

Table of Contents

2012 Commission Summary

2012 Opinions of the Property Tax Administrator

Residential Reports

- Residential Assessment Actions
- Residential Assessment Survey
- Residential Statistics

Residential Correlation

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

Commercial Reports

- Commercial Assessment Actions
- Commercial Assessment Survey
- Commercial Statistics

Commercial Correlation

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

Agricultural and/or Special Valuation Reports

- Agricultural Assessment Actions
- Agricultural Assessment Survey
- Agricultural Average Acre Values Table
- Agricultural Land Statistics
- Special Valuation Methodology, if applicable
- Special Valuation Statistics, if applicable

Agricultural and/or Special Valuation Correlation

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

County Reports

- 2012 County Abstract of Assessment for Real Property, Form 45
- 2012 County Agricultural Land Detail
- 2012 County Abstract of Assessment for Real Property Compared with the 2011 Certificate of Taxes Levied (CTL)
- County Assessor's Three Year Plan of Assessment

Assessment Survey – General Information

Certification

Maps

Market Areas

Registered Wells > 500 GPM

Valuation History Charts

2012 Commission Summary for Wheeler County

Residential Real Property - Current

Number of Sales	10	Median	68.10
Total Sales Price	\$369,001	Mean	83.40
Total Adj. Sales Price	\$389,001	Wgt. Mean	66.60
Total Assessed Value	\$259,070	Average Assessed Value of the Base	\$20,836
Avg. Adj. Sales Price	\$38,900	Avg. Assessed Value	\$25,907

Confidence Interval - Current

95% Median C.I	57.37 to 154.13
95% Wgt. Mean C.I	49.16 to 84.03
95% Mean C.I	50.07 to 116.73
% of Value of the Class of all Real Property Value in the	3.02
% of Records Sold in the Study Period	2.42
% of Value Sold in the Study Period	3.01

Residential Real Property - History

Year	Number of Sales	LOV	Median
2011	26	92	92
2010	29	94	94
2009	24	96	96
2008	21	98	98

2012 Commission Summary for Wheeler County

Commercial Real Property - Current

Number of Sales	3	Median	46.11
Total Sales Price	\$90,001	Mean	55.61
Total Adj. Sales Price	\$99,001	Wgt. Mean	41.60
Total Assessed Value	\$41,180	Average Assessed Value of the Base	\$21,757
Avg. Adj. Sales Price	\$33,000	Avg. Assessed Value	\$13,727

Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	-25.06 to 136.28
% of Value of the Class of all Real Property Value in the County	0.35
% of Records Sold in the Study Period	6.52
% of Value Sold in the Study Period	4.11

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2011	6		44
2010	5	100	169
2009	8	100	51
2008	7	100	43

2012 Opinions of the Property Tax Administrator for Wheeler County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (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	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	70	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
Property Tax Administrator

Wheeler County 2012 Assessment Actions taken to address the

Following property classes/subclasses:

Residential:

Annually the county conducts a market analysis that includes the qualified residential sales that occurred during the current study period (July 1, 2009 through June 30, 2011). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the residential class of real property.

The Assessor maintained a list throughout the year of pickup work to be completed. The county contracted with a certified appraiser to complete the County's identified pickup work. The pickup work involved onsite inspection, measurements, interior inspection whenever possible, and interviewing the owner. The pickup work was completed in a timely manner. The assessor sent out verification questionnaires to either the buyer/seller or someone familiar with the sale. Assessor completed a drive-by inspection of sales.

Typically, the county plans to accomplish a portion of the required 6 year inspection process. Martinsen Appraisal Inc., contract appraiser, has been hired to complete a revaluation (onsite inspections, new pictures, new depreciation and new pricing using M/S Manual for the commercial properties) of all commercial and residential properties in Bartlett and Ericson. This work will begin in 2012.

Wheeler County did a complete review of all residential assessor locations for 2010. These were converted into Valuation Groupings and have remained unchanged for 2011 and 2012 as follows:

<u>VALUATION GROUP</u>	<u>ASSESSOR LOCATION</u>
1	Bartlett
2	Ericson
3	Rural
4	Lake Ericson

For 2012 there was no residential action taken in the county. Bartlett village, Ericson, Rural and Lake Ericson had a total of 9 improved properties sell during the two year study period. The sales were so varied in type and location that a clear trend could not be determined.

2012 Residential Assessment Survey for Wheeler County

1.	Valuation data collection done by:	
	Assessor and part-time appraiser	
2.	In your opinion, what are the valuation groupings recognized in the County and describe the unique characteristics of each grouping:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	(Bartlett): Bartlett is the largest village/town in Wheeler County, population 131, is located on US Highway 281. It is the county seat of Wheeler County and has the only K-12 th grade school system in the county. Business trade includes convenience store/gas station, 2 cafes, bank, car repair, and post office. Housing market is influenced by school system, business trade, and location.
	2	(Ericson): Ericson is the only other village/town in Wheeler County, population 104. It is located less than 2 miles north of Lake Ericson, which is an active recreation area with about 100 improved parcels/cabins. Business trade includes a large sandhills livestock sale barn, post office, bank and 2 bars. Housing market is influenced by business trade and location, particularly Lake Ericson.
	3	(Rural): The Rural valuation grouping contains all residential sales that occur outside the villages/towns within Wheeler County. Most of the residential sales in the rural area consist of scattered, small tracts of less than 20 acres.
	4	(Lake Ericson): Lake Ericson is a man-made lake on the Cedar River just south of the village of Ericson. This recreation area was recently renovated. It consists of a lake with about 130 surface acres, associated wetlands, and about 100 improved lots/cabins. This is an active recreation area with increasing demand for lots and purchase of existing cabins.
3.	List and describe the approach(es) used to estimate the market value of residential properties.	
	The cost approach for improvements, sales approach for vacant lots.	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	Lake Ericson – 2008; Ericson, Bartlett and Rural – 1998.	
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?	
	Based on local market information	
6.	Are individual depreciation tables developed for each valuation grouping?	
	Yes	
7.	When were the depreciation tables last updated for each valuation grouping?	

