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2013 Commission Summary for Webster County

Residential Real Property - Current

Number of Sales	86	Median	98.59
Total Sales Price	\$4,292,530	Mean	102.26
Total Adj. Sales Price	\$4,292,530	Wgt. Mean	95.74
Total Assessed Value	\$4,109,750	Average Assessed Value of the Base	\$38,393
Avg. Adj. Sales Price	\$49,913	Avg. Assessed Value	\$47,788

Confidence Interval - Current

95% Median C.I	97.68 to 99.84
95% Wgt. Mean C.I	92.37 to 99.11
95% Mean C.I	96.30 to 108.22
% of Value of the Class of all Real Property Value in the	10.26
% of Records Sold in the Study Period	5.55
% of Value Sold in the Study Period	6.91

Residential Real Property - History

Year	Number of Sales	LOV	Median
2012	68	97	97.21
2011	92	95	95
2010	102	97	97
2009	101	100	100

2013 Commission Summary for Webster County

Commercial Real Property - Current

Number of Sales	17	Median	96.76
Total Sales Price	\$1,060,930	Mean	89.86
Total Adj. Sales Price	\$1,002,700	Wgt. Mean	102.57
Total Assessed Value	\$1,028,455	Average Assessed Value of the Base	\$70,589
Avg. Adj. Sales Price	\$58,982	Avg. Assessed Value	\$60,497

Confidence Interval - Current

95% Median C.I	60.42 to 107.82
95% Wgt. Mean C.I	81.20 to 123.93
95% Mean C.I	73.33 to 106.39
% of Value of the Class of all Real Property Value in the County	2.86
% of Records Sold in the Study Period	7.23
% of Value Sold in the Study Period	6.20

Commercial Real Property - History

Year	Number of Sales	LOV	Median
2012	11		95.38
2011	17		96
2010	12	95	95
2009	13	96	96

2013 Opinions of the Property Tax Administrator for Webster County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. § 77-5027 (2011). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within these Reports and Opinions of the Property Tax Administrator. My opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Class	Level of Value	Quality of Assessment	Non-binding recommendation
Residential Real Property	99	Meets generally accepted mass appraisal practices.	No recommendation.
Commercial Real Property	*NEI	Meets generally accepted mass appraisal practices.	No recommendation.
Agricultural Land	75	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 Webster County

Finished getting the old Residential property record cards ready to be scanned.

Went back through all current Residential property record cards and cleaned them up.

Finished the physical inspection of the rural residential parcels

Did all pickup work on Residential property cards.

2013 Residential Assessment Survey for Webster County

1.	Valuation data collection done by:	
	All office staff and a few Bob Worman, contract appraiser.	
2.	List the valuation groupings recognized by the County and describe the unique characteristics of each:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	Bladen – Bedroom Community for both the City of Hastings to the north and Blue Hill, not much economic growth
	5	Blue Hill – School, on highway, economic growth, new housing
	10	Cowles – stagnant growth, no economic activity
	15	Guide Rock – middle sized community, off highway, no school, little to no economic growth
	20	Inavale – very small community, on highway, no school, no economic growth
	25	Red Cloud – largest community, on two highways, school, currently experiencing economic decline
	30	Rural – all residences not located inside a city limits, no city amenities
3.	List and describe the approach(es) used to estimate the market value of residential properties.	
	Cost approach and sales approach	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	6/2006	
5.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?	
	We develop our own depreciation tables	
6.	Are individual depreciation tables developed for each valuation grouping?	
	yes	
7.	When were the depreciation tables last updated for each valuation grouping?	
	2012	
8.	When was the last lot value study completed for each valuation grouping?	
	2012	
9.	Describe the methodology used to determine the residential lot values?	
	Empty lot values in those market areas with enough sales; lots are valued by square footage and by the acre	

**91 Webster
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 : 86
 Total Sales Price : 4,292,530
 Total Adj. Sales Price : 4,292,530
 Total Assessed Value : 4,109,750
 Avg. Adj. Sales Price : 49,913
 Avg. Assessed Value : 47,788

MEDIAN : 99
 WGT. MEAN : 96
 MEAN : 102
 COD : 16.11
 PRD : 106.81

COV : 27.56
 STD : 28.18
 Avg. Abs. Dev : 15.88
 MAX Sales Ratio : 239.00
 MIN Sales Ratio : 27.25

95% Median C.I. : 97.68 to 99.84
 95% Wgt. Mean C.I. : 92.37 to 99.11
 95% Mean C.I. : 96.30 to 108.22

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qrtrs</u>												
01-OCT-10 To 31-DEC-10	10	96.83	93.65	95.80	08.65	97.76	70.69	113.42	82.08 to 101.13	56,258	53,894	
01-JAN-11 To 31-MAR-11	7	97.71	95.63	95.65	03.39	99.98	83.42	101.67	83.42 to 101.67	49,400	47,253	
01-APR-11 To 30-JUN-11	11	98.95	99.63	94.04	06.04	105.94	81.61	130.87	93.12 to 102.50	77,955	73,308	
01-JUL-11 To 30-SEP-11	13	98.75	100.76	96.65	26.41	104.25	51.29	176.18	68.60 to 123.50	33,615	32,488	
01-OCT-11 To 31-DEC-11	11	100.93	120.43	96.55	26.51	124.73	78.57	239.00	92.36 to 163.63	60,335	58,255	
01-JAN-12 To 31-MAR-12	7	100.00	103.16	100.37	13.12	102.78	76.78	142.54	76.78 to 142.54	33,286	33,408	
01-APR-12 To 30-JUN-12	13	98.80	104.66	95.16	12.99	109.98	63.50	146.09	96.28 to 111.75	52,900	50,340	
01-JUL-12 To 30-SEP-12	14	96.01	98.22	95.44	21.22	102.91	27.25	171.65	81.47 to 110.58	36,090	34,444	
<u>Study Yrs</u>												
01-OCT-10 To 30-SEP-11	41	97.84	97.85	95.26	12.85	102.72	51.29	176.18	94.91 to 99.08	53,729	51,182	
01-OCT-11 To 30-SEP-12	45	99.74	106.28	96.25	18.76	110.42	27.25	239.00	97.72 to 104.29	46,437	44,696	
<u>Calendar Yrs</u>												
01-JAN-11 To 31-DEC-11	42	98.85	104.76	95.50	17.66	109.70	51.29	239.00	97.20 to 99.99	54,857	52,389	
<u>ALL</u>	86	98.59	102.26	95.74	16.11	106.81	27.25	239.00	97.68 to 99.84	49,913	47,788	

