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## 2013 Commission Summary for Polk County

### Residential Real Property - Current

Number of Sales	104	Median	98.31
Total Sales Price	\$8,097,750	Mean	102.00
Total Adj. Sales Price	\$8,097,750	Wgt. Mean	96.48
Total Assessed Value	\$7,813,095	Average Assessed Value of the Base	\$58,877
Avg. Adj. Sales Price	\$77,863	Avg. Assessed Value	\$75,126

### Confidence Interval - Current

95% Median C.I	94.55 to 99.98
95% Wgt. Mean C.I	93.54 to 99.43
95% Mean C.I	95.98 to 108.02
% of Value of the Class of all Real Property Value in the	11.15
% of Records Sold in the Study Period	4.62
% of Value Sold in the Study Period	5.90

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2012	83	96	96.39
2011	112	96	96
2010	120	98	98
2009	139	98	98

## 2013 Commission Summary for Polk County

### Commercial Real Property - Current

Number of Sales	8	Median	98.74
Total Sales Price	\$841,292	Mean	115.58
Total Adj. Sales Price	\$841,292	Wgt. Mean	103.49
Total Assessed Value	\$870,620	Average Assessed Value of the Base	\$101,258
Avg. Adj. Sales Price	\$105,162	Avg. Assessed Value	\$108,828

### Confidence Interval - Current

95% Median C.I	90.87 to 170.82
95% Wgt. Mean C.I	88.03 to 118.95
95% Mean C.I	90.73 to 140.43
% of Value of the Class of all Real Property Value in the County	2.52
% of Records Sold in the Study Period	2.70
% of Value Sold in the Study Period	2.90

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2012	7		98.71
2011	10		95
2010	11	100	96
2009	9	100	93



## 2013 Opinions of the Property Tax Administrator for Polk 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
<b>Residential Real Property</b>	<b>98</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>*NEI</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>72</b>	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 5th day of April, 2013.



\_\_\_\_\_  
Ruth A. Sorensen  
Property Tax Administrator



## **2013 Residential Assessment Actions for Polk County**

For 2013, Polk County has followed their 3 Year Plan which includes the following actions:

The county completed all pickup work of new improvements on residential parcels.

The county conducted a thorough sale verification and analysis process. The only changes made among the residential parcels of Polk County were to the parcels of lake properties in the assessor locations named Duncan Lakes and Heron Point.

For 2013, Polk County has not done any planned inspections of the urban residences. All of the residential parcels in the urban areas of the county have been inspected and reviewed.

The county reports that they completed the inspection and review all of the non-urban residences during 2011 and 2012. This process includes rural residences, residences on agricultural parcels and agricultural buildings. New values have been prepared for all of the non-urban properties for use in 2013. This action completes their initial 6 year process of inspection and review.

## 2013 Residential Assessment Survey for Polk County

1.	<b>Valuation data collection done by:</b>	
	Assessor and contract appraiser	
2.	<b>In your opinion, what are the valuation groupings recognized in the County and describe the unique characteristics of each grouping:</b>	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	Lake: This is a grouping of all lake properties in the county, most of which are seasonal dwellings
	2	Osceola: County hospital is located in this town, the county seat.
	3	Polk: The town is limited in commerce and has limited residential sales activity. Parcels in this location have generally been occupied by the same owner for a longer period than other areas in the county.
	4	Rural: This valuation group consists of all parcels outside the city limits of any incorporated town.
	5	Shelby: Many residents commute to larger communities for employment. The local economy has a small number of commercial businesses.
	6	Stromsburg: The town of Stromsburg is the largest town in the county and has the largest commercial district.
3.	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>	
	Cost approach with market derived depreciation	
4	<b>What is the costing year of the cost approach being used for each valuation grouping?</b>	
	2006 costing is used for the urban residential property. The Lake properties are valued using 2009 costing, but all are factored to represent the same relationship to market. The residential costs used for the rural and ag houses, and the costs used for the ag buildings are from 2012, and will be implemented for use in 2013.	

5.	<b>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?</b>
	The county starts with the CAMA generated depreciation which is driven by quality and condition observations. Then the local market information is used to develop locational factors for each valuation group.
6.	<b>Are individual depreciation tables developed for each valuation grouping?</b>
	Yes; Depreciation tables are initially prepared on a countywide basis and then are modified with economic depreciation developed for each individual valuation group.
7.	<b>When were the depreciation tables last updated for each valuation grouping?</b>
	Depreciation tables are updated in conjunction with the revaluation of individual valuation groups. Each year the level of value is examined for each valuation group and it is individually adjusted if needed.
8.	<b>When was the last lot value study completed for each valuation grouping?</b>
	Lot value studies are done in conjunction with residential revaluations.
9.	<b>Describe the methodology used to determine the residential lot values?</b>
	A vacant lot study is used to determine residential lot values. Lot sales are continuously monitored to determine if land values are stable or changing, and values would be updated if needed.

**72 Polk  
RESIDENTIAL**

**PAD 2013 R&O Statistics (Using 2013 Values)**

Qualified

Date Range: 10/1/2010 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 104  
 Total Sales Price : 8,097,750  
 Total Adj. Sales Price : 8,097,750  
 Total Assessed Value : 7,813,095  
 Avg. Adj. Sales Price : 77,863  
 Avg. Assessed Value : 75,126

MEDIAN : 98  
 WGT. MEAN : 96  
 MEAN : 102  
 COD : 17.91  
 PRD : 105.72

COV : 30.72  
 STD : 31.33  
 Avg. Abs. Dev : 17.61  
 MAX Sales Ratio : 307.13  
 MIN Sales Ratio : 52.02

95% Median C.I. : 94.55 to 99.98  
 95% Wgt. Mean C.I. : 93.54 to 99.43  
 95% Mean C.I. : 95.98 to 108.02

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<b>DATE OF SALE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-10 To 31-DEC-10	5	98.18	92.02	93.21	09.94	98.72	68.61	106.47	N/A		88,900	82,865
01-JAN-11 To 31-MAR-11	8	112.25	112.78	103.52	17.77	108.95	84.55	151.52	84.55 to 151.52		56,994	58,998
01-APR-11 To 30-JUN-11	17	97.34	94.57	94.98	12.02	99.57	52.02	119.05	85.85 to 109.09		63,076	59,910
01-JUL-11 To 30-SEP-11	17	94.17	89.62	93.23	10.94	96.13	66.11	108.57	74.09 to 99.23		117,656	109,696
01-OCT-11 To 31-DEC-11	14	102.23	102.39	98.55	10.31	103.90	69.13	135.47	92.33 to 112.64		85,429	84,192
01-JAN-12 To 31-MAR-12	10	101.38	128.18	109.69	34.82	116.86	84.93	307.13	91.19 to 160.31		61,420	67,371
01-APR-12 To 30-JUN-12	16	98.74	100.73	93.88	17.73	107.30	67.35	162.86	75.50 to 119.94		72,672	68,227
01-JUL-12 To 30-SEP-12	17	94.97	105.12	95.45	26.26	110.13	61.94	197.21	78.63 to 126.20		67,759	64,674
<u>Study Yrs</u>												
01-OCT-10 To 30-SEP-11	47	97.34	95.61	94.88	13.25	100.77	52.02	151.52	92.54 to 99.23		84,530	80,204
01-OCT-11 To 30-SEP-12	57	99.32	107.26	98.03	21.58	109.42	61.94	307.13	93.80 to 102.70		72,366	70,938
<u>Calendar Yrs</u>												
01-JAN-11 To 31-DEC-11	56	98.31	97.62	95.97	13.02	101.72	52.02	151.52	92.90 to 100.31		84,364	80,964
<u>ALL</u>	104	98.31	102.00	96.48	17.91	105.72	52.02	307.13	94.55 to 99.98		77,863	75,126

<b>VALUATION GROUPING</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	20	93.56	94.87	92.29	16.74	102.80	61.94	139.23	81.95 to 99.32		103,283	95,324
02	22	98.22	96.49	95.09	11.93	101.47	62.08	122.80	86.93 to 106.79		66,264	63,009
03	9	84.55	96.71	86.89	29.60	111.30	52.02	197.21	71.53 to 117.71		48,111	41,805
04	11	99.23	100.58	99.30	02.73	101.29	93.79	111.32	98.34 to 107.43		128,636	127,733
05	14	96.38	115.70	101.10	29.98	114.44	66.11	307.13	84.93 to 134.17		72,243	73,036
06	28	99.80	106.81	100.10	19.19	106.70	67.35	195.93	93.80 to 107.84		61,246	61,307
<u>ALL</u>	104	98.31	102.00	96.48	17.91	105.72	52.02	307.13	94.55 to 99.98		77,863	75,126

<b>PROPERTY TYPE *</b>											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	90	98.70	103.58	97.22	17.65	106.54	52.02	307.13	94.57 to 100.31		82,696	80,395
06	12	93.56	92.19	89.42	17.57	103.10	61.94	139.23	68.61 to 99.32		48,388	43,267
07	2	89.38	89.38	78.29	26.03	114.17	66.11	112.64	N/A		37,250	29,163
<u>ALL</u>	104	98.31	102.00	96.48	17.91	105.72	52.02	307.13	94.55 to 99.98		77,863	75,126