8.	When was the last lot value study completed for each valuation grouping?
	Lake Ericson 2008; Ericson and Bartlett 1998
9.	Describe the methodology used to determine the residential lot values?
	Sales study
10.	How do you determine whether a sold parcel is substantially changed?
	By the use of building permits and visual inspection

**92 Wheeler
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 : 10
 Total Sales Price : 369,001
 Total Adj. Sales Price : 389,001
 Total Assessed Value : 259,070
 Avg. Adj. Sales Price : 38,900
 Avg. Assessed Value : 25,907

MEDIAN : 68
 WGT. MEAN : 67
 MEAN : 83
 COD : 41.75
 PRD : 125.23

COV : 55.88
 STD : 46.60
 Avg. Abs. Dev : 28.43
 MAX Sales Ratio : 181.00
 MIN Sales Ratio : 31.59

95% Median C.I. : 57.37 to 154.13
 95% Wgt. Mean C.I. : 49.16 to 84.03
 95% Mean C.I. : 50.07 to 116.73

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
<u>Qtrrs</u>											
01-JUL-09 To 30-SEP-09	2	70.38	70.38	69.61	09.86	101.11	63.44	77.32	N/A	22,501	15,663
01-OCT-09 To 31-DEC-09	1	31.59	31.59	31.59	00.00	100.00	31.59	31.59	N/A	60,000	18,955
01-JAN-10 To 31-MAR-10											
01-APR-10 To 30-JUN-10	4	68.10	67.22	69.33	08.99	96.96	57.37	75.32	N/A	50,625	35,100
01-JUL-10 To 30-SEP-10	1	154.13	154.13	154.13	00.00	100.00	154.13	154.13	N/A	19,000	29,285
01-OCT-10 To 31-DEC-10	2	119.32	119.32	62.57	51.70	190.70	57.63	181.00	N/A	31,250	19,553
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11											
<u>Study Yrs</u>											
01-JUL-09 To 30-JUN-10	7	64.84	63.03	62.01	15.78	101.64	31.59	77.32	31.59 to 77.32	43,929	27,240
01-JUL-10 To 30-JUN-11	3	154.13	130.92	83.91	26.68	156.02	57.63	181.00	N/A	27,167	22,797
<u>Calendar Yrs</u>											
01-JAN-10 To 31-DEC-10	7	71.36	94.52	73.52	46.16	128.56	57.37	181.00	57.37 to 181.00	40,571	29,827
<u>ALL</u>	10	68.10	83.40	66.60	41.75	125.23	31.59	181.00	57.37 to 154.13	38,900	25,907

VALUATION GROUPING										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	6	68.10	68.32	68.14	09.32	100.26	57.63	77.32	57.63 to 77.32	46,250	31,516
02	2	119.19	119.19	66.88	51.87	178.21	57.37	181.00	N/A	16,250	10,868
03	1	31.59	31.59	31.59	00.00	100.00	31.59	31.59	N/A	60,000	18,955
04	1	154.13	154.13	154.13	00.00	100.00	154.13	154.13	N/A	19,000	29,285
<u>ALL</u>	10	68.10	83.40	66.60	41.75	125.23	31.59	181.00	57.37 to 154.13	38,900	25,907

PROPERTY TYPE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
01	10	68.10	83.40	66.60	41.75	125.23	31.59	181.00	57.37 to 154.13	38,900	25,907
06											
07											
<u>ALL</u>	10	68.10	83.40	66.60	41.75	125.23	31.59	181.00	57.37 to 154.13	38,900	25,907

**92 Wheeler
RESIDENTIAL**

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 95% Wgt. Mean C.I. : 49.16 to 84.03
 95% Mean C.I. : 50.07 to 116.73

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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	2	129.16	129.16	88.84	40.14	145.38	77.32	181.00	N/A	11,251	9,995	
Less Than 15,000	2	129.16	129.16	88.84	40.14	145.38	77.32	181.00	N/A	11,251	9,995	
Less Than 30,000	4	115.73	118.97	97.95	41.99	121.46	63.44	181.00	N/A	16,625	16,284	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	8	64.14	71.96	65.23	30.32	110.32	31.59	154.13	31.59 to 154.13	45,813	29,885	
Greater Than 14,999	8	64.14	71.96	65.23	30.32	110.32	31.59	154.13	31.59 to 154.13	45,813	29,885	
Greater Than 29,999	6	61.24	59.69	60.13	17.67	99.27	31.59	75.32	31.59 to 75.32	53,750	32,323	
<u>Incremental Ranges</u>												
0 TO 4,999	2	129.16	129.16	88.84	40.14	145.38	77.32	181.00	N/A	11,251	9,995	
5,000 TO 14,999												
15,000 TO 29,999	2	108.79	108.79	102.60	41.69	106.03	63.44	154.13	N/A	22,000	22,573	
30,000 TO 59,999	2	61.11	61.11	61.39	06.12	99.54	57.37	64.84	N/A	32,500	19,953	
60,000 TO 99,999	4	64.50	58.98	59.82	22.28	98.60	31.59	75.32	N/A	64,375	38,508	
100,000 TO 149,999												
150,000 TO 249,999												
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	10	68.10	83.40	66.60	41.75	125.23	31.59	181.00	57.37 to 154.13	38,900	25,907	

2012 Correlation Section for Wheeler County

A. Residential Real Property

Wheeler County is located in the north central portion of Nebraska, near the southeast boundary of the sandhill region. The county seat of Wheeler County is Bartlett, located 75 miles north of Grand Island on Highway 281.

Wheeler County is a very rural area, with two villages/towns in the county, Bartlett and Ericson. The county seat and the county wide school system are located in Bartlett. The other concentrated area of residential housing in the county is at Lake Ericson, a manmade lake of about 400 acres, located just south of the town of Ericson.

The Wheeler County Assessor reviews all residential sales. The assessor also serves as the county clerk. Many times when deeds are filed questions are asked at that time regarding the sales of properties to verify the terms and conditions of sale. When necessary, an interview in person or by telephone with the buyer, seller, broker or someone knowledgeable about the sale is conducted.

There were a total of 23 residential sales in Wheeler County for the two year study period. Of these sales 10 were determined to be qualified, arms-length transactions of improved properties, the remaining 13 were disqualified. The disqualified sales included family sales or were disqualified due to terms and conditions of sale, unimproved, substantially changed, etc. Six of the qualified sales were in Valuation Group 01 (Bartlett), and two or less sales in each of the other three valuation groups. The improved, qualified residential sales ranged in price from \$2,500 to \$77,000. Average sale price for these sales was \$39,000.