VALUATION GROUPING											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	11	99.99	117.12	103.21	31.63	113.48	27.25	239.00	96.28 to 163.63	33,822	34,909	
05	24	97.61	98.24	95.53	08.38	102.84	76.65	130.70	92.36 to 101.52	65,917	62,972	
10	3	100.00	94.70	88.91	14.24	106.51	70.69	113.42	N/A	4,958	4,408	
15	7	98.42	93.83	93.92	09.42	99.90	68.60	112.23	68.60 to 112.23	11,000	10,331	
20	1	76.78	76.78	76.78	00.00	100.00	76.78	76.78	N/A	25,000	19,195	
25	35	98.43	104.40	96.17	19.16	108.56	51.29	176.18	94.44 to 101.67	41,483	39,893	
30	5	98.95	95.26	92.69	04.31	102.77	81.61	99.71	N/A	153,940	142,687	
<u>ALL</u>	86	98.59	102.26	95.74	16.11	106.81	27.25	239.00	97.68 to 99.84	49,913	47,788	

PROPERTY TYPE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
01	83	98.43	102.06	95.68	16.37	106.67	27.25	239.00	97.54 to 99.74	51,091	48,883	
06												
07	3	101.67	107.80	100.96	08.28	106.77	98.24	123.50	N/A	17,333	17,500	
<u>ALL</u>	86	98.59	102.26	95.74	16.11	106.81	27.25	239.00	97.68 to 99.84	49,913	47,788	

91 Webster
RESIDENTIAL

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95% Mean C.I. : 96.30 to 108.22

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	6	96.32	101.97	75.65	46.64	134.79	27.25	239.00	27.25 to 239.00	2,833	2,143	
Less Than 15,000	20	102.98	113.78	116.55	30.73	97.62	27.25	239.00	98.42 to 123.50	6,820	7,949	
Less Than 30,000	42	99.95	108.66	105.35	25.32	103.14	27.25	239.00	97.72 to 111.75	14,470	15,245	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	80	98.59	102.28	95.82	13.90	106.74	54.48	176.18	97.68 to 99.84	53,444	51,211	
Greater Than 14,999	66	97.89	98.77	95.06	11.08	103.90	54.48	176.18	96.28 to 99.39	62,972	59,860	
Greater Than 29,999	44	97.85	96.14	94.16	06.91	102.10	63.50	142.54	94.44 to 99.62	83,745	78,851	
<u>Incremental Ranges</u>												
0 TO 4,999	6	96.32	101.97	75.65	46.64	134.79	27.25	239.00	27.25 to 239.00	2,833	2,143	
5,000 TO 14,999	14	112.47	118.84	122.37	21.20	97.12	70.69	172.08	98.42 to 163.63	8,529	10,437	
15,000 TO 29,999	22	98.04	104.02	102.11	19.41	101.87	54.48	176.18	88.90 to 111.75	21,425	21,878	
30,000 TO 59,999	17	98.24	99.85	99.32	07.93	100.53	76.65	142.54	93.12 to 102.80	44,328	44,026	
60,000 TO 99,999	13	97.68	96.42	96.28	03.31	100.15	87.83	101.13	90.98 to 99.84	81,769	78,730	
100,000 TO 149,999	12	95.09	91.52	91.52	08.90	100.00	63.50	102.50	81.47 to 99.99	117,350	107,399	
150,000 TO 249,999	1	99.62	99.62	99.62	00.00	100.00	99.62	99.62	N/A	185,000	184,305	
250,000 TO 499,999	1	81.61	81.61	81.61	00.00	100.00	81.61	81.61	N/A	275,000	224,425	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	86	98.59	102.26	95.74	16.11	106.81	27.25	239.00	97.68 to 99.84	49,913	47,788	

**2013 Correlation Section
for Webster County**

A. Residential Real Property

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

The statistical sampling of 86 qualified residential sales will be considered an adequate and reliable sample for the measurement of the residential class of real property in Webster County. The calculated median is 98.59%. All, but one, valuation groupings are within the acceptable range. This valuation grouping outside the range represents the assessor location of Inavale but a reliable statistical inference would be difficult with only one sale in this valuation grouping.

Webster County is diligent in their sales review process. A sales verification document is mailed to the buyer of each parcel sold. If a discrepancy is perceived upon receipt of the verification document, the sale is physically inspected. The field liaison reviewed all qualified and all non-qualified sales with the assessor and it appears that there is no excessive trimming in the sales file.

Webster County employs a six-year inspection cycle for reviewing the property in their county. Their review includes physically inspecting, measuring, photographing and updating their records. Webster County is on track to complete their six-year inspection cycle in 2013.

The Department of Revenue, Property Assessment Division has implemented a cyclical analysis of one-third of the counties within the state per year to systematically review assessment practices. Webster County was one of those selected for review in 2012 and it has been confirmed that the assessment actions are reliable and are being applied consistently. Therefore, it is believed there is uniform and proportionate treatment within the residential class of property.

Based on the consideration of all available information, the level of value is determined to be 99% of market value for the residential class of real property. Because the known assessment practices are reliable and consistent it is believed that the residential class of property is being treated in the most uniform and proportionate manner possible.

**2013 Correlation Section
for Webster County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2010), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Nebraska Department of Revenue, Property Assessment Division (Division) frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

2013 Correlation Section for Webster County

C. Measures of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness of the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The International Association of Assessing Officers (IAAO) considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

2013 Correlation Section for Webster County

D. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The IAAO recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

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 Webster County**

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 Webster County

Finish getting the Commercial property record cards ready to be scanned.

Went back through all current Commercial property record cards and cleaned them up.

Did all pickup work of Commercial properties.

2013 Commercial Assessment Survey for Webster County

1.	Valuation data collection done by:	
	Bob Worman and office staff	
2.	List the valuation groupings recognized in the County and describe the unique characteristics of each:	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	Bladen – Bedroom Community for both the City of Hastings to the north and Blue Hill, not much economic growth
	5	Blue Hill – School, on highway, economic growth, new housing
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	20	Inavale – very small community, on highway, no school, no economic growth
	25	Red Cloud – largest community, on two highways, school, currently experiencing economic decline
	30	Rural – all residences not located inside a city limits, no city amenities
3.	List and describe the approach(es) used to estimate the market value of commercial properties.	
	Cost Approach / Market Approach	
3a.	Describe the process used to determine the value of unique commercial properties.	
	We hire an appraiser to review and value unique properties	
4.	What is the costing year of the cost approach being used for each valuation grouping?	
	6-2006	
5.	If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?	
	Local market information	
6.	Are individual depreciation tables developed for each valuation grouping?	
	Yes	
7.	When were the depreciation tables last updated for each valuation grouping?	
	2012	
8.	When was the last lot value study completed for each valuation grouping?	
	2012	
9.	Describe the methodology used to determine the commercial lot values.	
	Empty lot values in those areas with enough sales; lots are valued by square footage and by the acre	

91 Webster
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 : 17
Total Sales Price : 1,060,930
Total Adj. Sales Price : 1,002,700
Total Assessed Value : 1,028,455
Avg. Adj. Sales Price : 58,982
Avg. Assessed Value : 60,497

MEDIAN : 97
WGT. MEAN : 103
MEAN : 90
COD : 24.68
PRD : 87.61

COV : 35.78
STD : 32.15
Avg. Abs. Dev : 23.88
MAX Sales Ratio : 149.67
MIN Sales Ratio : 30.75