**72 Polk  
RESIDENTIAL**

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 MAX Sales Ratio : 307.13  
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 95% Wgt. Mean C.I. : 93.54 to 99.43  
 95% Mean C.I. : 95.98 to 108.02

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<b>___ Low \$ Ranges ___</b>												
Less Than 5,000												
Less Than 15,000	2	174.37	174.37	170.85	13.10	102.06	151.52	197.21	N/A	8,275	14,138	
Less Than 30,000	16	116.29	128.75	122.64	33.41	104.98	71.53	307.13	86.93 to 151.52	20,634	25,306	
<b>___ Ranges Excl. Low \$ ___</b>												
Greater Than 4,999	104	98.31	102.00	96.48	17.91	105.72	52.02	307.13	94.55 to 99.98	77,863	75,126	
Greater Than 14,999	102	98.23	100.58	96.33	16.76	104.41	52.02	307.13	94.17 to 99.76	79,227	76,322	
Greater Than 29,999	88	98.23	97.13	95.37	13.66	101.85	52.02	195.93	94.17 to 99.60	88,268	84,184	
<b>___ Incremental Ranges ___</b>												
0 TO 4,999												
5,000 TO 14,999	2	174.37	174.37	170.85	13.10	102.06	151.52	197.21	N/A	8,275	14,138	
15,000 TO 29,999	14	104.99	122.23	120.10	33.89	101.77	71.53	307.13	84.82 to 139.23	22,400	26,902	
30,000 TO 59,999	34	101.35	100.55	98.93	20.98	101.64	52.02	195.93	87.95 to 109.43	43,754	43,285	
60,000 TO 99,999	32	98.22	96.41	96.68	10.03	99.72	67.35	134.32	92.42 to 101.59	76,858	74,304	
100,000 TO 149,999	9	98.57	94.44	95.13	05.10	99.27	74.20	101.75	84.55 to 99.23	124,944	118,860	
150,000 TO 249,999	11	93.79	91.34	91.44	06.89	99.89	75.50	99.98	81.95 to 99.21	180,773	165,303	
250,000 TO 499,999	2	94.63	94.63	94.80	02.43	99.82	92.33	96.92	N/A	353,750	335,348	
500,000 TO 999,999												
1,000,000 +												
<b>___ ALL ___</b>	<b>104</b>	<b>98.31</b>	<b>102.00</b>	<b>96.48</b>	<b>17.91</b>	<b>105.72</b>	<b>52.02</b>	<b>307.13</b>	<b>94.55 to 99.98</b>	<b>77,863</b>	<b>75,126</b>	



## 2013 Correlation Section for Polk County

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### A. Residential Real Property

Polk County is an agriculturally based county with an array of villages and small towns that exist primarily to support agriculture. Stromsburg is the largest town and Osceola is the county seat. The county has divided the residential analysis and valuation work into 6 Valuation Groups. Most of these groups are centered on individual towns, lake parcels and rural residential parcels. The characteristics of each Valuation Group are described in the Residential Survey. The county believes that each grouping is unique with differing combinations of population, schools, commercial activity, healthcare services and employment outside the agricultural sector. During the past few years there have been no significant economic events that have impacted the value of residential property. Some locations have shown some positive residential growth and some have been stable.

The Six Year Inspection and Review process was completed prior to 2013. All of the urban, rural residences and residences on agricultural parcels as well as all residences and cabins on the lakes records are up to date. Based on that, the process used to value the residential property is considered to be consistent and uniform.

During the past year, the Department reviewed the documentation of three years of the county's sale verification process posted in the comments in the sales file. The county has posted comments when required on nearly all of the sales reviewed. In most cases, the comments were complete enough to conclude why the sale was not used or adjusted for the ratio study. There was no reason to conclude that the county had selectively excluded sales to influence the measurement process.

Since 2009, the Department has reviewed a sample from the Assessed Value Updates submitted each year to confirm that the assessment practices of the county were consistent, accurate and not reported to bias the measurement of the county. In 2011, the Department began an expanded analysis for each county on a three year cycle to determine if the annual assessment actions were applied uniformly to like parcels whether sold or unsold. Polk County was selected for the expanded review in 2011. The assessment actions reviewed were acceptable. Values have been applied consistently to both sold and unsold parcels. The sale verification information and property characteristics of the sold parcels have been reported accurately in the sales file.

The Department is confident that the current R&O Statistics are meaningful to measure the entire class partly because the sample is adequate and partly because the assessment actions are good. For 2013, the median ratio for the 104 qualified sales is 98% for the residential property. When the entire residential class is considered; the COD is above the acceptable range and the PRD is above the acceptable range. When the impact of the small dollar sales is removed, the 88 sales at \$30,000 and above have both the COD and PRD within the acceptable range. There are no notable subclasses outside the acceptable range.

The apparent level of value for the residential class is 98%, the quality of the assessment, based on the assessment actions of the assessor, is acceptable and there are no recommendations for the adjustment of the class or for any subclasses.

**2013 Correlation Section  
for Polk County**

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**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.

## 2013 Correlation Section for Polk County

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### 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.

## 2013 Correlation Section for Polk County

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### 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.

Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid. Standard on Ratio Studies—2010, International Association of Assessing Officers, (2010), p. 13.

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

**2013 Correlation Section  
for Polk County**

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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 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.



## **2013 Commercial Assessment Actions for Polk County**

For 2013, Polk County has followed their 3 Year Plan which includes the following actions:

The county completed all pickup work of new improvements on commercial parcels.

The county conducted a thorough sale verification and analysis process.

For 2013, Polk County has not done any planned inspections of the commercial parcels. All of the commercial parcels in throughout the county were inspected and reviewed during 2010 and 2011. There were no indications among the sales that any class or subclass needed to be adjusted.

## 2013 Commercial Assessment Survey for Polk County

1.	<b>Valuation data collection done by:</b>	
	Contract Appraiser	
2.	<b>In your opinion, what are the valuation groupings recognized in the County and describe the unique characteristics of each grouping:</b>	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	All commercial properties are grouped together for valuation. Each of the valuation groups, as described in the residential survey, except the lakes are separately analyzed. However, as a work product, the entire class of commercial is updated, inspected or reappraised in the same assessment period.
3.	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>	
	The cost approach is used on all commercial parcels. The income and sales comparison approaches are rarely used because of the scarcity of rental data and the lack of sufficient sales to produce documented results.	
3a.	<b>Describe the process used to value unique commercial properties.</b>	
	Unique commercial property appraisal is usually done by the contract appraiser. They use the cost approach on all parcels and do additional sales research beyond Polk County. Polk County studies the methodologies, approaches to values and values of similar parcels in other counties. This is done to address uniformity as well as develop the best estimate of market value that they can.	
4.	<b>What is the costing year of the cost approach being used for each valuation grouping?</b>	
	2010 for the entire commercial class	
5.	<b>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?</b>	
	The county bases their depreciation off of the Marshall and Swift depreciation in the CAMA program and then modifies the result for locational differences.	
6.	<b>Are individual depreciation tables developed for each valuation grouping?</b>	
	There is only one commercial valuation grouping, but depreciation tables are developed on a countywide basis and then are modified with economic depreciation developed for each individual assessor location.	

7.	<b>When were the depreciation tables last updated for each valuation grouping?</b>
	Whenever the class is revalued or updated, in this case, 2010 for use in 2011.
8.	<b>When was the last lot value study completed for each valuation grouping?</b>
	Lot values were last analyzed in 2010 for use in 2011 as a part of the commercial reappraisal.
9.	<b>Describe the methodology used to determine the commercial lot values.</b>
	Vacant lot sales were analyzed to determine values.

**72 Polk  
COMMERCIAL**

**PAD 2013 R&O Statistics (Using 2013 Values)**

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 8  
 Total Sales Price : 841,292  
 Total Adj. Sales Price : 841,292  
 Total Assessed Value : 870,620  
 Avg. Adj. Sales Price : 105,162  
 Avg. Assessed Value : 108,828

MEDIAN : 99  
 WGT. MEAN : 103  
 MEAN : 116  
 COD : 21.24  
 PRD : 111.68

COV : 25.71  
 STD : 29.72  
 Avg. Abs. Dev : 20.97  
 MAX Sales Ratio : 170.82  
 MIN Sales Ratio : 90.87

95% Median C.I. : 90.87 to 170.82  
 95% Wgt. Mean C.I. : 88.03 to 118.95  
 95% Mean C.I. : 90.73 to 140.43