There were no assessment actions taken in the residential class of property for assessment year 2012. Wheeler County has entered into an appraisal contract with Martinsen Appraisal to have all residential properties in Bartlett and Ericson inspected and revalued for 2013.

The assessment quality statistical measures for Wheeler County indicate that these sales in each of the valuation groups should not be relied upon in determining the level of value. The sample is not adequate in terms of number of sales and is not representative of the population.

During 2011 the Department's Property Assessment Division implemented a cyclical review process to conduct an assessment practices review of one-third of the counties within the state. Wheeler County was one of those selected. Within the residential class the review confirmed that the county assessor adheres to generally accepted mass appraisal standards, property tax laws, regulations, manuals, and directives issued by the Department of Revenue.

There is no reliable information available to determine a level of value for the residential real property in Wheeler County. Because the known assessment practices are reliable and consistent it is believed that the commercial class of property is being treated in a uniform and proportionate manner.

**2012 Correlation Section
for Wheeler 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 Wheeler 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 Wheeler 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 Wheeler 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.

Wheeler County 2012 Assessment Actions taken to address the Following property classes/subclasses:

Commercial:

Annually the county conducts a market analysis that includes the qualified commercial sales that occurred during the current study period (July 1, 2008 through June 30, 2011). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the commercial class of real property.

Annually the county conducts the pickup of new construction as well as remodeling, additions and rehab of existing structures. The Assessor maintains a list throughout the year of pickup work to be completed. The county contracted with a certified appraiser to complete the County's identified pickup work. The pickup work involved onsite inspection, measurements, interior inspection whenever possible, and interviewing the owner. The pickup work was completed in a timely manner. The assessor sent out verification questionnaires to either the buyer/seller or someone familiar with the sale. Assessor completed a drive-by inspection of sales.

Typically, the county plans to accomplish a portion of the required 6 year inspection process. Martinsen Appraisal Inc., contract appraiser, has been hired to complete a revaluation (onsite inspections, new pictures, new depreciation and new pricing using M/S Manual for the commercial properties) of all commercial and residential properties in Bartlett and Ericson. This work will begin in 2012.

Wheeler County did a complete review of all commercial assessor locations which were converted into Valuation Groupings for 2010. These Valuation Groupings have remained unchanged for 2011 and 2012 as follows:

<u>VALUATION GROUP</u>	<u>ASSESSOR LOCATION</u>
1	Bartlett
2	Ericson
3	Rural

Wheeler County did not adjust commercial property values for 2012. The three valuation groupings had a total of 3 sales for the three year study period. All sales were different occupancy codes and varied so widely in type, price and location that a trend could not be determined. Therefore based on the limited number of sales, no adjustment was made to any of the valuation groupings, as any adjustment would not have improved the equity within the commercial class of property.

2012 Commercial Assessment Survey for Wheeler County

1.	Valuation data collection done by:	
	Assessor and Staff	
2.	In your opinion, what are the valuation groupings recognized in the County and describe the unique characteristics of each grouping:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	(Bartlett): Bartlett is the largest village/town in Wheeler County, population 131, is located on US Highway 281. It is the county seat of Wheeler County and has the only K-12 th grade school system in the county. Business trade includes convenience store/gas station, 2 cafes, bank, car repair, and post office.
	2	(Ericson): Ericson is the only other village/town in Wheeler County, population 104. It is located less than 2 miles north of Lake Ericson, which is an active recreation area with about 100 improved parcels/cabins. Business trade includes a large sandhills livestock sale barn, post office, bank and 2 bars.
	3	(Rural): The Rural valuation grouping contains all commercial sales that occur outside the villages/towns within Wheeler County. Most of the businesses in the rural area consist of agricultural based businesses.
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	The Cost Approach is used as well as a market analysis of the qualified sales to estimate the market value of properties.	
3a	Describe the process used to value unique commercial properties.	
	All commercial properties are valued by contract appraiser, pick up work as well as revaluations. Unique properties would be reviewed with the appraiser prior to having the appraisal work completed.	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	1998	
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?	
	Based on local market information.	
6.	Are individual depreciation tables developed for each valuation grouping?	
	Yes	
7.	When were the depreciation tables last updated for each valuation grouping?	
	Tables are updated when a complete re-appraisal is done.	
8.	When was the last lot value study completed for each valuation grouping?	
	Done every year at value setting time	
9.	Describe the methodology used to determine the commercial lot values.	

	Sales Study
10.	How do you determine whether a sold parcel is substantially changed?
	Visual inspections and building permits that get turned in.

92 Wheeler
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 : 3
Total Sales Price : 90,001
Total Adj. Sales Price : 99,001
Total Assessed Value : 41,180
Avg. Adj. Sales Price : 33,000
Avg. Assessed Value : 13,727

MEDIAN : 46
WGT. MEAN : 42
MEAN : 56
COD : 45.41
PRD : 133.68

COV : 58.39
STD : 32.47
Avg. Abs. Dev : 20.94
MAX Sales Ratio : 91.77
MIN Sales Ratio : 28.95

95% Median C.I. : N/A
95% Wgt. Mean C.I. : N/A
95% Mean C.I. : -25.06 to 136.28

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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											
01-OCT-08 To 31-DEC-08											
01-JAN-09 To 31-MAR-09											
01-APR-09 To 30-JUN-09											
01-JUL-09 To 30-SEP-09	2	60.36	60.36	38.53	52.04	156.66	28.95	91.77	N/A	29,501	11,368
01-OCT-09 To 31-DEC-09											
01-JAN-10 To 31-MAR-10	1	46.11	46.11	46.11	00.00	100.00	46.11	46.11	N/A	40,000	18,445
01-APR-10 To 30-JUN-10											
01-JUL-10 To 30-SEP-10											
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11											
01-APR-11 To 30-JUN-11											
Study Yrs											
01-JUL-08 To 30-JUN-09											
01-JUL-09 To 30-JUN-10	3	46.11	55.61	41.60	45.41	133.68	28.95	91.77	N/A	33,000	13,727
01-JUL-10 To 30-JUN-11											
Calendar Yrs											
01-JAN-09 To 31-DEC-09	2	60.36	60.36	38.53	52.04	156.66	28.95	91.77	N/A	29,501	11,368
01-JAN-10 To 31-DEC-10	1	46.11	46.11	46.11	00.00	100.00	46.11	46.11	N/A	40,000	18,445
ALL	3	46.11	55.61	41.60	45.41	133.68	28.95	91.77	N/A	33,000	13,727