95% Median C.I. : 60.42 to 107.82
95% Wgt. Mean C.I. : 81.20 to 123.93
95% Mean C.I. : 73.33 to 106.39

Printed:3/27/2013 9:56:28AM

DATE OF SALE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Qtrts</u>												
01-OCT-09 To 31-DEC-09	2	126.18	126.18	126.18	14.55	100.00	107.82	144.53	N/A	8,500	10,725	
01-JAN-10 To 31-MAR-10												
01-APR-10 To 30-JUN-10	3	98.61	115.01	115.70	17.89	99.40	96.76	149.67	N/A	180,802	209,193	
01-JUL-10 To 30-SEP-10	2	64.07	64.07	96.12	52.01	66.66	30.75	97.39	N/A	52,635	50,593	
01-OCT-10 To 31-DEC-10												
01-JAN-11 To 31-MAR-11												
01-APR-11 To 30-JUN-11												
01-JUL-11 To 30-SEP-11	2	79.20	79.20	84.59	23.71	93.63	60.42	97.98	N/A	50,500	42,718	
01-OCT-11 To 31-DEC-11												
01-JAN-12 To 31-MAR-12	4	91.18	91.04	86.56	22.11	105.18	60.41	121.38	N/A	31,250	27,051	
01-APR-12 To 30-JUN-12												
01-JUL-12 To 30-SEP-12	4	69.52	69.88	75.52	23.53	92.53	45.03	95.44	N/A	28,006	21,150	
<u>Study Yrs</u>												
01-OCT-09 To 30-SEP-10	7	98.61	103.65	112.87	25.66	91.83	30.75	149.67	30.75 to 149.67	94,954	107,174	
01-OCT-10 To 30-SEP-11	2	79.20	79.20	84.59	23.71	93.63	60.42	97.98	N/A	50,500	42,718	
01-OCT-11 To 30-SEP-12	8	79.19	80.46	81.34	24.42	98.92	45.03	121.38	45.03 to 121.38	29,628	24,101	
<u>Calendar Yrs</u>												
01-JAN-10 To 31-DEC-10	5	97.39	94.64	112.52	24.80	84.11	30.75	149.67	N/A	129,535	145,753	
01-JAN-11 To 31-DEC-11	2	79.20	79.20	84.59	23.71	93.63	60.42	97.98	N/A	50,500	42,718	
<u>ALL</u>	17	96.76	89.86	102.57	24.68	87.61	30.75	149.67	60.42 to 107.82	58,982	60,497	

VALUATION GROUPING											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
01	1	30.75	30.75	30.75	00.00	100.00	30.75	30.75	N/A	2,000	615	
05	3	97.98	86.20	88.82	12.45	97.05	62.01	98.61	N/A	45,000	39,968	
15	2	115.51	115.51	140.48	29.57	82.23	81.35	149.67	N/A	111,475	156,600	
25	11	96.76	91.56	92.53	21.96	98.95	45.03	144.53	60.41 to 121.38	58,432	54,067	
<u>ALL</u>	17	96.76	89.86	102.57	24.68	87.61	30.75	149.67	60.42 to 107.82	58,982	60,497	

PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
02												
03	17	96.76	89.86	102.57	24.68	87.61	30.75	149.67	60.42 to 107.82	58,982	60,497	
04												
<u>ALL</u>	17	96.76	89.86	102.57	24.68	87.61	30.75	149.67	60.42 to 107.82	58,982	60,497	

91 Webster
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 : 17
Total Sales Price : 1,060,930
Total Adj. Sales Price : 1,002,700
Total Assessed Value : 1,028,455
Avg. Adj. Sales Price : 58,982
Avg. Assessed Value : 60,497

MEDIAN : 97
WGT. MEAN : 103
MEAN : 90
COD : 24.68
PRD : 87.61

COV : 35.78
STD : 32.15
Avg. Abs. Dev : 23.88
MAX Sales Ratio : 149.67
MIN Sales Ratio : 30.75

95% Median C.I. : 60.42 to 107.82
95% Wgt. Mean C.I. : 81.20 to 123.93
95% Mean C.I. : 73.33 to 106.39

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
___ Low \$ Ranges ___												
Less Than 5,000	1	30.75	30.75	30.75	00.00	100.00	30.75	30.75	N/A	2,000	615	
Less Than 15,000	4	76.43	82.03	87.21	57.75	94.06	30.75	144.53	N/A	8,006	6,983	
Less Than 30,000	6	89.01	84.36	87.91	37.56	95.96	30.75	144.53	30.75 to 144.53	12,338	10,846	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	16	97.08	93.55	102.71	21.89	91.08	45.03	149.67	62.01 to 107.82	62,544	64,240	
Greater Than 14,999	13	96.76	92.26	103.08	18.23	89.50	60.41	149.67	62.01 to 101.00	74,667	76,963	
Greater Than 29,999	11	96.76	92.86	103.74	19.30	89.51	60.41	149.67	60.42 to 121.38	84,425	87,580	
___ Incremental Ranges ___												
0 TO 4,999	1	30.75	30.75	30.75	00.00	100.00	30.75	30.75	N/A	2,000	615	
5,000 TO 14,999	3	107.82	99.13	90.97	30.76	108.97	45.03	144.53	N/A	10,008	9,105	
15,000 TO 29,999	2	89.01	89.01	88.44	13.47	100.64	77.02	101.00	N/A	21,000	18,573	
30,000 TO 59,999	7	81.35	82.80	81.45	23.28	101.66	60.41	121.38	60.41 to 121.38	36,143	29,437	
60,000 TO 99,999	1	97.98	97.98	97.98	00.00	100.00	97.98	97.98	N/A	65,000	63,685	
100,000 TO 149,999												
150,000 TO 249,999	2	123.53	123.53	131.44	21.16	93.98	97.39	149.67	N/A	148,110	194,683	
250,000 TO 499,999	1	96.76	96.76	96.76	00.00	100.00	96.76	96.76	N/A	314,455	304,270	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	17	96.76	89.86	102.57	24.68	87.61	30.75	149.67	60.42 to 107.82	58,982	60,497	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
326	2	87.50	87.50	92.68	11.98	94.41	77.02	97.98	N/A	43,500	40,315	
350	2	89.98	89.98	90.65	09.59	99.26	81.35	98.61	N/A	32,500	29,460	
353	3	101.00	94.26	88.21	20.12	106.86	60.41	121.38	N/A	31,667	27,933	
381	1	97.39	97.39	97.39	00.00	100.00	97.39	97.39	N/A	103,270	100,570	
427	1	60.42	60.42	60.42	00.00	100.00	60.42	60.42	N/A	36,000	21,750	
468	5	62.01	76.58	125.30	54.62	61.12	30.75	149.67	N/A	56,995	71,413	
470	1	144.53	144.53	144.53	00.00	100.00	144.53	144.53	N/A	8,500	12,285	
471	1	96.76	96.76	96.76	00.00	100.00	96.76	96.76	N/A	314,455	304,270	
528	1	107.82	107.82	107.82	00.00	100.00	107.82	107.82	N/A	8,500	9,165	
___ ALL ___	17	96.76	89.86	102.57	24.68	87.61	30.75	149.67	60.42 to 107.82	58,982	60,497	

**2013 Correlation Section
for Webster County**

A. Commercial Real Property

Webster County is located in south central Nebraska, along the Kansas border. The county seat and largest town is Red Cloud, home of Willa Cather. The Republican River runs through the southern portion of the county. The county has two high schools; one in Red Cloud and one in Blue Hill. Most of the county is experiencing decreasing population.