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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-OCT-09 To 31-DEC-09	1	91.78	91.78	91.78	00.00	100.00	91.78	91.78	N/A	175,000	160,620
01-JAN-10 To 31-MAR-10	1	97.07	97.07	97.07	00.00	100.00	97.07	97.07	N/A	58,331	56,620
01-APR-10 To 30-JUN-10	1	90.87	90.87	90.87	00.00	100.00	90.87	90.87	N/A	30,000	27,260
01-JUL-10 To 30-SEP-10	1	136.03	136.03	136.03	00.00	100.00	136.03	136.03	N/A	19,000	25,845
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11	1	98.71	98.71	98.71	00.00	100.00	98.71	98.71	N/A	471,461	465,395
01-APR-11 To 30-JUN-11											
01-JUL-11 To 30-SEP-11											
01-OCT-11 To 31-DEC-11	1	98.77	98.77	98.77	00.00	100.00	98.77	98.77	N/A	15,000	14,815
01-JAN-12 To 31-MAR-12											
01-APR-12 To 30-JUN-12	2	155.71	155.71	165.61	09.70	94.02	140.60	170.82	N/A	36,250	60,033
01-JUL-12 To 30-SEP-12											
<u>Study Yrs</u>											
01-OCT-09 To 30-SEP-10	4	94.43	103.94	95.75	13.35	108.55	90.87	136.03	N/A	70,583	67,586
01-OCT-10 To 30-SEP-11	1	98.71	98.71	98.71	00.00	100.00	98.71	98.71	N/A	471,461	465,395
01-OCT-11 To 30-SEP-12	3	140.60	136.73	154.15	17.08	88.70	98.77	170.82	N/A	29,167	44,960
<u>Calendar Yrs</u>											
01-JAN-10 To 31-DEC-10	3	97.07	107.99	102.23	15.50	105.63	90.87	136.03	N/A	35,777	36,575
01-JAN-11 To 31-DEC-11	2	98.74	98.74	98.72	00.03	100.02	98.71	98.77	N/A	243,231	240,105
<u>ALL</u>	8	98.74	115.58	103.49	21.24	111.68	90.87	170.82	90.87 to 170.82	105,162	108,828

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	8	98.74	115.58	103.49	21.24	111.68	90.87	170.82	90.87 to 170.82	105,162	108,828
<u>ALL</u>	8	98.74	115.58	103.49	21.24	111.68	90.87	170.82	90.87 to 170.82	105,162	108,828

**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	8	98.74	115.58	103.49	21.24	111.68	90.87	170.82	90.87 to 170.82	105,162	108,828
04											
<u>ALL</u>	8	98.74	115.58	103.49	21.24	111.68	90.87	170.82	90.87 to 170.82	105,162	108,828

**72 Polk  
COMMERCIAL**

**PAD 2013 R&O Statistics (Using 2013 Values)**

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 8  
 Total Sales Price : 841,292  
 Total Adj. Sales Price : 841,292  
 Total Assessed Value : 870,620  
 Avg. Adj. Sales Price : 105,162  
 Avg. Assessed Value : 108,828

MEDIAN : 99  
 WGT. MEAN : 103  
 MEAN : 116  
 COD : 21.24  
 PRD : 111.68

COV : 25.71  
 STD : 29.72  
 Avg. Abs. Dev : 20.97  
 MAX Sales Ratio : 170.82  
 MIN Sales Ratio : 90.87

95% Median C.I. : 90.87 to 170.82  
 95% Wgt. Mean C.I. : 88.03 to 118.95  
 95% Mean C.I. : 90.73 to 140.43

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<b>SALE PRICE *</b>											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												
Less Than 15,000	1	140.60	140.60	140.60	00.00	100.00	140.60	140.60	N/A	12,500	17,575	
Less Than 30,000	3	136.03	125.13	125.24	10.25	99.91	98.77	140.60	N/A	15,500	19,412	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	8	98.74	115.58	103.49	21.24	111.68	90.87	170.82	90.87 to 170.82	105,162	108,828	
Greater Than 14,999	7	98.71	112.01	102.93	18.23	108.82	90.87	170.82	90.87 to 170.82	118,399	121,864	
Greater Than 29,999	5	97.07	109.85	102.21	17.90	107.47	90.87	170.82	N/A	158,958	162,477	
<u>Incremental Ranges</u>												
0 TO 4,999												
5,000 TO 14,999	1	140.60	140.60	140.60	00.00	100.00	140.60	140.60	N/A	12,500	17,575	
15,000 TO 29,999	2	117.40	117.40	119.59	15.87	98.17	98.77	136.03	N/A	17,000	20,330	
30,000 TO 59,999	2	93.97	93.97	94.96	03.30	98.96	90.87	97.07	N/A	44,166	41,940	
60,000 TO 99,999	1	170.82	170.82	170.82	00.00	100.00	170.82	170.82	N/A	60,000	102,490	
100,000 TO 149,999												
150,000 TO 249,999	1	91.78	91.78	91.78	00.00	100.00	91.78	91.78	N/A	175,000	160,620	
250,000 TO 499,999	1	98.71	98.71	98.71	00.00	100.00	98.71	98.71	N/A	471,461	465,395	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	8	98.74	115.58	103.49	21.24	111.68	90.87	170.82	90.87 to 170.82	105,162	108,828	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
297	2	115.74	115.74	105.49	21.49	109.72	90.87	140.60	N/A	21,250	22,418	
352	1	170.82	170.82	170.82	00.00	100.00	170.82	170.82	N/A	60,000	102,490	
353	1	98.77	98.77	98.77	00.00	100.00	98.77	98.77	N/A	15,000	14,815	
355	1	91.78	91.78	91.78	00.00	100.00	91.78	91.78	N/A	175,000	160,620	
396	1	98.71	98.71	98.71	00.00	100.00	98.71	98.71	N/A	471,461	465,395	
404	1	97.07	97.07	97.07	00.00	100.00	97.07	97.07	N/A	58,331	56,620	
528	1	136.03	136.03	136.03	00.00	100.00	136.03	136.03	N/A	19,000	25,845	
<u>ALL</u>	8	98.74	115.58	103.49	21.24	111.68	90.87	170.82	90.87 to 170.82	105,162	108,828	



## 2013 Correlation Section for Polk County

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### **A. Commercial Real Property**

Polk County is an agriculturally based county with an array of small towns that exist primarily to support agriculture. Most of the commercial properties in the county either directly service or support agriculture or the people involved in agriculture. There are the typical commercial parcels in the smaller towns or scattered throughout the rural areas with no real major commercial or industrial parcels. In all, the commercial values are stable to flat in the various parts of the county.

The Six Year Inspection and Review process was completed prior to 2012. All of the commercial and industrial records are up to date. Based on that, the process used to value the commercial property is considered to be consistent and uniform.

The Department's review of the county's sale verification process reported in the residential correlation was done for all 3 classes of property at the same time. The findings, that there was no reason to conclude that the county had selectively excluded sales to influence the measurement process also applies to the commercial sales.

The Department's review of the Assessed Value Update that was reported in the residential correlation was done for all 3 classes of property at the same time. The commercial assessment procedures reviewed were acceptable. The assessed value information and property characteristics of the sold parcels have been reported accurately in the sales file. Values have been applied consistently to both sold and unsold parcels.

The key statistics considered for measurement are as follows: there are only 8 qualified sales; the median ratio is 99%; the COD is 21.24; and the PRD is 111.68. There is only 1 valuation group that is made up of the individual towns and rural locations. Of the 8 qualified sales, 4 are in Stromsburg; no more than 2 sales are in any of the other 3 assessor location. When the 7 different occupancy codes are reviewed, there are no codes that have more than 2 sales each. It is notable that the class of commercial and industrial is so broad that the value of the class is impacted by both local and regional economic forces. The use of the statistics to determine a level of value is problematic as it is certain that neither the class of commercial and industrial property nor any subclass is adequately represented.

The county has implemented thorough, timely and consistent assessment actions that should produce consistent valuations. The median ratio calculated from this group of sales is not considered to be representative of the commercial and industrial property in Polk County so there is not enough information to call a level of value.

**2013 Correlation Section  
for Polk County**

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**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.

## 2013 Correlation Section for Polk County

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### 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.

## 2013 Correlation Section for Polk County

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### 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.

Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid. Standard on Ratio Studies—2010, International Association of Assessing Officers, (2010), p. 13.

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

**2013 Correlation Section  
for Polk County**

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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 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.



## **2013 Agricultural Assessment Actions for Polk County**

For 2013, Polk County has followed their 3 Year Plan which includes the following actions:

The county completed all pickup work of new improvements on agricultural parcels. They also update the land use on all parcels where changes have been reported or observed.

The county conducted a thorough sale verification and analysis process. Following that, they implemented new values for agricultural land throughout the county.

The county reports that they completed the inspection and review all of the non-urban residences during 2011 and 2012. This process includes rural residences, residences on agricultural parcels and agricultural buildings. New values have been prepared for all of the non-urban properties for use in 2013. This action completes their initial 6 year process of inspection and review.