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	28.95	28.95	28.95	00.00	100.00	28.95	28.95	N/A	50,000	14,475
02	2	68.94	68.94	54.50	33.12	126.50	46.11	91.77	N/A	24,501	13,353
ALL	3	46.11	55.61	41.60	45.41	133.68	28.95	91.77	N/A	33,000	13,727

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	3	46.11	55.61	41.60	45.41	133.68	28.95	91.77	N/A	33,000	13,727
04											
ALL	3	46.11	55.61	41.60	45.41	133.68	28.95	91.77	N/A	33,000	13,727

**92 Wheeler
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 : 3
 Total Sales Price : 90,001
 Total Adj. Sales Price : 99,001
 Total Assessed Value : 41,180
 Avg. Adj. Sales Price : 33,000
 Avg. Assessed Value : 13,727

MEDIAN : 46
 WGT. MEAN : 42
 MEAN : 56
 COD : 45.41
 PRD : 133.68

COV : 58.39
 STD : 32.47
 Avg. Abs. Dev : 20.94
 MAX Sales Ratio : 91.77
 MIN Sales Ratio : 28.95

95% Median C.I. : N/A
 95% Wgt. Mean C.I. : N/A
 95% Mean C.I. : -25.06 to 136.28

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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	1	91.77	91.77	91.77	00.00	100.00	91.77	91.77	N/A	9,001	8,260
Less Than 15,000	1	91.77	91.77	91.77	00.00	100.00	91.77	91.77	N/A	9,001	8,260
Less Than 30,000	1	91.77	91.77	91.77	00.00	100.00	91.77	91.77	N/A	9,001	8,260
<u>Ranges Excl. Low \$</u>											
Greater Than 4,999	2	37.53	37.53	36.58	22.86	102.60	28.95	46.11	N/A	45,000	16,460
Greater Than 14,999	2	37.53	37.53	36.58	22.86	102.60	28.95	46.11	N/A	45,000	16,460
Greater Than 29,999	2	37.53	37.53	36.58	22.86	102.60	28.95	46.11	N/A	45,000	16,460
<u>Incremental Ranges</u>											
0 TO 4,999	1	91.77	91.77	91.77	00.00	100.00	91.77	91.77	N/A	9,001	8,260
5,000 TO 14,999											
15,000 TO 29,999											
30,000 TO 59,999	2	37.53	37.53	36.58	22.86	102.60	28.95	46.11	N/A	45,000	16,460
60,000 TO 99,999											
100,000 TO 149,999											
150,000 TO 249,999											
250,000 TO 499,999											
500,000 TO 999,999											
1,000,000 +											
<u>ALL</u>	3	46.11	55.61	41.60	45.41	133.68	28.95	91.77	N/A	33,000	13,727

OCCUPANCY CODE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val
300	1	91.77	91.77	91.77	00.00	100.00	91.77	91.77	N/A	9,001	8,260
442	1	46.11	46.11	46.11	00.00	100.00	46.11	46.11	N/A	40,000	18,445
526	1	28.95	28.95	28.95	00.00	100.00	28.95	28.95	N/A	50,000	14,475
<u>ALL</u>	3	46.11	55.61	41.60	45.41	133.68	28.95	91.77	N/A	33,000	13,727

**2012 Correlation Section
for Wheeler County**

A. Commercial Real Property

There were a total of six commercial sales for Wheeler County for the three year study period, three of which were improved, qualified sales. Two of these sales were in Valuation Group 02 (Ericson), and one in Valuation Group 01 (Bartlett). These sales were diverse (each with a different occupancy code) with sale prices ranging from \$9,000 to \$50,000. Average sale price for the three sales was \$33,000.

The Wheeler County Assessor reviews all commercial sales. The assessor also serves as the county clerk. Many times when deeds are filed questions are asked at that time regarding the sales of properties to verify the terms and conditions of sale. When necessary, an interview in person or by telephone with the buyer, seller, broker or someone knowledgeable about the sale is conducted. All qualified, arms-length transactions are included in the sales file. Wheeler County has entered into an appraisal contract with Martinsen Appraisal to have all commercial properties in Bartlett and Ericson inspected and revalued for 2013.

The assessment quality statistical measures for Wheeler County indicate that these sales in each of the valuation groups should not be relied upon in determining the level of value. The sample is not adequate in terms of number of sales and is not representative of the population. It is my opinion that the market for commercial property in Wheeler County is not an organized market. There were no assessment actions taken in the commercial class of property for assessment year 2012.

During 2011 the Department's Property Assessment Division implemented a cyclical review process to conduct an assessment practices review of one-third of the counties within the state. Wheeler County was one of those selected. Within the commercial class the review confirmed that the county assessor adheres to generally accepted mass appraisal standards, property tax laws, regulations, manuals, and directives issued by the Department of Revenue.

There is no reliable information available to determine a level of value for the commercial real property in Wheeler County. Because the known assessment practices are reliable and consistent it is believed that the commercial class of property is being treated in a uniform and proportionate manner.

**2012 Correlation Section
for Wheeler 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 Wheeler 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 Wheeler 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 Wheeler 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.

Wheeler County 2012 Assessment Actions taken to address the Following property classes/subclasses:

Agricultural:

Annually the county conducts a market analysis that includes the qualified agricultural sales that occurred during the current study period (July 1, 2008 through June 30, 2011). The review and analysis is done to identify any adjustments or other assessment actions that are necessary to properly value the agricultural class of real property. This analysis included a joint review with the field liaison of the sales file to determine proportionality, representativeness and adequacy of the sales. After completing the analysis, sales were added in conformance with the agricultural land analysis procedure and the county prepared a new schedule of LCG values for the County. Wheeler County raised their higher 4 valued irrigated land by 10% and lower 4 valued irrigated land by 15%, the 3 lower valued dryland LCGs by 10%, and their grassland by 10 percent.

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

Annually the county conducts the pickup of new construction of agricultural improvements and updates any known land use changes in a timely manner. Pickup work was completed and placed on the 2012 assessment roll. The assessor and staff continued working with the local Farm Service Agency for information regarding land use and acres.

In 2011 the county upgraded their administrative software system to the new MIPS version.