A review of the statistical analysis reveals only seventeen qualified commercial sales in the three year study period. Although the calculated statistics indicate the level of value is within the acceptable range, there are not a sufficient number of sales to have confidence in the calculated statistics. The calculated median is 96.76%. It will not be relied upon in determining the level of value for Webster County nor will the qualitative measures be used in determining assessment uniformity and proportionality. The sample is not representative of the population as a whole even though the assessor has tried to utilize as many sales as possible without bias in the analysis of the commercial class; there is just not an active commercial market in Webster County. The largest number of sales occurred in the valuation grouping representing the town of Red Cloud.

Webster County is diligent in their sales review process. A sales verification document is mailed to the buyer of each parcel sold. If a discrepancy is perceived upon receipt of the verification document, the sale is physically inspected. The field liaison reviewed all qualified and all non-qualified sales with the assessor and it appears that there is no excessive trimming in the sales file.

Webster County employs a six-year inspection cycle for reviewing the property in their county. Their review includes physically inspecting, measuring, photographing and updating their records. Webster County is on track to complete their six-year inspection cycle in 2013.

The Department of Revenue, Property Assessment Division has implemented a cyclical analysis of one-third of the counties within the state per year to systematically review assessment practices. Webster County was one of those selected for review in 2012 and it has been confirmed that the assessment actions are reliable and are being applied consistently. Therefore, it is believed there is uniform and proportionate treatment within the commercial class of property.

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

**2013 Correlation Section
for Webster County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2010), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Nebraska Department of Revenue, Property Assessment Division (Division) frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

2013 Correlation Section for Webster County

C. Measures of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness of the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The International Association of Assessing Officers (IAAO) considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

2013 Correlation Section for Webster County

D. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The IAAO recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

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 Webster County**

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 Webster County

Working on preparing the old Agricultural property record cards for scanning.

Went back through all current Agricultural property record cards and cleaned them up.

Did all pickup work on Agricultural property cards.

Physically inspected all special value parcels

Still working to look at every piece of agricultural land in the county and compare Agri-Data with our property record cards. Requesting new maps from the owners.

Keeping current with NRD changes as they come in. We request a new map from the owners.

2013 Agricultural Assessment Survey for Webster County

1.	Valuation data collection done by:	
	Robert Worman, contracted appraiser and office staff	
2.	List each market area, and describe the location and the specific characteristics that make each unique.	
	Market Area	Description of unique characteristics
	1	Entire county
3.	Describe the process used to determine and monitor market areas.	
	Lay the sales out on a map to determine if there should be separate market areas	
4.	Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.	
	Rural residential is priced at 100% of market as is recreational lands, monitor sales and economic trends	
5.	Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?	
	Yes	
6.	Describe the process used to identify and monitor the influence of non-agricultural characteristics.	
	Look at each individual non-ag related sale to determine influence different from ag.	
7.	Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.	
	Yes – we use all agland sales as we don't have many of the special valuation parcels sell.	
8.	If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.	
	NA	

91 Webster

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 : 69
 Total Sales Price : 28,206,788
 Total Adj. Sales Price : 28,206,788
 Total Assessed Value : 18,733,495
 Avg. Adj. Sales Price : 408,794
 Avg. Assessed Value : 271,500

MEDIAN : 75
 WGT. MEAN : 66
 MEAN : 77
 COD : 26.25
 PRD : 115.57

COV : 33.95
 STD : 26.06
 Avg. Abs. Dev : 19.58
 MAX Sales Ratio : 141.40
 MIN Sales Ratio : 25.36

95% Median C.I. : 69.60 to 81.64
 95% Wgt. Mean C.I. : 56.15 to 76.68
 95% Mean C.I. : 70.60 to 82.90

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DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
<u>Qtrts</u>												
01-OCT-09 To 31-DEC-09	7	93.97	99.85	99.79	19.07	100.06	71.51	131.39	71.51 to 131.39	182,140	181,753	
01-JAN-10 To 31-MAR-10	9	87.18	85.31	87.57	11.80	97.42	62.01	115.88	74.59 to 92.44	486,945	426,422	
01-APR-10 To 30-JUN-10	3	88.95	100.06	88.34	26.81	113.27	69.84	141.40	N/A	502,667	444,035	
01-JUL-10 To 30-SEP-10	4	95.70	97.07	101.96	21.26	95.20	71.81	125.09	N/A	252,750	257,703	
01-OCT-10 To 31-DEC-10	11	77.53	83.49	78.46	16.85	106.41	67.62	121.85	67.87 to 107.53	414,113	324,912	
01-JAN-11 To 31-MAR-11	5	76.45	83.00	80.62	12.01	102.95	70.92	103.77	N/A	167,296	134,880	
01-APR-11 To 30-JUN-11	2	81.33	81.33	66.28	35.51	122.71	52.45	110.21	N/A	213,667	141,615	
01-JUL-11 To 30-SEP-11	3	67.81	84.49	78.82	27.96	107.19	64.39	121.26	N/A	144,467	113,870	
01-OCT-11 To 31-DEC-11	9	62.16	61.04	49.65	23.92	122.94	36.31	84.47	38.30 to 83.28	541,042	268,628	
01-JAN-12 To 31-MAR-12	11	58.12	55.04	47.02	26.51	117.06	29.13	92.22	33.16 to 71.15	541,068	254,389	
01-APR-12 To 30-JUN-12	3	25.84	38.41	35.80	49.88	107.29	25.36	64.04	N/A	775,110	277,457	
01-JUL-12 To 30-SEP-12	2	60.61	60.61	53.68	19.58	112.91	48.74	72.48	N/A	315,700	169,470	
<u>Study Yrs</u>												
01-OCT-09 To 30-SEP-10	23	88.95	93.70	91.40	18.47	102.52	62.01	141.40	81.51 to 108.60	355,499	324,912	
01-OCT-10 To 30-SEP-11	21	76.45	83.31	77.94	19.56	106.89	52.45	121.85	69.41 to 103.77	297,736	232,060	
01-OCT-11 To 30-SEP-12	25	58.12	55.65	46.36	27.67	120.04	25.36	92.22	38.30 to 67.20	551,114	255,490	
<u>Calendar Yrs</u>												
01-JAN-10 To 31-DEC-10	27	81.51	87.95	85.32	18.89	103.08	62.01	141.40	74.11 to 92.44	424,324	362,028	
01-JAN-11 To 31-DEC-11	19	70.92	72.66	56.60	24.37	128.37	36.31	121.26	52.46 to 84.47	345,610	195,626	
<u>ALL</u>	69	74.59	76.75	66.41	26.25	115.57	25.36	141.40	69.60 to 81.64	408,794	271,500	