## 2013 Agricultural Assessment Survey for Polk County

1.	<b>Valuation data collection done by:</b>	
	Assessor & Staff	
2.	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	
	Market Area	Description of unique characteristics
	1	The county verifies sales, and reviews that information for changing market trends. The county has not identified any characteristics that impact value differently in various regions of the county. They also monitor any market differences between NRDs. The Central Platte NRD in the north part of the county is fully appropriated while the Upper Big Blue NRD in the south part is not. Even this has not demonstrated a measureable difference in values. As a result, they only value agricultural land using one market area.
3.	<b>Describe the process that is used to determine and monitor market areas.</b>	
	The county monitors market value of the parcels based on land use and based on the water policy instituted by the Natural Resource District and its effect on value.	
4.	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
	The determination of predominant use is the key to the identification of the classified use. If a parcel is predominantly used for the production of an ag product it is an agricultural parcel. If the predominant use of a parcel is not agricultural, it may be residential or it may be recreational, based on the characteristics of the buildings and the surrounding amenities of the parcel. At this time, the county has not recognized any recreational property beyond the lake properties and they are all surveyed, platted and well established.	
5.	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>	
	The two sites are valued the same throughout the county as there are no recognized differences. Currently, the first acre is valued at \$15,000; acres 2-4 are valued at \$3,000; and the fifth and any additional site acres are valued at \$2,500.	

6.	<b>Describe the process used to identify and monitor the influence of non-agricultural characteristics.</b>
	The sales are all verified, and to date there has been no sales identified with non-agricultural influence.
7.	<b>Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.</b>
	Yes, there are two applications on file. The county has not recognized that there is a value difference in the county.
8.	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>
	There are no known parcels in the WRP program in Polk County. Neither the FSA nor the owners have reported actual WRP acres, so none have been valued. Since there has been no reporting and no known sales, the county has had no systematic way to discover all of the acres that might be in WRP. Due to the intensive practice of row crop agriculture in Polk County, the assessor suspects that very little if any WRP land exists.

72 Polk

AGRICULTURAL LAND

PAD 2013 R&O Statistics (Using 2013 Values)

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 50  
 Total Sales Price : 26,924,195  
 Total Adj. Sales Price : 26,924,195  
 Total Assessed Value : 18,920,080  
 Avg. Adj. Sales Price : 538,484  
 Avg. Assessed Value : 378,402

MEDIAN : 72  
 WGT. MEAN : 70  
 MEAN : 75  
 COD : 25.45  
 PRD : 106.06

COV : 30.50  
 STD : 22.73  
 Avg. Abs. Dev : 18.26  
 MAX Sales Ratio : 118.16  
 MIN Sales Ratio : 34.41

95% Median C.I. : 64.53 to 84.07  
 95% Wgt. Mean C.I. : 64.62 to 75.92  
 95% Mean C.I. : 68.23 to 80.83

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DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-09 To 31-DEC-09	3	93.43	89.08	92.79	10.13	96.00	72.71	101.10	N/A	289,595	268,710
01-JAN-10 To 31-MAR-10	5	75.95	85.49	76.99	16.58	111.04	71.14	115.89	N/A	700,833	539,553
01-APR-10 To 30-JUN-10	6	107.85	100.42	101.69	13.76	98.75	66.53	116.74	66.53 to 116.74	322,215	327,676
01-JUL-10 To 30-SEP-10	1	103.17	103.17	103.17	00.00	100.00	103.17	103.17	N/A	291,500	300,740
01-OCT-10 To 31-DEC-10	10	74.74	75.01	72.57	23.68	103.36	34.41	107.14	54.04 to 105.06	742,841	539,097
01-JAN-11 To 31-MAR-11	7	72.36	77.19	71.37	21.16	108.15	55.17	118.16	55.17 to 118.16	573,357	409,223
01-APR-11 To 30-JUN-11	1	64.70	64.70	64.70	00.00	100.00	64.70	64.70	N/A	550,000	355,835
01-JUL-11 To 30-SEP-11	2	54.76	54.76	62.08	27.48	88.21	39.71	69.81	N/A	150,975	93,720
01-OCT-11 To 31-DEC-11	5	53.33	56.29	56.09	14.27	100.36	44.28	75.30	N/A	417,290	234,067
01-JAN-12 To 31-MAR-12	4	51.12	49.65	48.38	14.61	102.63	38.32	58.02	N/A	514,662	248,989
01-APR-12 To 30-JUN-12	3	69.26	68.76	57.03	15.54	120.57	52.38	84.65	N/A	806,500	459,969
01-JUL-12 To 30-SEP-12	3	54.30	58.31	54.79	12.87	106.42	49.84	70.80	N/A	489,333	268,128
<u>Study Yrs</u>											
01-OCT-09 To 30-SEP-10	15	93.43	93.36	87.46	16.40	106.75	66.53	116.74	73.13 to 113.23	439,849	384,713
01-OCT-10 To 30-SEP-11	20	71.09	73.23	71.57	23.15	102.32	34.41	118.16	60.14 to 85.33	614,693	439,940
01-OCT-11 To 30-SEP-12	15	54.30	57.42	54.16	16.83	106.02	38.32	84.65	49.84 to 69.26	535,507	290,039
<u>Calendar Yrs</u>											
01-JAN-10 To 31-DEC-10	22	87.40	85.60	78.71	21.35	108.75	34.41	116.74	71.14 to 105.06	598,062	470,706
01-JAN-11 To 31-DEC-11	15	64.70	66.40	65.85	21.95	100.84	39.71	118.16	53.33 to 75.30	463,460	305,211
<u>ALL</u>	50	71.75	74.53	70.27	25.45	106.06	34.41	118.16	64.53 to 84.07	538,484	378,402

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	71.75	74.53	70.27	25.45	106.06	34.41	118.16	64.53 to 84.07	538,484	378,402
<u>ALL</u>	50	71.75	74.53	70.27	25.45	106.06	34.41	118.16	64.53 to 84.07	538,484	378,402

**72 Polk**  
**AGRICULTURAL LAND**

**PAD 2013 R&O Statistics (Using 2013 Values)**

Qualified

Date Range: 10/1/2009 To 9/30/2012 Posted on: 1/23/2013

Number of Sales : 50  
Total Sales Price : 26,924,195  
Total Adj. Sales Price : 26,924,195  
Total Assessed Value : 18,920,080  
Avg. Adj. Sales Price : 538,484  
Avg. Assessed Value : 378,402

MEDIAN : 72  
WGT. MEAN : 70  
MEAN : 75  
COD : 25.45  
PRD : 106.06

COV : 30.50  
STD : 22.73  
Avg. Abs. Dev : 18.26  
MAX Sales Ratio : 118.16  
MIN Sales Ratio : 34.41

95% Median C.I. : 64.53 to 84.07  
95% Wgt. Mean C.I. : 64.62 to 75.92  
95% Mean C.I. : 68.23 to 80.83

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	15	93.43	90.81	83.08	18.25	109.30	53.33	116.74	73.45 to 107.14	554,214	460,465
1	15	93.43	90.81	83.08	18.25	109.30	53.33	116.74	73.45 to 107.14	554,214	460,465
<b>_____Dry_____</b>											
County	6	65.25	67.21	61.49	24.03	109.30	46.04	91.33	46.04 to 91.33	265,353	163,153
1	6	65.25	67.21	61.49	24.03	109.30	46.04	91.33	46.04 to 91.33	265,353	163,153
<b>_____Grass_____</b>											
County	4	64.80	63.66	67.43	25.71	94.41	39.71	85.33	N/A	158,638	106,964
1	4	64.80	63.66	67.43	25.71	94.41	39.71	85.33	N/A	158,638	106,964
<b>_____ALL_____</b>	<b>50</b>	<b>71.75</b>	<b>74.53</b>	<b>70.27</b>	<b>25.45</b>	<b>106.06</b>	<b>34.41</b>	<b>118.16</b>	<b>64.53 to 84.07</b>	<b>538,484</b>	<b>378,402</b>

**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
<b>_____Irrigated_____</b>											
County	30	73.29	79.16	71.87	23.24	110.14	38.32	116.74	67.11 to 88.28	700,556	503,515
1	30	73.29	79.16	71.87	23.24	110.14	38.32	116.74	67.11 to 88.28	700,556	503,515
<b>_____Dry_____</b>											
County	7	70.80	67.73	63.04	18.98	107.44	46.04	91.33	46.04 to 91.33	273,159	172,210
1	7	70.80	67.73	63.04	18.98	107.44	46.04	91.33	46.04 to 91.33	273,159	172,210
<b>_____Grass_____</b>											
County	4	64.80	63.66	67.43	25.71	94.41	39.71	85.33	N/A	158,638	106,964
1	4	64.80	63.66	67.43	25.71	94.41	39.71	85.33	N/A	158,638	106,964
<b>_____ALL_____</b>	<b>50</b>	<b>71.75</b>	<b>74.53</b>	<b>70.27</b>	<b>25.45</b>	<b>106.06</b>	<b>34.41</b>	<b>118.16</b>	<b>64.53 to 84.07</b>	<b>538,484</b>	<b>378,402</b>

## Polk County 2013 Average Acre Value Comparison

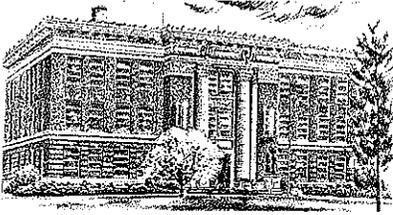
County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
Polk	1	4,675	4,228	3,956	3,698	3,635	3,361	3,237	2,840	4,281
Butler	1	4,800	4,500	4,397	3,964	3,848	3,308	2,495	2,244	4,233
Hamilton	1	5,000	5,000	4,700	4,400	4,200	4,100	3,900	3,900	4,822
Merrick	1	3,500	3,500	3,450	3,400	3,000	2,900	2,325	2,000	3,135
Nance	1	3,399	3,200	3,096	2,993	2,887	2,734	2,399	2,348	3,014
Platte	6	5,474	5,300	4,933	4,746	4,575	4,403	3,876	3,125	4,758
Seward	1	5,200	5,100	4,900	4,600	4,400	N/A	3,400	3,000	4,737
York	2	5,350	5,350	4,995	4,995	4,500	N/A	4,036	4,036	5,116