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

We have done a drive by of much of the property that is accessible by road in Township 24. We used aerial photos that we can access on-line to check for change of usage and for new buildings as part of 6 year review plan. During this we discovered some new irrigation and contacted the owners and the NRD to obtain the exact acres.

92 Wheeler
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 : 30
Total Sales Price : 9,126,398
Total Adj. Sales Price : 8,806,398
Total Assessed Value : 6,043,658
Avg. Adj. Sales Price : 293,547
Avg. Assessed Value : 201,455

MEDIAN : 70
WGT. MEAN : 69
MEAN : 73
COD : 21.85
PRD : 105.89

COV : 27.43
STD : 19.93
Avg. Abs. Dev : 15.26
MAX Sales Ratio : 122.08
MIN Sales Ratio : 41.20

95% Median C.I. : 62.51 to 79.33
95% Wgt. Mean C.I. : 61.62 to 75.63
95% Mean C.I. : 65.23 to 80.11

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-JUL-08 To 30-SEP-08	1	91.26	91.26	91.26	00.00	100.00	91.26	91.26	N/A	322,203	294,045
01-OCT-08 To 31-DEC-08	1	59.09	59.09	59.09	00.00	100.00	59.09	59.09	N/A	540,000	319,090
01-JAN-09 To 31-MAR-09	2	68.83	68.83	69.06	32.65	99.67	46.36	91.30	N/A	74,206	51,245
01-APR-09 To 30-JUN-09	5	69.24	67.91	66.88	14.27	101.54	54.11	84.76	N/A	338,400	226,337
01-JUL-09 To 30-SEP-09											
01-OCT-09 To 31-DEC-09	3	51.70	59.08	54.12	17.74	109.16	49.02	76.52	N/A	299,333	161,984
01-JAN-10 To 31-MAR-10	3	65.55	70.48	68.17	13.75	103.39	59.44	86.46	N/A	157,533	107,385
01-APR-10 To 30-JUN-10	3	88.33	76.06	70.52	14.07	107.86	51.29	88.57	N/A	342,646	241,631
01-JUL-10 To 30-SEP-10	2	109.44	109.44	104.99	10.80	104.24	97.62	121.25	N/A	291,673	306,240
01-OCT-10 To 31-DEC-10	4	62.81	66.86	67.64	06.73	98.85	62.51	79.33	N/A	246,250	166,551
01-JAN-11 To 31-MAR-11	5	69.98	65.44	62.63	10.13	104.49	41.20	76.36	N/A	411,780	257,887
01-APR-11 To 30-JUN-11	1	122.08	122.08	122.08	00.00	100.00	122.08	122.08	N/A	78,000	95,225
<u>Study Yrs</u>											
01-JUL-08 To 30-JUN-09	9	69.24	69.73	68.35	20.29	102.02	46.36	91.30	54.11 to 91.26	300,290	205,257
01-JUL-09 To 30-JUN-10	9	65.55	68.54	63.91	21.77	107.24	49.02	88.57	51.29 to 88.33	266,504	170,333
01-JUL-10 To 30-JUN-11	12	69.98	77.97	71.88	23.54	108.47	41.20	122.08	62.75 to 97.62	308,770	221,945
<u>Calendar Yrs</u>											
01-JAN-09 To 31-DEC-09	10	62.80	65.45	62.81	22.20	104.20	46.36	91.30	49.02 to 84.76	273,841	172,013
01-JAN-10 To 31-DEC-10	12	72.44	77.16	75.78	22.68	101.82	51.29	121.25	62.51 to 88.57	255,740	193,811
<u>ALL</u>	30	69.83	72.67	68.63	21.85	105.89	41.20	122.08	62.51 to 79.33	293,547	201,455

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	30	69.83	72.67	68.63	21.85	105.89	41.20	122.08	62.51 to 79.33	293,547	201,455
<u>ALL</u>	30	69.83	72.67	68.63	21.85	105.89	41.20	122.08	62.51 to 79.33	293,547	201,455

95%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Dry</u>											
County	1	46.36	46.36	46.36	00.00	100.00	46.36	46.36	N/A	73,443	34,045
1	1	46.36	46.36	46.36	00.00	100.00	46.36	46.36	N/A	73,443	34,045
<u>Grass</u>											
County	12	73.25	81.53	77.43	22.65	105.30	51.70	122.08	69.24 to 97.62	272,012	210,621
1	12	73.25	81.53	77.43	22.65	105.30	51.70	122.08	69.24 to 97.62	272,012	210,621
<u>ALL</u>	30	69.83	72.67	68.63	21.85	105.89	41.20	122.08	62.51 to 79.33	293,547	201,455

92 Wheeler
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

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Avg. Assessed Value : 201,455

MEDIAN : 70
WGT. MEAN : 69
MEAN : 73
COD : 21.85
PRD : 105.89

COV : 27.43
STD : 19.93
Avg. Abs. Dev : 15.26
MAX Sales Ratio : 122.08
MIN Sales Ratio : 41.20

95% Median C.I. : 62.51 to 79.33
95% Wgt. Mean C.I. : 61.62 to 75.63
95% Mean C.I. : 65.23 to 80.11

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80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	10	68.80	66.58	61.33	21.74	108.56	41.20	88.57	49.02 to 88.33	425,584	261,008
1	10	68.80	66.58	61.33	21.74	108.56	41.20	88.57	49.02 to 88.33	425,584	261,008
_____Dry_____											
County	1	46.36	46.36	46.36	00.00	100.00	46.36	46.36	N/A	73,443	34,045
1	1	46.36	46.36	46.36	00.00	100.00	46.36	46.36	N/A	73,443	34,045
_____Grass_____											
County	15	69.98	77.36	75.50	21.62	102.46	51.70	122.08	62.75 to 86.46	245,823	185,604
1	15	69.98	77.36	75.50	21.62	102.46	51.70	122.08	62.75 to 86.46	245,823	185,604
_____ALL_____											
	30	69.83	72.67	68.63	21.85	105.89	41.20	122.08	62.51 to 79.33	293,547	201,455