AREA (MARKET)											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
1	69	74.59	76.75	66.41	26.25	115.57	25.36	141.40	69.60 to 81.64	408,794	271,500	
<u>ALL</u>	69	74.59	76.75	66.41	26.25	115.57	25.36	141.40	69.60 to 81.64	408,794	271,500	

91 Webster
AGRICULTURAL LAND

PAD 2013 R&O Statistics (Using 2013 Values)

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 MEAN : 77
 COD : 26.25
 PRD : 115.57

COV : 33.95
 STD : 26.06
 Avg. Abs. Dev : 19.58
 MAX Sales Ratio : 141.40
 MIN Sales Ratio : 25.36

95% Median C.I. : 69.60 to 81.64
 95% Wgt. Mean C.I. : 56.15 to 76.68
 95% Mean C.I. : 70.60 to 82.90

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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
_____Irrigated_____											
County	1	35.36	35.36	35.36	00.00	100.00	35.36	35.36	N/A	693,470	245,240
1	1	35.36	35.36	35.36	00.00	100.00	35.36	35.36	N/A	693,470	245,240
_____Dry_____											
County	6	70.18	69.02	63.15	15.42	109.30	48.74	85.41	48.74 to 85.41	261,633	165,228
1	6	70.18	69.02	63.15	15.42	109.30	48.74	85.41	48.74 to 85.41	261,633	165,228
_____Grass_____											
County	15	70.27	69.98	67.16	13.48	104.20	29.13	103.77	62.16 to 75.86	138,152	92,779
1	15	70.27	69.98	67.16	13.48	104.20	29.13	103.77	62.16 to 75.86	138,152	92,779
_____ALL_____	69	74.59	76.75	66.41	26.25	115.57	25.36	141.40	69.60 to 81.64	408,794	271,500

80%MLU By Market Area

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
_____Irrigated_____											
County	12	74.57	71.30	65.56	33.50	108.76	25.84	121.26	36.31 to 89.01	940,233	616,403
1	12	74.57	71.30	65.56	33.50	108.76	25.84	121.26	36.31 to 89.01	940,233	616,403
_____Dry_____											
County	10	70.18	72.15	61.10	23.78	118.09	38.30	121.85	48.74 to 85.41	260,796	159,343
1	10	70.18	72.15	61.10	23.78	118.09	38.30	121.85	48.74 to 85.41	260,796	159,343
_____Grass_____											
County	19	70.27	69.83	65.16	13.90	107.17	29.13	103.77	62.16 to 75.86	165,973	108,140
1	19	70.27	69.83	65.16	13.90	107.17	29.13	103.77	62.16 to 75.86	165,973	108,140
_____ALL_____	69	74.59	76.75	66.41	26.25	115.57	25.36	141.40	69.60 to 81.64	408,794	271,500

Webster County 2013 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
Webster	1	2,475	2,475	2,475	2,475	2,430	2,430	2,430	2,430	2,453
Franklin	1	2,593	2,599	2,335	2,328	1,710	1,671	1,710	1,698	2,331
Franklin	2	3,040	3,049	2,898	2,883	2,362	2,133	2,337	2,293	2,866
Kearney	1	N/A	3,585	2,930	2,675	1,780	1,210	1,210	910	2,932
Adams	4000	4,190	4,090	3,625	3,190	2,595	2,570	2,370	2,130	3,787
Clay	1	4,210	4,200	3,650	3,500	2,720	N/A	2,520	2,350	3,853
Nuckolls	1	4,100	4,100	2,850	2,585	2,450	1,950	1,900	1,900	3,577

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
Webster	1	1,600	1,600	1,600	1,500	1,500	1,500	1,450	1,450	1,545
Franklin	1	1,125	1,125	1,055	900	830	795	750	750	941
Franklin	2	1,485	1,485	1,255	1,255	1,130	1,020	975	975	1,343
Kearney	1	N/A	1,600	1,500	1,400	850	650	650	500	1,348
Adams	4000	2,075	2,075	1,755	1,595	1,595	1,595	1,450	1,450	1,902
Clay	1	2,750	2,600	2,290	2,055	1,900	N/A	1,750	1,750	2,379
Nuckolls	1	1,775	1,775	1,447	1,449	1,350	1,350	1,350	1,350	1,631

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
Webster	1	765	765	765	765	765	765	765	765	765
Franklin	1	710	675	675	675	675	675	675	675	675
Franklin	2	815	805	725	710	700	700	650	650	670
Kearney	1	N/A	600	600	600	600	600	600	550	592
Adams	4000	945	945	945	885	760	760	760	760	818
Clay	1	1,000	1,000	950	950	900	N/A	850	825	880
Nuckolls	1	730	743	639	743	750	270	748	706	719

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



Webster County Assessor

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

March 1, 2013

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

2013 METHODOLOGY FOR SPECIAL VALUE

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

Sonja L. Krueger,
Webster County Assessor

**2013 Correlation Section
for Webster County**

A. Agricultural Land

Webster County is comprised of approximately 19% irrigated land, 33% dry crop land and 46% grass/pasture land. Webster County is part of the Central Loess Plains Major Land Resource Area. The average annual precipitation in this area is 23 to 36 inches. The dominant soil order in this MLRA is Mollisols. Webster County is included in both the Little Blue Natural Resource District and the Lower Republican Natural Resource District. Webster County has one market area. Annually sales are reviewed and plotted to verify accuracy of the one market area determination.

A statistical sampling of sixty-nine qualified sales was used to determine the level of value in Webster County. Comparable sales were selected from the same general agricultural market all within six miles of the subject county. The inclusion of the comparable sales ensured that the acceptable thresholds for adequacy, time and majority land use were met. The calculated median for the county is 74.59%. The statistical sample is comprised of 29% irrigated sales, 28% dry sales and 40% grass sales. The statistical profile also further breaks down subclasses of 95% and 80% majority land use. The 80% MLU provides the more representative sampling. All 80% MLU subclasses are within the acceptable range.

A review of the neighboring counties shows that the 2013 values in Webster County appear to blend by class. Looking at values across county lines to the east and west, Webster County appears to be slightly lower in their upper LCG irrigated values. The dry and grass values average very closely to Franklin and Nuckolls Counties. Comparing to the north in Adams County, Webster County appears lower in the upper LCGs and higher or very close in the lower LCGs for each class. Kansas borders to the south. In response to the increasing agricultural market, irrigated LCG values were increased 15%, dry LCG values were increased 31% - 57%, and grass LCG values were increased 24%. All indications support that Webster County has achieved both inter- and intra-county equalization.