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
Polk	1	3,011	2,848	2,160	2,160	1,970	1,910	1,850	1,850	2,634
Butler	1	4,525	4,350	4,150	3,747	3,650	3,199	2,300	2,100	3,578
Hamilton	1	2,500	2,500	2,200	2,100	2,000	1,900	1,900	1,800	2,315
Merrick	1	1,540	1,495	1,400	1,350	1,200	1,170	1,105	975	1,257
Nance	1	1,974	1,785	1,663	1,611	1,580	1,516	1,475	1,400	1,626
Platte	6	4,296	4,125	3,671	3,535	3,549	3,306	2,673	1,950	3,567
Seward	1	3,500	3,500	3,100	3,100	2,600	N/A	2,200	2,000	2,991
York	2	3,570	3,570	2,940	2,940	2,730	N/A	2,519	2,520	3,214

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
Polk	1	822	867	930	945	926	947	874	813	882
Butler	1	1,819	2,170	2,183	1,790	1,961	1,886	1,735	1,639	1,807
Hamilton	1	1,100	1,100	1,000	1,000	1,000	1,000	900	900	956
Merrick	1	1,117	1,034	996	932	891	879	821	737	850
Nance	1	881	906	876	883	842	833	845	813	834
Platte	6	1,419	1,431	1,323	1,372	1,255	1,190	1,230	1,143	1,224
Seward	1	1,062	1,196	978	939	966	1,800	948	821	926
York	2	977	945	898	904	866	N/A	859	852	874

Source: 2013 Abstract of Assessment, Form 45, Schedule IX

**Office of the  
POLK COUNTY ASSESSOR  
P.O. Box 375  
Osceola, NE 68651**



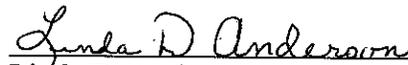
Linda D. Anderson, Assessor  
Tammy Jones, Deputy  
RaNae Bondegard, Office Clerk  
Phone: (402) 747-4491  
Fax: (402) 747-2656  
polkassessor@yahoo.com

## **Special Valuation Methodology**

Currently, Polk County has two applications on file for Special Value. Both parcels meet the criteria for special valuation, so they have been approved and remain on file.

Presently, we are unable to discern a non-agricultural influence affecting the value of these properties. The taxable value is calculated in the same manner on these parcels as it is on all other agricultural land in Polk County.

We continue to analyze the sales market, and if a difference is noted, Special Valuation will be implemented.



Linda D. Anderson  
Polk County Assessor  
February 26, 2013



## 2013 Correlation Section for Polk County

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### A. Agricultural Land

Polk County is an agriculturally based county with an array of villages and small towns that exist primarily to support agriculture. The prevalent crops are row crops with corn, soybeans, and some grain sorghum. The county land use is approximately 67% irrigated land, 18% dry land, 14% grass land and 1% other uses. Polk County is bordered on the north by Platte County, on the south by York County, on the east by Butler County and on the west by Merrick and Hamilton Counties. The agricultural land is valued using only one market area.

The county reports that the improvements on the agricultural parcels have all been inspected and reviewed prior to 2013, so the first cycle of the 6 year inspection and review process of all agricultural improvements in the county has been completed.

The Department's review of the county's sale verification process reported in the residential correlation was done for all 3 classes of property at the same time. The findings, that there was no reason to conclude that the county had selectively excluded sales to influence the measurement process applies to the agricultural sales too.

The Department's review of the Assessed Value Update that was reported in the residential correlation was done for all 3 classes of property at the same time. The agricultural assessment procedures reviewed were acceptable. The assessed value information and property characteristics of the sold parcels have been reported accurately in the sales file. Values have been applied consistently to both sold and unsold parcels.

There was a total sample of 50 qualified sales used to determine the level of value of agricultural land in Polk County. The sample used was deemed adequate, proportional among study years and representative based on major land uses. Any comparable sales used were selected from a similar agricultural area within six miles of the subject county. The calculated median ratio is 72%. The 2013 abstract reports; overall agricultural land increased by 28.19%; irrigated land increased by over 30%, dry land increased by nearly 22%, and grass land increased by over 12%. The county has sound assessment practices relating to the verification of sales and analysis of agricultural values. The quality of assessment for agricultural land is acceptable.

It is the opinion of the Department that the level of value for agricultural land of value falls at or near the median ratio. Neither the COD nor the PRD are particularly useful indicators of equity or regression because of the dramatic increases in the value of agland during the three year study period. In this case, the apparent level of value is 72% and the quality of the assessment process is acceptable. There are 15 sales in the 95% Irrigated MLU that show a median of 93.43% but are strongly biased with only 1 sales occurring in the most recent study year. The 80% MLU counterpart has 30 sales, a median of 73.29%, and is still biased with 11 sales in the earliest study year, 15 sales in the middle and 4 sales in the most recent study year, but it is not as strongly biased as the 95% sample. This leads to the conclusion that an unbiased measure would trend to about 72% which coincides with the median for the class. Otherwise, there are no indications of any major subclasses that were outside of the range. There are no recommended adjustments to the class or to any subclass of agricultural land.

**2013 Correlation Section  
for Polk County**

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**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.

## 2013 Correlation Section for Polk County

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### 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.

## 2013 Correlation Section for Polk County

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### 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.

Note that as market activity changes or as the complexity of properties increases, the measures of variability usually increase, even though appraisal procedures may be equally valid. Standard on Ratio Studies—2010, International Association of Assessing Officers, (2010), p. 13.

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

**2013 Correlation Section  
for Polk County**

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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 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 : 5,511**

**Value : 1,188,425,626**

**Growth 5,144,465**

Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	179	575,481	8	11,615	33	751,030	220	1,338,126	
<b>02. Res Improve Land</b>	1,343	7,605,270	44	870,120	279	6,654,105	1,666	15,129,495	
<b>03. Res Improvements</b>	1,365	65,033,590	45	4,225,980	346	36,434,595	1,756	105,694,165	
<b>04. Res Total</b>	1,544	73,214,341	53	5,107,715	379	43,839,730	1,976	122,161,786	968,025
<b>% of Res Total</b>	78.14	59.93	2.68	4.18	19.18	35.89	35.86	10.28	18.82
<b>05. Com UnImp Land</b>	44	347,280	1	5,500	2	38,255	47	391,035	
<b>06. Com Improve Land</b>	190	1,450,630	14	285,995	22	1,402,675	226	3,139,300	
<b>07. Com Improvements</b>	206	12,020,765	15	4,807,770	26	8,630,025	247	25,458,560	
<b>08. Com Total</b>	250	13,818,675	16	5,099,265	28	10,070,955	294	28,988,895	18,545
<b>% of Com Total</b>	85.03	47.67	5.44	17.59	9.52	34.74	5.33	2.44	0.36
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	1	17,350	0	0	1	85,015	2	102,365	
<b>11. Ind Improvements</b>	1	123,380	0	0	1	757,820	2	881,200	
<b>12. Ind Total</b>	1	140,730	0	0	1	842,835	2	983,565	0
<b>% of Ind Total</b>	50.00	14.31	0.00	0.00	50.00	85.69	0.04	0.08	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	22	1,635,675	22	1,635,675	
<b>14. Rec Improve Land</b>	0	0	0	0	28	777,235	28	777,235	
<b>15. Rec Improvements</b>	0	0	7	291,280	245	7,607,225	252	7,898,505	
<b>16. Rec Total</b>	0	0	7	291,280	267	10,020,135	274	10,311,415	228,940
<b>% of Rec Total</b>	0.00	0.00	2.55	2.82	97.45	97.18	4.97	0.87	4.45
<b>Res &amp; Rec Total</b>	1,544	73,214,341	60	5,398,995	646	53,859,865	2,250	132,473,201	1,196,965
<b>% of Res &amp; Rec Total</b>	68.62	55.27	2.67	4.08	28.71	40.66	40.83	11.15	23.27
<b>Com &amp; Ind Total</b>	251	13,959,405	16	5,099,265	29	10,913,790	296	29,972,460	18,545
<b>% of Com &amp; Ind Total</b>	84.80	46.57	5.41	17.01	9.80	36.41	5.37	2.52	0.36
<b>17. Taxable Total</b>	1,795	87,173,746	76	10,498,260	675	64,773,655	2,546	162,445,661	1,215,510
<b>% of Taxable Total</b>	70.50	53.66	2.99	6.46	26.51	39.87	46.20	13.67	23.63

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	201	5,239,196	4,350,204	0	0	0
19. Commercial	62	1,648,980	1,263,655	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	201	5,239,196	4,350,204
19. Commercial	0	0	0	62	1,648,980	1,263,655
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				263	6,888,176	5,613,859