2012 Agricultural Assessment Survey for Wheeler County

1.	Valuation data collection done by:	
	Assessor and appraiser	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	Market Area 1	Description of unique characteristics
		Entire county makes up Market Area 1.
3.	Describe the process that is used to determine and monitor market areas.	
	The sales are analyzed each year to determine if one market area for the entire county is supported by the sales and market characteristics.	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Real property is classified as agricultural, commercial, and residential based on its use as of assessment date. The classification of use is based on above referenced Directive 08-04 for agricultural land, and Department of Revenue, Chapter 10 Real Property Regulations 10.001 Definitions for residential and recreational.	
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	
6.	What process is used to annually update land use? (Physical inspection, FSA maps, etc.)	
	Physical inspection mainly	
7.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.	
	Questionnaires, interviews with buyers and sellers	
8.	Have special valuations applications been filed in the county? If yes, is there a value difference for the special valuation parcels.	
	No	
9.	How do you determine whether a sold parcel is substantially changed.	
	Visual, zoning permits, Lower Loup NRD irrigation allotment certifications (none required on lands in Upper Elkhorn NRD at this time)	

Wheeler County 2012 Average LCG Value Comparison

	County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
92.10	Wheeler	1	2,460	2,455	2,210	2,090	1,930	1,855	1,750	1,640	1,788
36.10	Garfield	1	#DIV/0!	2,390	2,080	1,810	1,775	1,700	1,075	1,040	1,599
39.10	Greeley	1	#DIV/0!	1,815	1,815	1,815	1,800	1,800	1,800	1,700	1,782
6.20	Boone	2	2,281	2,075	2,075	1,955	1,955	1,955	1,655	1,555	1,846
2.20	Antelope	2	2,725	2,725	2,675	2,675	2,640	2,640	2,100	1,750	2,455
45.10	Holt	1	3,066	3,082	2,922	2,921	2,612	2,604	1,896	1,902	2,517
63.10	Nance	1	2,700	2,525	2,382	2,275	2,198	2,112	1,859	1,839	2,347

	County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
	Wheeler	1	1,185	1,170	915	905	890	730	600	455	722
	Garfield	1	#DIV/0!	930	825	790	715	645	575	505	696
	Greeley	1	#DIV/0!	1,015	1,000	990	855	840	600	465	730
	Boone	2	1,300	1,200	870	948	726	714	619	607	756
	Antelope	2	875	875	760	710	675	650	550	540	687
	Holt	1	1,034	1,016	944	945	905	919	620	620	891
	Nance	1	1,315	1,190	1,109	1,073	1,051	1,007	970	910	1,078

	County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
	Wheeler	1	915	900	675	615	599	549	450	384	434
	Garfield	1	#DIV/0!	535	535	535	495	471	419	343	370
	Greeley	1	#DIV/0!	467	421	422	420	420	420	420	420
	Boone	2	605	646	605	538	549	456	417	434	445
	Antelope	2	508	522	556	519	531	532	510	437	485
	Holt	1	657	676	679	677	642	682	547	429	544
	Nance	1	874	882	868	879	832	832	818	804	822

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

2012 Correlation Section for Wheeler County

A. Agricultural Land

Wheeler County is located in the north central portion of Nebraska. The county seat of Wheeler County is Bartlett, located 75 miles north of Grand Island on Highway 281.

Wheeler County, population 886, is a rural area with two villages/towns in the county, Bartlett and Ericson. Wheeler County is all considered to be located within the sandhill region. The county is agriculture, ranching (80 percent grassland), and center pivot irrigated cropland (17 percent) with a small amount of dryland acres (2 percent) in the southeast portion of the county (heavier soils). The Cedar River flows from northwest to southeast across the southwest portion of Wheeler County. The majority of Wheeler County is within the Lower Loup Natural Resource District (LLNRD). Certification of irrigated acres is strictly enforced, with close monitoring of assessed irrigated acres, with regulations prohibiting the irrigation of uncertified acres. The northerly edge of Wheeler County is located in the Upper Elkhorn Natural Resource District (UENRD). The UENRD will begin certification of irrigated acres in the spring of 2012.

Wheeler County is bordered by Garfield County on the west, Holt County to the north, Antelope and Boone Counties to the east, and Greeley County to the south. Only the sandhill portions of the adjoining counties are considered comparable to Wheeler County lands. The soils in Wheeler County and the sandhill portions of the adjoining counties are excessively drained sandy soils, predominately Valentine series.

The agricultural market in this sandhill area has seen a steady increase in land values for both irrigated land and grassland. These increases are supported by record high livestock and grain prices during the last several years. Wheeler County had 23 qualified ag sales during the 3 year study period. The statistical sample was increased to 30 sales which resulted in all the thresholds being met. A total of 7 sales were added from comparable areas in three of the adjoining counties. All added sales were within 6 miles of Wheeler County.

All classes of agricultural land received increases in assessed value for 2012. Irrigated land was increased 10 to 15%, dryland was increased up to 10, and grassland was increased 10 to 16%. The Wheeler County values for 2012 are well within the range of and supported by assessed values for 2012 in the comparable sandhills areas of adjoining counties.

Based on the consideration of all available information, the level of value is determined to be 70% of market value for the agricultural class of real property, and all subclasses are determined to be valued within the acceptable range. Because of the known assessment practices are reliable and consistent, it is believed that the agricultural class of property is being treated in a uniform and proportionate manner.

**2012 Correlation Section
for Wheeler 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 Wheeler 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 Wheeler 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 Wheeler 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 : 1,887	Value : 285,393,611	Growth 1,576,415	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	46	164,530	0	0	64	575,404	110	739,934	
02. Res Improve Land	143	559,785	0	0	149	2,125,400	292	2,685,185	
03. Res Improvements	146	2,670,585	0	0	149	2,493,230	295	5,163,815	
04. Res Total	192	3,394,900	0	0	213	5,194,034	405	8,588,934	0
% of Res Total	47.41	39.53	0.00	0.00	52.59	60.47	21.46	3.01	0.00
05. Com UnImp Land	9	15,745	0	0	0	0	9	15,745	
06. Com Improve Land	33	84,045	0	0	4	7,275	37	91,320	
07. Com Improvements	33	681,155	0	0	4	212,605	37	893,760	
08. Com Total	42	780,945	0	0	4	219,880	46	1,000,825	90,330
% of Com Total	91.30	78.03	0.00	0.00	8.70	21.97	2.44	0.35	5.73
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	8	16,145	8	16,145	
14. Rec Improve Land	0	0	0	0	0	0	0	0	
15. Rec Improvements	0	0	0	0	0	0	0	0	
16. Rec Total	0	0	0	0	8	16,145	8	16,145	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.42	0.01	0.00
Res & Rec Total	192	3,394,900	0	0	221	5,210,179	413	8,605,079	0
% of Res & Rec Total	46.49	39.45	0.00	0.00	53.51	60.55	21.89	3.02	0.00
Com & Ind Total	42	780,945	0	0	4	219,880	46	1,000,825	90,330
% of Com & Ind Total	91.30	78.03	0.00	0.00	8.70	21.97	2.44	0.35	5.73
17. Taxable Total	234	4,175,845	0	0	225	5,430,059	459	9,605,904	90,330
% of Taxable Total	50.98	43.47	0.00	0.00	49.02	56.53	24.32	3.37	5.73