Based on the consideration of all available information, the level of value is determined to be 75% of market value for the agricultural class of real property, and all subclasses are determined to be valued within the acceptable range. Because the known assessment practices are reliable and consistent it is believed that the agricultural class of property is being treated in the most uniform and proportionate manner possible.

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

**2013 Correlation Section
for Webster County**

B. Analysis of Sales Verification

Neb. Rev. Stat. § 77-1327(2) (2011) provides that all sales are deemed to be arms length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the state sales file.

The Standard on Ratio Studies, International Association of Assessing Officials (2010), indicates that excessive trimming (the arbitrary exclusion or adjustment of arms length transactions) may indicate an attempt to inappropriately exclude arms length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of real property.

The Nebraska Department of Revenue, Property Assessment Division (Division) frequently reviews the procedures used by the county assessor to qualify sales to ensure bias does not exist in judgments made. Arms length transactions should only be excluded when they compromise the reliability of the resulting statistics. In cases where a county assessor has disqualified sales without substantiation, the Division may include such sales in the ratio study.

2013 Correlation Section for Webster County

C. Measures of Central Tendency

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness of the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The International Association of Assessing Officers (IAAO) considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization. The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

2013 Correlation Section for Webster County

D. Analysis of Quality of Assessment

In analyzing the statistical data of assessment quality, there are two measures upon which assessment officials will primarily rely: the Coefficient of Dispersion (COD), and the Price Related Differential (PRD). Whether such statistics can be relied upon as meaningful for the population depends on whether the sample is representative.

The COD is commonly referred to as the index of assessment inequality. It is used to measure how closely the individual ratios are clustered around the median ratio and suggests the degree of uniformity or inaccuracy resulting in the assessments. The COD is computed by dividing the average deviation by the median ratio. For example, a COD of 20 means half of the ratios are 20 percent above or below the median. The closer the ratios are grouped around the median, the more equitable the assessment of property tends to be. Conversely, if the dispersion is quite large, there is a large spread in the ratios typically indicating a large spread around the median in the assessment of property, which results in an inequity in assessment and taxes. There is no range of acceptability stated in the Nebraska statutes for the COD measure. The IAAO recommended ratio study performance standards are as follows:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

In unusually homogeneous types of property low CODs can be anticipated; however, in all other cases CODs less than 5 percent may be indicative of non-representative samples or the selective reappraisal of sold parcels.

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 Webster County**

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 : 4,354	Value : 580,271,330	Growth 1,617,470	Sum Lines 17, 25, & 41
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	138	190,485	3	5,110	15	15,775	156	211,370	
02. Res Improve Land	1,161	2,042,760	46	822,120	159	2,363,540	1,366	5,228,420	
03. Res Improvements	1,178	44,045,310	46	2,895,250	166	7,012,355	1,390	53,952,915	
04. Res Total	1,316	46,278,555	49	3,722,480	181	9,391,670	1,546	59,392,705	445,990
% of Res Total	85.12	77.92	3.17	6.27	11.71	15.81	35.51	10.24	27.57
05. Com UnImp Land	23	52,990	1	0	7	74,400	31	127,390	
06. Com Improve Land	159	502,405	4	38,650	27	604,930	190	1,145,985	
07. Com Improvements	172	7,874,025	4	388,545	28	7,052,365	204	15,314,935	
08. Com Total	195	8,429,420	5	427,195	35	7,731,695	235	16,588,310	483,515
% of Com Total	82.98	50.82	2.13	2.58	14.89	46.61	5.40	2.86	29.89
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	0	0	0	0	0	0	
11. Ind Improvements	0	0	0	0	0	0	0	0	
12. Ind Total	0	0	0	0	0	0	0	0	0
% of Ind Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Rec UnImp Land	0	0	0	0	0	0	0	0	
14. Rec Improve Land	0	0	0	0	4	76,500	4	76,500	
15. Rec Improvements	0	0	0	0	4	39,210	4	39,210	
16. Rec Total	0	0	0	0	4	115,710	4	115,710	0
% of Rec Total	0.00	0.00	0.00	0.00	100.00	100.00	0.09	0.02	0.00
Res & Rec Total	1,316	46,278,555	49	3,722,480	185	9,507,380	1,550	59,508,415	445,990
% of Res & Rec Total	84.90	77.77	3.16	6.26	11.94	15.98	35.60	10.26	27.57
Com & Ind Total	195	8,429,420	5	427,195	35	7,731,695	235	16,588,310	483,515
% of Com & Ind Total	82.98	50.82	2.13	2.58	14.89	46.61	5.40	2.86	29.89
17. Taxable Total	1,511	54,707,975	54	4,149,675	220	17,239,075	1,785	76,096,725	929,505
% of Taxable Total	84.65	71.89	3.03	5.45	12.32	22.65	41.00	13.11	57.47

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	346,100	245,880	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	2	346,100	245,880
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	346,100	245,880

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	119	2	112	233

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	52	386,495	9	13,860	1,896	355,544,665	1,957	355,945,020
28. Ag-Improved Land	9	231,325	5	92,695	573	117,953,670	587	118,277,690
29. Ag Improvements	9	84,080	5	378,795	598	29,489,020	612	29,951,895
30. Ag Total							2,569	504,174,605

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	4	4.00	40,000	
33. HomeSite Improvements	7	0.00	52,085	4	4.00	315,540	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	8	6.93	30,240	5	4.60	18,900	
37. FarmSite Improvements	2	0.00	31,995	5	0.00	63,255	
38. FarmSite Total							
39. Road & Ditches	0	2.02	0	0	0.48	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	404	417.60	4,058,065	408	421.60	4,098,065	
33. HomeSite Improvements	439	414.60	21,736,535	450	418.60	22,104,160	687,965
34. HomeSite Total				450	421.60	26,202,225	
35. FarmSite UnImp Land	16	43.40	60,200	16	43.40	60,200	
36. FarmSite Improv Land	501	558.00	1,947,880	514	569.53	1,997,020	
37. FarmSite Improvements	512	0.00	7,752,485	519	0.00	7,847,735	0
38. FarmSite Total				535	612.93	9,904,955	
39. Road & Ditches	0	8,544.74	0	0	8,547.24	0	
40. Other- Non Ag Use	0	479.79	33,055	0	479.79	33,055	
41. Total Section VI				985	10,061.56	36,140,235	687,965

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

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	3	453.39	447,595	3	453.39	447,595

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	61	488.14	587,580	0	0.00	0
44. Recapture Value N/A	61	488.14	587,580	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	1	1.57	1,200	62	489.71	588,780
44. Market Value	0	0	0	0	0	0