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	173	8	231	412

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	17	280,495	143	43,042,480	1,670	535,180,980	1,830	578,503,955
28. Ag-Improved Land	1	5,690	87	18,660,595	961	337,182,470	1,049	355,848,755
29. Ag Improvements	2	8,575	92	9,159,830	1,041	82,458,850	1,135	91,627,255
30. Ag Total							2,965	1,025,979,965

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	47	46.95	705,000	
33. HomeSite Improvements	0	0.00	0	49	46.95	6,645,370	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	9	27.41	64,530	
36. FarmSite Improv Land	0	0.00	0	84	336.99	940,440	
37. FarmSite Improvements	2	0.00	8,575	87	0.00	2,514,460	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	319.42	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	2	2.00	30,000	2	2.00	30,000	
32. HomeSite Improv Land	557	564.91	8,461,530	604	611.86	9,166,530	
33. HomeSite Improvements	551	549.40	53,012,535	600	596.35	59,657,905	3,928,955
34. HomeSite Total				<b>602</b>	<b>613.86</b>	<b>68,854,435</b>	
35. FarmSite UnImp Land	69	162.96	461,310	78	190.37	525,840	
36. FarmSite Improv Land	936	4,017.27	10,902,530	1,020	4,354.26	11,842,970	
37. FarmSite Improvements	998	0.00	29,446,315	1,087	0.00	31,969,350	0
38. FarmSite Total				<b>1,165</b>	<b>4,544.63</b>	<b>44,338,160</b>	
39. Road & Ditches	0	5,140.13	0	0	5,459.55	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,767</b>	<b>10,618.04</b>	<b>113,192,595</b>	<b>3,928,955</b>

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	1	79.45	75,310	1	79.45	75,310

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	2	275.74	545,920	2	275.74	545,920
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	100,763.07	57.13%	471,090,895	62.40%	4,675.23
46. 1A	22,489.76	12.75%	95,091,300	12.60%	4,228.20
47. 2A1	11,763.55	6.67%	46,535,185	6.16%	3,955.88
48. 2A	10,052.20	5.70%	37,175,870	4.92%	3,698.28
49. 3A1	9,683.00	5.49%	35,195,600	4.66%	3,634.78
50. 3A	7,416.97	4.21%	24,928,160	3.30%	3,360.96
51. 4A1	11,590.70	6.57%	37,521,535	4.97%	3,237.21
52. 4A	2,605.03	1.48%	7,397,245	0.98%	2,839.60
53. Total	176,364.28	100.00%	754,935,790	100.00%	4,280.55
<b>Dry</b>					
54. 1D1	22,552.41	48.04%	67,899,310	54.91%	3,010.73
55. 1D	8,403.14	17.90%	23,928,265	19.35%	2,847.54
56. 2D1	2,247.55	4.79%	4,854,725	3.93%	2,160.01
57. 2D	3,553.00	7.57%	7,673,720	6.21%	2,159.79
58. 3D1	2,975.66	6.34%	5,862,040	4.74%	1,970.00
59. 3D	1,511.35	3.22%	2,886,335	2.33%	1,909.77
60. 4D1	4,474.54	9.53%	8,277,930	6.69%	1,850.01
61. 4D	1,231.46	2.62%	2,278,200	1.84%	1,850.00
62. Total	46,949.11	100.00%	123,660,525	100.00%	2,633.93
<b>Grass</b>					
63. 1G1	1,330.54	3.61%	1,094,030	3.36%	822.25
64. 1G	1,072.57	2.91%	929,985	2.86%	867.06
65. 2G1	1,963.13	5.32%	1,824,830	5.61%	929.55
66. 2G	3,769.56	10.22%	3,563,650	10.96%	945.38
67. 3G1	695.34	1.89%	643,680	1.98%	925.71
68. 3G	9,459.12	25.65%	8,954,345	27.53%	946.64
69. 4G1	6,675.53	18.10%	5,833,080	17.93%	873.80
70. 4G	11,910.52	32.30%	9,682,500	29.77%	812.94
71. Total	36,876.31	100.00%	32,526,100	100.00%	882.03
<b>Irrigated Total</b>					
	176,364.28	67.06%	754,935,790	82.71%	4,280.55
<b>Dry Total</b>					
	46,949.11	17.85%	123,660,525	13.55%	2,633.93
<b>Grass Total</b>					
	36,876.31	14.02%	32,526,100	3.56%	882.03
72. Waste	50.00	0.02%	2,000	0.00%	40.00
73. Other	2,771.58	1.05%	1,662,955	0.18%	600.00
74. Exempt	16.67	0.01%	0	0.00%	0.00
75. Market Area Total	263,011.28	100.00%	912,787,370	100.00%	3,470.53

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	27.62	123,665	11,776.63	51,328,980	164,560.03	703,483,145	176,364.28	754,935,790
<b>77. Dry Land</b>	66.39	161,510	3,108.85	8,168,345	43,773.87	115,330,670	46,949.11	123,660,525
<b>78. Grass</b>	1.05	1,010	585.95	494,900	36,289.31	32,030,190	36,876.31	32,526,100
<b>79. Waste</b>	0.00	0	22.00	880	28.00	1,120	50.00	2,000
<b>80. Other</b>	0.00	0	0.00	0	2,771.58	1,662,955	2,771.58	1,662,955
<b>81. Exempt</b>	0.00	0	3.21	0	13.46	0	16.67	0
<b>82. Total</b>	<b>95.06</b>	<b>286,185</b>	<b>15,493.43</b>	<b>59,993,105</b>	<b>247,422.79</b>	<b>852,508,080</b>	<b>263,011.28</b>	<b>912,787,370</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	176,364.28	67.06%	754,935,790	82.71%	4,280.55
<b>Dry Land</b>	46,949.11	17.85%	123,660,525	13.55%	2,633.93
<b>Grass</b>	36,876.31	14.02%	32,526,100	3.56%	882.03
<b>Waste</b>	50.00	0.02%	2,000	0.00%	40.00
<b>Other</b>	2,771.58	1.05%	1,662,955	0.18%	600.00
<b>Exempt</b>	16.67	0.01%	0	0.00%	0.00
<b>Total</b>	<b>263,011.28</b>	<b>100.00%</b>	<b>912,787,370</b>	<b>100.00%</b>	<b>3,470.53</b>

## 2013 County Abstract of Assessment for Real Property, Form 45 Compared with the 2012 Certificate of Taxes Levied (CTL)

72 Polk

	2012 CTL County Total	2013 Form 45 County Total	Value Difference (2013 form 45 - 2012 CTL)	Percent Change	2013 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	120,080,760	122,161,786	2,081,026	1.73%	968,025	0.93%
02. Recreational	10,012,200	10,311,415	299,215	2.99%	228,940	0.70%
03. Ag-Homesite Land, Ag-Res Dwelling	61,687,570	68,854,435	7,166,865	11.62%	3,928,955	5.25%
<b>04. Total Residential (sum lines 1-3)</b>	<b>191,780,530</b>	<b>201,327,636</b>	<b>9,547,106</b>	<b>4.98%</b>	<b>5,125,920</b>	<b>2.31%</b>
05. Commercial	28,971,450	28,988,895	17,445	0.06%	18,545	0.00%
06. Industrial	901,295	983,565	82,270	9.13%	0	9.13%
07. Ag-Farmsite Land, Outbuildings	39,535,245	44,338,160	4,802,915	12.15%	0	12.15%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>69,407,990</b>	<b>74,310,620</b>	<b>4,902,630</b>	<b>7.06%</b>	<b>18,545</b>	<b>7.04%</b>
<b>10. Total Non-Agland Real Property</b>	<b>261,188,520</b>	<b>275,638,256</b>	<b>14,449,736</b>	<b>5.53%</b>	<b>5,144,465</b>	<b>3.56%</b>
11. Irrigated	580,175,000	754,935,790	174,760,790	30.12%		
12. Dryland	101,619,170	123,660,525	22,041,355	21.69%		
13. Grassland	28,927,580	32,526,100	3,598,520	12.44%		
14. Wasteland	2,000	2,000	0	0.00%		
15. Other Agland	1,359,695	1,662,955	303,260	22.30%		
<b>16. Total Agricultural Land</b>	<b>712,083,445</b>	<b>912,787,370</b>	<b>200,703,925</b>	<b>28.19%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>973,271,965</b>	<b>1,188,425,626</b>	<b>215,153,661</b>	<b>22.11%</b>	<b>5,144,465</b>	<b>21.58%</b>

**2012 Plan of Assessment for Polk County**  
**Assessment Years 2013, 2014 and 2015**  
**Date: June 15, 2012**

**Plan of Assessment Requirements:**

Pursuant to Neb. Rev. Stat. §77-1311.02, on or before June 15 each year, the assessor shall prepare a plan of assessment (herein after referred to as the “plan”), 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. 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 Revenue, Property Assessment Division, 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.

Assessment levels required for real property are:

- 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.

Reference, Neb. Rev. Stat. §77-201.