Schedule II : Tax Increment Financing (TIF)

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

Schedule III : Mineral Interest Records

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

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	31	0	52	83

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,035	174,571,395	1,035	174,571,395
28. Ag-Improved Land	0	0	0	0	369	68,604,560	369	68,604,560
29. Ag Improvements	0	0	0	0	393	32,611,752	393	32,611,752
30. Ag Total							1,428	275,787,707

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	0	0.00	0	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	0	0.00	0	
37. FarmSite Improvements	0	0.00	0	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	0.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth
31. HomeSite UnImp Land	19	19.00	22,610	19	19.00	22,610	
32. HomeSite Improv Land	242	265.16	315,540	242	265.16	315,540	
33. HomeSite Improvements	256	0.00	8,356,765	256	0.00	8,356,765	501,130
34. HomeSite Total				275	284.16	8,694,915	
35. FarmSite UnImp Land	58	433.52	325,155	58	433.52	325,155	
36. FarmSite Improv Land	303	2,314.53	1,735,935	303	2,314.53	1,735,935	
37. FarmSite Improvements	340	0.00	24,254,987	340	0.00	24,254,987	984,955
38. FarmSite Total				398	2,748.05	26,316,077	
39. Road & Ditches	631	1,919.00	0	631	1,919.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				673	4,951.21	35,010,992	1,486,085

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	1,202.20	1.92%	2,957,420	2.65%	2,460.01
46. 1A	249.80	0.40%	613,255	0.55%	2,454.98
47. 2A1	579.10	0.93%	1,279,820	1.15%	2,210.02
48. 2A	1,143.70	1.83%	2,390,345	2.14%	2,090.01
49. 3A1	3,911.08	6.26%	7,548,410	6.76%	1,930.01
50. 3A	14,617.31	23.39%	27,115,285	24.27%	1,855.01
51. 4A1	26,452.88	42.32%	46,292,565	41.44%	1,750.00
52. 4A	14,343.46	22.95%	23,523,255	21.06%	1,640.00
53. Total	62,499.53	100.00%	111,720,355	100.00%	1,787.54
Dry					
54. 1D1	157.10	2.61%	186,160	4.29%	1,184.98
55. 1D	176.80	2.94%	206,850	4.77%	1,169.97
56. 2D1	268.20	4.46%	245,415	5.66%	915.04
57. 2D	423.30	7.04%	383,110	8.83%	905.06
58. 3D1	806.50	13.42%	717,775	16.54%	889.99
59. 3D	1,501.03	24.97%	1,095,760	25.25%	730.01
60. 4D1	1,967.16	32.73%	1,180,295	27.20%	600.00
61. 4D	710.94	11.83%	323,470	7.46%	454.99
62. Total	6,011.03	100.00%	4,338,835	100.00%	721.81
Grass					
63. 1G1	279.70	0.10%	255,940	0.21%	915.05
64. 1G	100.60	0.04%	90,540	0.07%	900.00
65. 2G1	280.27	0.10%	189,265	0.15%	675.30
66. 2G	1,875.30	0.66%	1,153,360	0.93%	615.03
67. 3G1	4,160.55	1.46%	2,490,400	2.01%	598.57
68. 3G	40,533.14	14.22%	22,238,570	17.96%	548.65
69. 4G1	92,808.59	32.55%	41,740,555	33.71%	449.75
70. 4G	145,083.10	50.88%	55,667,115	44.96%	383.69
71. Total	285,121.25	100.00%	123,825,745	100.00%	434.29
Irrigated Total	62,499.53	17.30%	111,720,355	46.40%	1,787.54
Dry Total	6,011.03	1.66%	4,338,835	1.80%	721.81
Grass Total	285,121.25	78.93%	123,825,745	51.43%	434.29
72. Waste	7,591.71	2.10%	891,780	0.37%	117.47
73. Other	0.00	0.00%	0	0.00%	0.00
74. Exempt	0.00	0.00%	0	0.00%	0.00
75. Market Area Total	361,223.52	100.00%	240,776,715	100.00%	666.56

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	0.00	0	62,499.53	111,720,355	62,499.53	111,720,355
77. Dry Land	0.00	0	0.00	0	6,011.03	4,338,835	6,011.03	4,338,835
78. Grass	0.00	0	0.00	0	285,121.25	123,825,745	285,121.25	123,825,745
79. Waste	0.00	0	0.00	0	7,591.71	891,780	7,591.71	891,780
80. Other	0.00	0	0.00	0	0.00	0	0.00	0
81. Exempt	0.00	0	0.00	0	0.00	0	0.00	0
82. Total	0.00	0	0.00	0	361,223.52	240,776,715	361,223.52	240,776,715

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	62,499.53	17.30%	111,720,355	46.40%	1,787.54
Dry Land	6,011.03	1.66%	4,338,835	1.80%	721.81
Grass	285,121.25	78.93%	123,825,745	51.43%	434.29
Waste	7,591.71	2.10%	891,780	0.37%	117.47
Other	0.00	0.00%	0	0.00%	0.00
Exempt	0.00	0.00%	0	0.00%	0.00
Total	361,223.52	100.00%	240,776,715	100.00%	666.56