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

Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	4,150.79	6.22%	10,273,330	6.28%	2,475.03
46. 1A	22,831.99	34.22%	56,509,820	34.52%	2,475.03
47. 2A1	4,642.22	6.96%	11,489,730	7.02%	2,475.05
48. 2A	3,023.15	4.53%	7,482,495	4.57%	2,475.07
49. 3A1	2,097.55	3.14%	5,097,040	3.11%	2,430.00
50. 3A	8,996.47	13.48%	21,861,440	13.35%	2,430.00
51. 4A1	6,063.63	9.09%	14,734,640	9.00%	2,430.00
52. 4A	14,919.71	22.36%	36,254,940	22.15%	2,430.00
53. Total	66,725.51	100.00%	163,703,435	100.00%	2,453.39
Dry					
54. 1D1	2,519.19	2.21%	4,030,705	2.29%	1,600.00
55. 1D	54,994.12	48.24%	87,990,570	49.95%	1,600.00
56. 2D1	5,336.04	4.68%	8,537,665	4.85%	1,600.00
57. 2D	2,074.27	1.82%	3,111,405	1.77%	1,500.00
58. 3D1	7,293.91	6.40%	10,940,865	6.21%	1,500.00
59. 3D	18,757.26	16.45%	28,135,890	15.97%	1,500.00
60. 4D1	9,150.49	8.03%	13,268,225	7.53%	1,450.00
61. 4D	13,887.03	12.18%	20,136,210	11.43%	1,450.00
62. Total	114,012.31	100.00%	176,151,535	100.00%	1,545.02
Grass					
63. 1G1	489.18	0.30%	374,240	0.30%	765.04
64. 1G	12,874.44	7.98%	9,849,100	7.98%	765.01
65. 2G1	8,639.78	5.35%	6,609,450	5.35%	765.00
66. 2G	10,072.03	6.24%	7,705,135	6.24%	765.00
67. 3G1	3,407.57	2.11%	2,606,815	2.11%	765.01
68. 3G	23,853.90	14.78%	18,248,370	14.78%	765.01
69. 4G1	22,366.92	13.86%	17,110,770	13.86%	765.00
70. 4G	79,690.25	49.38%	60,963,220	49.38%	765.00
71. Total	161,394.07	100.00%	123,467,100	100.00%	765.00
Irrigated Total					
	66,725.51	19.04%	163,703,435	34.98%	2,453.39
Dry Total					
	114,012.31	32.54%	176,151,535	37.64%	1,545.02
Grass Total					
	161,394.07	46.06%	123,467,100	26.38%	765.00
72. Waste	8,158.46	2.33%	4,709,400	1.01%	577.24
73. Other	95.00	0.03%	2,900	0.00%	30.53
74. Exempt	26.78	0.01%	0	0.00%	0.00
75. Market Area Total	350,385.35	100.00%	468,034,370	100.00%	1,335.77

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	4.05	10,025	5.00	12,375	66,716.46	163,681,035	66,725.51	163,703,435
77. Dry Land	269.45	417,990	0.00	0	113,742.86	175,733,545	114,012.31	176,151,535
78. Grass	195.89	149,860	45.41	34,735	161,152.77	123,282,505	161,394.07	123,467,100
79. Waste	16.73	9,705	0.94	545	8,140.79	4,699,150	8,158.46	4,709,400
80. Other	0.00	0	0.00	0	95.00	2,900	95.00	2,900
81. Exempt	0.00	0	0.00	0	26.78	0	26.78	0
82. Total	486.12	587,580	51.35	47,655	349,847.88	467,399,135	350,385.35	468,034,370

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	66,725.51	19.04%	163,703,435	34.98%	2,453.39
Dry Land	114,012.31	32.54%	176,151,535	37.64%	1,545.02
Grass	161,394.07	46.06%	123,467,100	26.38%	765.00
Waste	8,158.46	2.33%	4,709,400	1.01%	577.24
Other	95.00	0.03%	2,900	0.00%	30.53
Exempt	26.78	0.01%	0	0.00%	0.00
Total	350,385.35	100.00%	468,034,370	100.00%	1,335.77

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

91 Webster

	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	60,654,445	59,392,705	-1,261,740	-2.08%	445,990	-2.82%
02. Recreational	102,355	115,710	13,355	13.05%	0	13.05%
03. Ag-Homesite Land, Ag-Res Dwelling	31,474,565	26,202,225	-5,272,340	-16.75%	687,965	-18.94%
04. Total Residential (sum lines 1-3)	92,231,365	85,710,640	-6,520,725	-7.07%	1,133,955	-8.30%
05. Commercial	16,506,605	16,588,310	81,705	0.49%	483,515	-2.43%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	9,579,250	9,904,955	325,705	3.40%	0	3.40%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	26,085,855	26,493,265	407,410	1.56%	483,515	-0.29%
10. Total Non-Agland Real Property	118,317,220	112,236,960	-6,080,260	-5.14%	1,617,470	-6.51%
11. Irrigated	130,010,935	163,703,435	33,692,500	25.92%		
12. Dryland	125,932,345	176,151,535	50,219,190	39.88%		
13. Grassland	101,800,640	123,467,100	21,666,460	21.28%		
14. Wasteland	516,665	4,709,400	4,192,735	811.50%		
15. Other Agland	2,190	2,900	710	32.42%		
16. Total Agricultural Land	358,262,775	468,034,370	109,771,595	30.64%		
17. Total Value of all Real Property (Locally Assessed)	476,579,995	580,271,330	103,691,335	21.76%	1,617,470	21.42%

**2013 Plan of Assessment for Webster County
Assessment Years 2013 and 2014 (March 19)
June 15, 2012**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

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

General Description of Real Property in Webster County:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1543	33%	.1324%
Commercial	231	5%	.0366%
Industrial	0	0%	0%
Recreational	4	0%	0002%
Agricultural	2528	55%	.8301%
Special Valuation	69	2%	.0007%
Exempt	236	5%	0%

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

Current Resources:

A. Staff / Budget / Training

Elected Assessor:

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

Deputy Assessor:

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

Nature of Responsibility:

Number of employees supervised by this position: All clerks

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

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

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

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

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

Clerk:

There are no Continuing Education requirements for this position.

Nature of Responsibility:

Number of employees supervised by this position: None

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

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

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

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

Clerk, part-time:

There are no Continuing Education requirements for this position.

Number of employees supervised by this position: None

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

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

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

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

Appraiser (Contracted):

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

Budget

For the 2011/2012 budget year the office budgeted \$154,353.00 and spent \$unknow at this time. The increase in budget over the 2010/2011 years was due to each office having to add health insurance, dental insurance, life insurance, retirement plan, fica, social security, and Medicare to our individual budgets from the general budget. The County Appraiser office budget for the 2011/2012 budget year was \$24,572.00 and we spent \$772.66. The increase in budget was due finishing the review of rural properties.

For the 2012/2013 budget year the office budget requested is \$not done yet. The County Appraiser office budget is \$not done yet.