## General Description of Real Property in Polk County:

Per the 2012 Abstract, Polk County consists of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1985	36%	12%
Commercial	296	5%	3%
Industrial	2	0%	0%
Recreational	275	5%	1%
Agricultural	2947	54%	84%

*Agricultural Land:* Polk County consists of 263,028 ag land acres. Of those acres, 66% are irrigated cropland, 18% are dry cropland, 14% are grass/pasture and 8% are used for other agricultural purposes.

*New Property:* In 2011, there were 38 applications approved for new construction in our four towns and 4 in their suburban zoning jurisdictions. 87 Permits were received in 2010 from our County Zoning Administrator, plus an additional 17 permits for demolition or removal of improvements. A total of \$4,704,635 was added for new construction in 2012. 69% of the total new construction was added to rural areas of the county.

For more information, see the 2012 Reports & Opinions, Abstract and Assessment Survey.

## Current Resources:

- A) *Staff/Budget/Training* – The office staff consists of the assessor, a certified deputy assessor and one office clerk. Each staff member is expected to be knowledgeable in all aspects of the daily office operation, with varying degrees of responsibility. Jon Fritz, of Fritz Appraisal Company, is paid a monthly retainer fee, working 2 days per month, for pick-up work and appraisal maintenance. Mr. Fritz is a Certified General Appraiser, who has been involved in mass appraisal for many years. His credentials qualify him for all forms of appraisal work. Our budget for FY 2011-2012 was \$102,909. That budget was limited to a 2½% increase from the previous year. Funding for reappraisal projects, as well as 75% of the monthly retainer for the appraiser, have been paid through Inheritance Tax funds. Employee benefits, such as FICA, health insurance, etc., are funded through a general source, rather than through the assessor’s budget. **99.9% of the 2011-2012 budget was used.**
- B) *Maps and Aerial Photos* – The cadastral maps currently in use were purchased in 1973 and are showing a great deal of wear. Ownership changes are kept current with each group of transfer statements received. Our GIS is linked with the TerraScan system, however the cadastral maps are still maintained. GIS has 2003, 2006, 2009 and 2010 aerial imagery. Aerial photos of all rural improved properties were taken in the Fall of 2002. Each photo was scanned into the computer and linked to the proper parcel. A hard copy of each photo is filed in the property record card.

- C) *Property Record Cards* – The office still maintains a hard copy of the property record card, even though most of the information can be accessed from the computer. The front of each card lists ownership and assessment information. For improved properties, each card has a photo of the main improvement. The computerized Property Record Card contains ownership and assessment information, scanned & digital photos, sketches, and assessment data.
- D) *Computerization* - Our assessment records are computerized and networked with the County Treasurer’s office. We currently contract with TerraScan, Inc., utilizing their administrative and appraisal programs. We also contract with GIS Workshop for GIS applications. Three computers were updated in 2011. Each staff member has access to TerraScan, word processing, spreadsheet and internet software through a PC terminal. A guest terminal and remote internet access are available for the appraiser. ArcGIS software is available on two terminals for editing GIS information. In November 2006, a grant was received from the Nebraska Secretary of State for assistance in getting assessment information available on our web site. The county continues to support the web site by paying the annual maintenance fees through inheritance tax funds.

**Current Assessment Procedures for Real Property:**

- A) *Discover, List & Inventory All Property* – The assessor supervises maintenance of the real estate file. Ownership changes are made by the assessor’s office staff, when Real Estate Transfer Statements (Form 521) are received from the County Clerk. When building permits or other information is received regarding potential changes in property, the property record card is flagged, and a notation is made in the “building permits” section in the computer. Cards for pick-up work are given to the appraiser, who reviews the property and lists the changes. Market trends are studied, and economic depreciation adjustments are made to particular sub-classes of property when indicated. We currently maintain 3,602 parcels with improvements of some kind (including IOLL and TIF parcels). Our goal is to systematically reappraise all improved parcels in a 6-year cycle, with 2 years allotted for rural reappraisal, 1 year for the towns of Shelby & Osceola, 1 year for Stromsburg & Polk, 1 year for recreational properties and 1 year for commercial properties. The extent of each reappraisal, of course, depends on the allotment of funds. Unimproved urban properties are included in the 6-year cycle for each specific town. Unimproved ag parcels are viewed/reviewed continually for land use changes, through NRD maps, GIS, Google Earth, and drive-by inspection.
- B) *Data Collection* – Information for reappraisals or general pick-up work is done under the direction of the assessor and the contract appraiser. Questionnaires and interviews may be used to gather preliminary data. Field visits and inspection of the property are the primary method used to obtain, update and confirm assessment data.
- C) *Review Assessment/Sales Ratio Studies Before Assessment Actions* – The TerraScan system has an efficient program which can process the sales file and perform assessment/sales ratio studies. Running these figures periodically, assists in identifying areas that may need attention. When problem areas show up, various solutions can be worked into the file to determine the appropriate action to take.
- D) *Sales File* – The assessor supervises maintenance of the real estate sales file. After ownership changes have been made by the office staff, transfer statements are then given to the assessor for sales review, and for electronic transfer of the data to the state sales file. A questionnaire is sent to most buyers and sellers on agricultural and residential

sales. If no response is received from the questionnaire, and questions exist, verification is conducted through a phone call or personal visit. Commercial sales review is done by telephone or through a personal visit. Due to the variables involved with commercial sales, a specific form has not been practical. Standard questions are asked, similar to those on the residential questionnaire, with additional questions depending on the type of business.

E) *Approaches to Value*

*Market information* – A sales file is maintained on improved properties, both in a paper copy and in the computer. Six sub-class divisions in the file coincide with the “Assessor Location” reported in the sales file maintained by the Property Assessment Division of the Nebraska Department of Revenue (Shelby, Osceola, Stromsburg, Polk, Rural, and Lake). Economic depreciation for each assessor location is derived from this sales file. A sales file is also maintained for ag land sales, with the valuation process being explained in #4 below.

1) *Market Approach* – The market approach to value is predominantly used in the valuation of unimproved agricultural land as explained in #4 below. There has been no market-approach-to-value process set up for the residential and commercial appraisal process in the current Terra Scan appraisal package.

2) *Cost Approach* – The 06/2006 Marshall & Swift cost manual is currently being used for pricing all rural residential/ag properties in Polk County. This will be updated to 06/2012 for the rural reappraisal that is currently underway. The four towns (Shelby, Osceola, Stromsburg & Polk) are priced using the 06/2006 Marshall & Swift cost manual. Recreational lake properties are priced using the 2009 cost manual. The depreciation study used for the towns of Shelby & Osceola is from 2007, from 2008 for Polk and from 2011 for Stromsburg. Economic depreciation was updated in 2011 for properties on Heron Point and Duncan Lakes. The depreciation study for the remaining lakes is from 2010, when new values were established from the reappraisal. Commercial & Industrial properties are being priced from the 2010 Marshall & Swift manual, using a depreciation study from 2010. All depreciation studies have been prepared by the contract certified general appraiser.

3) *Income Approach* – Income and expense data collection and analysis is all done by a Certified General Appraiser. The income approach to value is not conducive to many properties in Polk County, with its use being limited to select commercial and industrial properties.

4) *Land Valuation Studies* – Spread sheets are prepared annually by the assessor, to study sales of agricultural land in the County, and updates are made to adjust values to the market trends. Currently the county has not seen a need to establish different ag land market areas, nor has the need for special value been identified, though these possibilities are studied annually.

F) *Reconciliation of Final Value and Documentation* – Residential, commercial and industrial properties are predominately priced using the cost approach, with economic depreciation being derived from the market. When other approaches are used, the contract appraiser reconciles the values. Ag land is predominately priced using the market approach to value.

G) *Review Assessment/Sales Ratio Studies After Assessment Actions* – The TerraScan sales file is updated, and statistics are reviewed to assure that the actions taken were the most appropriate.

H) *Notices and Public Relations* – Per Neb. Rev. Stat. §77-1315, on or before June 1<sup>st</sup>, a “Notice of Valuation Change” is sent to owners of real property for all parcels which have been assessed at a value different than in the previous year. Real Estate Transfer

Statements filed through May 20<sup>th</sup> are reviewed to assure notification to the proper owner of record of each affected parcel. Property owners with questions about their valuation change, are encouraged to visit with personnel in the assessor's office. The property record card is reviewed with the owner and explanations are given regarding the change.

Further explanation of the assessment process can be found in the regulations issued by the Nebraska Department Revenue, Property Assessment Division, Title 350, Chapter 50.

**Level of Value, Quality and Uniformity for Assessment Year 2012:**

	<u>Median</u>	<u>COD*</u>	<u>PRD**</u>
Residential	96%	17.30	105.98
Commercial	Insufficient Sales for Analysis		
Agricultural Land	74%	18.96	106.92

\*COD = Coefficient of Dispersion

\*\*PRD = Price-Related Differential

For more information regarding statistical measures, see the 2012 Reports & Opinions.

