webster County Assessor.

Dated this 9th day of April, 2012.



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

Ruth A. Sorensen
Property Tax Administrator