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

92 Wheeler

	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	8,571,794	8,588,934	17,140	0.20%	0	0.20%
02. Recreational	16,145	16,145	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	8,225,660	8,694,915	469,255	5.70%	501,130	-0.39%
04. Total Residential (sum lines 1-3)	16,813,599	17,299,994	486,395	2.89%	501,130	-0.09%
05. Commercial	910,495	1,000,825	90,330	9.92%	90,330	0.00%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	25,352,172	26,316,077	963,905	3.80%	984,955	-0.08%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	26,262,667	27,316,902	1,054,235	4.01%	1,075,285	-0.08%
10. Total Non-Agland Real Property	43,076,266	44,616,896	1,540,630	3.58%	1,576,415	-0.08%
11. Irrigated	96,237,830	111,720,355	15,482,525	16.09%		
12. Dryland	4,236,785	4,338,835	102,050	2.41%		
13. Grassland	113,298,440	123,825,745	10,527,305	9.29%		
14. Wasteland	891,480	891,780	300	0.03%		
15. Other Agland	0	0	0			
16. Total Agricultural Land	214,664,535	240,776,715	26,112,180	12.16%		
17. Total Value of all Real Property (Locally Assessed)	257,740,801	285,393,611	27,652,810	10.73%	1,576,415	10.12%

2011 THREE YEAR ASSESSMENT PLAN FOR WHEELER COUNTY Assessment Years 2012, 2013 and 2014 GENERAL DESCRIPTION OF THE COUNTY

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

General Description of Real Property in Wheeler County:

Per the 2011 County Abstract, Wheeler County consists of the following real property types.

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	646	34.34%	6.56%
Commercial	46	2.44%	3.54%
Recreational	8	.425%	less than .01%
Agricultural	1181	62.78 %	93.08%

Agricultural land – 361,235.56 Total Taxable Acres

97.99% of County is agricultural and of that 79.38% consists primarily of grassland.

New Property: For assessment year 2011, an estimated 10 building permits and or information statements were filed for new property constructions/additions in the county.

For more information see 2011 Reports & Opinions, Abstract and Assessor Survey.

CURRENT RESOURCES:

- A. **Staff/Budget/Training:** The Wheeler County Clerk serves also as the County Assessor, Clerk of District Court, Election Commissioner, Register of Deeds and Jury Commissioner. Her staff consists of one full time person. The Assessor & Staff both work on the assessment function. The assessor attends education classes on an annual basis to keep her Assessor's certificate current pursuant to requirement. The Assessor does her best to keep updated on all educational training, by means of attending classes, internet and manuals. The purposed budget for the 2011-2012 fiscal year is \$7,750.00. The office has implemented MIPS CAMA system and is beginning the process of adding data to the program.
- B. **Maps:** The cadastral maps were done in 1966 and are still in good condition. The assessor & staff keep these maps updated routinely as to ownership and descriptions. Misc Maps used in the Assessor's office is a plat map of the County updated by ownership and displayed in the courthouse for the public, school district maps and precinct maps. Maps of Sales which are color coded are maintained. Aerial map is available.
- C. **Property Record Cards** –, current listings, photo, sketches, etc. There is a property card for every real estate property in the county. The real estate property cards are located in the recording room of the County Clerk/Ex-Officio Assessor office. The property record cards are maintained and kept current by the Assessor and Staff.
- RURAL:** The rural real estate and improvement parcels are color coded green and are organized in file cabinets by Section Twp and Rng, beginning with the northern most eastern corner of Wheeler County (Sec 1 Twp24 Rng 9) continuing through to the south western most corner of the county (Sec 31 Twp21 Rng 12).
- URBAN:** The County's village properties parcel cards are white colored coded and are organized in file cabinets by lot number and Village Additions.
- LAKE:** The Lake Ericson properties parcel cards are light blue colored coded and organized in file cabinet beginning with the first Lake lot extending to the last lot according to the plat of Lake Ericson.
- COMMERCIAL:** Commercial property cards are color coded white and are organized in file cabinets within the class of property the Commercial is located, (i.e., rural, urban, Lake).
- D. Software – MIPS County Solution, Data entry and reports. Just received CAMA and are in process of learning the new system.
- E. Web based –None

PROCEDURE MANUAL

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

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

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

There are no Industrial or Special Value classes in Wheeler County, yr 2011.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	92.0%	35.52%	125.01%
Commercial	Not enough Sales to Determine		
Recreational	Not enough Sales to Determine		
Agricultural	71.00%	18.22%	100.21%

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2011 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2012.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. The Assessor has contacted an appraiser and plans to have an overall review of the villages done for 2012.

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

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

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

Assessment Actions Planned for Assessment Year 2013.

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

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

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

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

Assessment Actions Planned for Assessment Year 2014.

Residential: Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. Tentatively planning to contract with an appraiser for the reappraisal of rural residential properties in the county.

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

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

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

Functions Performed by the Assessor's Office:

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

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

PERSONAL PROPERTY:

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

Schedules 250 Values \$15,137,645

Permissive Exemptions:

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

HOMESTEAD EXEMPTION:

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

Filings 31

Value Exempted \$776,470

OTHER ASSESSOR FUNCTIONS, BUT NOT LIMITED TO:

- a. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax.
- b. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
- c. No Tax Increment Financing in Wheeler County in 2011.
- d. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
- e. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- f. Tax List Corrections – prepare tax list correction documents for county board approval.
- g. County Board of Equalization – attends taxpayer appeal hearings before TERC, defend valuation.
- h. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
- i. TERC Statewide Equalization – attend hearings if applicable to county, defend values and/or implement orders of the TERC.

CONCLUSION

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

Respectfully submitted,

Date: June 15th, 2011

Cara Snider

Wheeler County Assessor

2012 Assessment Survey for Wheeler County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	0
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	1
4.	Other part-time employees:
	0
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$9,700
7.	Adopted budget, or granted budget if different from above:

8.	Amount of the total budget set aside for appraisal work:
	0
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	\$25,000 Miscellaneous General Fund
10.	Part of the budget that is dedicated to the computer system:
	0
11.	Amount of the total budget set aside for education/workshops:
	\$1,000 registration; \$2,400 travel expenses
12.	Other miscellaneous funds:
	--
13.	Amount of last year's budget not used:
	\$2,908

B. Computer, Automation Information and GIS

1.	Administrative software:
	MIPS
2.	CAMA software:
	None
3.	Are cadastral maps currently being used?
	Yes
4.	If so, who maintains the Cadastral Maps?
	Assessor and staff
5.	Does the county have GIS software?
	No

6.	Is GIS available on a website? If so, what is the name of the website?
	No
7.	Who maintains the GIS software and maps?
	Not applicable
8.	Personal Property software:
	MIPS

C. Zoning Information

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

D. Contracted Services

1.	Appraisal Services:
	Chad Martinsen, Martinsen Appraisal
2.	Other services:
	None

2012 Certification for Wheeler 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 Wheeler 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