**Real Estate Assessment Actions Planned for Assessment Year 2013:**

Residential:

- Complete the reappraisal of all rural improved parcels (approximately 1451 parcels), with new values established for 2013.
- Request funds for the towns of Osceola & Shelby (approximately 790 parcels). This project will be the first group in the 2<sup>nd</sup> round of our 6-year inspection cycle. This project will consist of an exterior inspection of all residential properties in these two towns, with an interior inspection when possible (as defined by Title 350, Neb. Admin. Code, REG-50).
- We will review sales for possible economic depreciation adjustments in other locations.
- We will complete pick-up work with the assistance of the contract appraiser.

Commercial:

- With the assistance of the contract appraiser, we will continue to study sales to determine if an economic depreciation adjustment is necessary.
- We will complete pick-up work with the assistance of the contract appraiser.

Agricultural Land:

- We will work with our property owners, with our GIS system, and with the Upper Big Blue and Central Platte Natural Resources Districts, to assure land use accuracy.
- We will review well registration information on the Department of Natural Resources web site to assist with agricultural land use changes.
- The assessor will study sales data for possible agricultural land valuation adjustments.

## **Real Estate Assessment Actions Planned for Assessment Year 2014:**

### **Residential:**

- Complete the reappraisal of the towns of Shelby & Osceola.
- Request funds for reappraisal of the towns of Stromsburg & Polk, which are the next group in our 6-year inspection cycle.
- Review sales for possible economic depreciation adjustments.
- Complete pick-up work with the assistance of the contract appraiser.

### **Commercial:**

- With the assistance of the contract appraiser, we will study sales to determine if an economic depreciation adjustment is necessary.
- Complete pick-up work with the assistance of the contract appraiser.

### **Agricultural Land:**

- Continue to study land use through aerial photography, personal inspection and working with property owners.
- Continue to review sales for possible valuation adjustments.
- Continue to work with the Natural Resource Districts regarding land use.

## **Real Estate Assessment Actions Planned for Assessment Year 2015:**

### **Residential:**

- Complete the reappraisal of the towns of Stromsburg & Polk.
- Request funds for reappraisal of recreational improvements at the various lakes in Polk County (approximately 360 parcels).
- Review sales for possible economic depreciation adjustments.
- Complete pick-up work with the assistance of the contract appraiser.

### **Commercial:**

- Review sales for possible economic depreciation adjustments.
- Complete pick-up work with the assistance of the contract appraiser.

### **Agricultural Land:**

- Continue to study land use through aerial photography, personal inspection and working with property owners.
- Continue to review sales for possible valuation adjustments.
- Continue to work with the Natural Resource Districts regarding land use.

### Additional Assessment Actions:

- 1) *Record Maintenance, Mapping Updates and Ownership Changes* – Maintain assessment records for changes in real estate ownership.
- 2) *Annual Administrative Reports* required by law and/or regulation –
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey (included in the Property Tax Administrator’s annual Reports & Opinions)
  - c. Sales information to PAD for rosters and Assessed Value Update
  - d. Annual Plan of Assessment Report
  - e. Certification of Value to Political Subdivisions
  - f. School District Taxable Value Report
  - g. Report of values for Board of Educational Lands & Funds properties
  - h. Annual Inventory Statement
  - i. Certification of Average Assessed Residential Value
  - j. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - k. Certificate of Taxes Levied Report
- 3) *Personal Property* – Administer annual filing of approximately 1,000 schedules, prepare subsequent notices for incomplete filings or failure to file and apply penalties as required. Review Beginning Farmer Exemption applications and issue notices of approval or denial for exemption of personal property. Personal Property amounts to less than 5% of our county tax base, however, administration is very time consuming. Diligent effort is given to the process by the deputy assessor and office clerk, to ensure that filings are accurate and timely, and that penalties are few.
- 4) *Permissive Exemptions* – Administer annual filings of applications for new or continued exempt use, review and make recommendations to the county board.
- 5) *Taxable Government Owned Property* – Review government owned property not used for public a purpose, and send notices of intent to tax. Facilitate publishing the list in the county newspaper.
- 6) *Homestead Exemptions* – Administer approximately 225 annual filings of applications. Review each application for approval or denial and send taxpayer notifications for denials. Send preprinted applications to all who applied the pervious year. Maintain a list of those who inquire after the filing deadlines, to send a form for next year. Continue to visit homes of those needing assistance in completing the form, but who cannot make it up to the courthouse.
- 7) *Centrally Assessed Property* – Review valuations as certified by Department of Revenue for railroads and public service entities, and establish assessment records for tax list purposes.
- 8) *Tax Increment Financing* – Maintain 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* – Maintain records of taxing entity boundaries, and review for changes necessary for proper taxation of all property. Input and review tax rates, and export to county treasurer.
- 10) *Tax List & Tax Statements* – Prepare and certify the tax list to the county treasurer for real property, personal property and centrally assessed property. Prepare and deliver tax statements to the county treasurer for mailing, along with a second “drawer copy” for the treasurer’s office use.

- 11) *Tax List Corrections* – Prepare correction documents for approval by the county board.
- 12) *County Board of Equalization* – Attend all meetings pertaining to property valuation. Assemble and provide information for protest hearings.
- 13) *TERC Appeals* – Prepare and submit information and attend taxpayer appeal hearings to defend valuation before the Tax Equalization and Review Commission.
- 14) *TERC Statewide Equalization* – Attend hearings if applicable to our county, defend values and implement any orders received from the Tax Equalization and Review Commission.
- 15) *Education* – Maintain certification for assessor and deputy assessor by attending meetings, workshops and educational classes to obtain continuing education as outlined in Title 350, Neb. Admin. Code, REG-71.

### **Conclusion:**

Budget concerns have been addressed under the Staff/Budget/Training section on Page 2. It is assumed the County Board will request that we adhere to the same budget increases for FY 2012-2013. Problems with budget increases have not been because the county board is unwilling to fund the assessment process, but rather that the statutory percentage increases do not allow much room for expansion. Voters have defeated a request for a levy override on several occasions. The majority of our appraisal budget, along with annual maintenance agreements for assessment/appraisal software, GIS and the county web site, are funded through Inheritance Tax funds. However, we have seen significant declines in the amount of Inheritance Tax receipts in the past 5 years. If those funds continue to decline through estate planning or through state legislation, I'm not sure how the mandated assessment functions will be funded.

Continuing education hours will be needed for the assessor and deputy. The Assessor's Association and the Property Assessment Division offer useful and affordable training courses. Many of the most affordable hours are offered during assessor's workshops, although it is not always practical for both the assessor and the deputy to be gone from the office at the same time.

I am anticipating that Fritz Appraisal Company will continue working with us on our reappraisal projects, as well as continue with annual pick-up work.

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Linda D. Anderson  
Polk County Assessor  
June 15, 2012

## 2013 Assessment Survey for Polk County

### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	1
2.	<b>Appraiser(s) on staff:</b>
	0
3.	<b>Other full-time employees:</b>
	1
4.	<b>Other part-time employees:</b>
	0
5.	<b>Number of shared employees:</b>
	0
6.	<b>Assessor's requested budget for current fiscal year:</b>
	\$107,000; This covers salaries and office operations only. FICA and benefits come from county general.
7.	<b>Adopted budget, or granted budget if different from above:</b>
	\$107,000
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$2,400
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	\$50,000; This expenditure comes from the inheritance tax, not the assessor's budget.
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	None: This expenditure comes from the inheritance tax, not the assessor's budget; Total is \$19,900 which includes; \$6,600 for TerraScan maintenance agreement plus \$13,300 for GIS support.
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$2,200
12.	<b>Other miscellaneous funds:</b>
	None
13.	<b>Amount of last year's assessor's budget not used:</b>
	\$106.04

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	Thompson Reuters, formerly TerraScan
2.	<b>CAMA software:</b>
	Thompson Reuters, formerly TerraScan
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and Staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Yes; The web address is: <a href="http://www.polk.assessor.gisworkshop.com">www.polk.assessor.gisworkshop.com</a>
7.	<b>Who maintains the GIS software and maps?</b>
	Assessor and Staff
8.	<b>Personal Property software:</b>
	Thompson Reuters, formerly TerraScan

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	All municipalities are zoned
4.	<b>When was zoning implemented?</b>
	2001

## D. Contracted Services

1.	<b>Appraisal Services:</b>
	Jon Fritz
2.	<b>GIS Services:</b>
	GIS Workshop
3.	<b>Other services:</b>
	None

## E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes; Jon Fritz is their contract appraiser
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Jon is a Certified General Appraiser which satisfies the county's requirement.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Recent ones have not been sent to the department. They submitted their original contract years ago and the basic contract has remained the same for 2 days per month. Each year, the reappraisal services are reviewed and possibly updated, based on the appraisal project needed. The agreements usually parallel the 3 Year Plan; some for 1 year, and some for 2 years like the rural revaluation that was conducted during 2011 and 2012 for implementation for 2013.
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Yes; The appraiser develops the analysis, depreciation schedules and possibly lot values used in the appraisal process. Staff assists in the implementation of the process prepared and overseen by the appraiser. The primary approach in Polk County is the cost approach.



# 2013 Certification for Polk County

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This is to certify that the 2013 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 Polk County Assessor.

Dated this 5th day of April, 2013.



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

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Ruth A. Sorensen  
Property Tax Administrator