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

Training

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

B. Cadastral Maps

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

C. Property Record Cards

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

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

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

D. Software

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

E. Web based

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

Current Assessment Procedures for Real Property:

A. Discover, List & Inventory all Property

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

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

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

B. Data Collection

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

C. Review assessment sales ratio studies before assessment action

Internally a sales ratio study is done annually for each class of property: residential, commercial and agricultural. Residential is then broke down by each market area. It is then broke down within each sub-class in that market area that is deemed necessary. Commercial is broke down by each market area. Agricultural is broke down by use, area of the county where it is located, and by school districts. We try to keep our Field Liaison updated on what we are doing usually just over the phone.

D. Approaches to Value

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

E. Reconciliation of Final Value and documentation

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

F. Review assessment sales ratio studies after assessment actions

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

G. Notices and Public Relations

Notice of Valuation changes are sent on June 1.

Level of Value, Quality, and Uniformity for assessment year 2012:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	97.21%	25.29%	110.29%
Commercial	95%	24.62%	114.23%
Agricultural Land	71%	18.57%	105.31%
Special Value Agland	71%	18.57%	105.31%

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2012 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2012/2013:

For 2013

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

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

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

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

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

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

For 2014

The new Review cycle 2014 to 2020 will start this year.

Schedule for this cycle is as follows:

YEAR DONE	AREA BEING REVIEWED	TYPE OF PROPERTY	IMPROVED PARCELS	UNIMPROVED PARCELS
2014	Guide Rock	Residential	161	39
2014	Guide Rock	Commercial	35	6
2014	Guide Rock	Agricultural	0	12
2014	Inavale	Residential	41	7
2014	Inavale	Commercial	4	0
2014	Rural	Commercial	92	21
2014	Guide Rock Precinct	Agricultural	0	119
2014	Beaver Creek Precint	Agricultural	0	113
	Total Parcels	Reviewed	333	317

YEAR DONE	AREA BEING REVIEWED	TYPE OF PROPERTY	IMPROVED PARCELS	UNIMPROVED PARCELS
2015	Bladen	Residential	120	26
2015	Bladen	Commercial	23	6
2015	Bladen	Agricultural	2	5
2015	Cowles	Residential	24	19
2015	Cowles	Commercial	6	2
2015	Cowles	Agricultural	2	6
2015	Rosemont	Residential	7	6
2015	Rosemont	Commercial	4	1
2015	Blue Hill	Commercial	71	7
2015	Guide Rock Precinct	Agricultural	48	0
2015	Beaver Creek Precinct	Agricultural	56	0
2015	Stillwater Precinct	Agricultural	55	119
2015	Oak Creek Precinct	Agricultural	0	124
2015	Garfield	Agricultural	0	130
	Total Parcels	Reviewed	418	451

YEAR DONE	AREA BEING REVIEWED	TYPE OF PROPERTY	IMPROVED PARCELS	UNIMPROVED PARCELS
2016	Blue Hill	Residential	250	17
2016	Blue Hill	Agricultural	3	25
2016	Oak Creek Precinct	Agricultural	58	0
2016	Garfield	Agricultural	37	0
2016	Cowles / Pleasant Hill	Agricultural	37	112
2016	Elm Creek	Agricultural	30	132
	Total Parcels	Reviewed	415	286

YEAR DONE	AREA BEING REVIEWED	TYPE OF PROPERTY	IMPROVED PARCELS	UNIMPROVED PARCELS
2017	Blue Hill	Residential	91	0
2017	Red Cloud	Residential	30	40
2017	Red Cloud	Commercial	126	22
2017	Red Cloud	Agricultural	3	14
2017	Potsdam Precinct	Agricultural	81	148
2017	Line Precinct	Agricultural	51	123
	Red Cloud Precinct	Agricultural	0	104
	Total Parcels	Reviewed	382	451

YEAR DONE	AREA BEING REVIEWED	TYPE OF PROPERTY	IMPROVED PARCELS	UNIMPROVED PARCELS
2018	Red Cloud	Residential	250	0
2018	Red Cloud Precinct	Agricultural	76	0
2018	Batin Precinct	Agricultural	25	125
2018	Glenwood	Agricultural	59	111
	Walnut Creek Precinct	Agricultural	0	117
	Total Parcels	Reviewed	410	353

YEAR DONE	AREA BEING REVIEWED	TYPE OF PROPERTY	IMPROVED PARCELS	UNIMPROVED PARCELS
2019	Red Cloud	Residential	267	0
2019	Walnut Creek Precinct	Agricultural	19	0
2019	Inavale Precinct	Agricultural	46	125
2019	Catherton Precinct	Agricultural	29	104
2019	Harmony Precinct	Agricultural	43	120
	Total Parcels	Reviewed	404	349

Plan of Review

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

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

Work done for the 6 year cycle of 2008/2014

Agricultural: Any parcel with irrigation has been reviewed, checked against Agri-Data, new maps and certification requested from NRD and FSA office. All other agricultural properties are being checked against Agri-Data, new maps and certification requested from FSA office. 9 precincts are done as of this date.

Agricultural Improvements: All precincts are done as of this date.

Residential: All towns are done as of this date.

Commercial: All commercial properties are done as of this date.

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

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

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

AMENDMENTS:

Respectfully submitted:

Assessor Signature: _____ Date: _____

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

2013 Assessment Survey for Webster County

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1 at 32 hours a week
2.	Appraiser(s) on staff:
	No
3.	Other full-time employees:
	1 clerk
4.	Other part-time employees:
	1 clerk – Starting November 1, they will be 29 hours a week
5.	Number of shared employees:
	0
6.	Assessor’s requested budget for current fiscal year:
	157909.20 (this now includes their health insurance, dental insurance, life insurance, retirement plan, FICA-SS-Medicare)
7.	Adopted budget, or granted budget if different from above:
	162590.00
8.	Amount of the total assessor’s budget set aside for appraisal work:
9.	If appraisal/reappraisal budget is a separate levied fund, what is that amount:
	8900.00
10.	Part of the assessor’s budget that is dedicated to the computer system:
	9537.00
11.	Amount of the assessor’s budget set aside for education/workshops:
	2300.00
12.	Other miscellaneous funds:
13.	Amount of last year’s assessor’s budget not used:
	30.68

B. Computer, Automation Information and GIS

1.	Administrative software:
	TERRA-SCAN
2.	CAMA software:
	TERRA-SCAN
3.	Are cadastral maps currently being used?
	YES
4.	If so, who maintains the Cadastral Maps?
	Mainly the deputy
5.	Does the county have GIS software?
	Yes we purchased the software then the commissioners wouldn’t fund the rest of the

	project
6.	Is GIS available to the public? If so, what is the web address?
7.	Who maintains the GIS software and maps?
8.	Personal Property software:
	Terra-scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	All but Guide Rock and Bladen
4.	When was zoning implemented?
	7-2001

D. Contracted Services

1.	Appraisal Services:
	Robert Worman
2.	GIS Services:
	None
3.	Other services:
	None

E. Appraisal /Listing Services

1.	Does the county employ outside help for appraisal or listing services?
	Bob Worman
2.	If so, is the appraisal or listing service performed under contract?
	Yes
3.	What appraisal certifications or qualifications does the County require?
	None
4.	Have the existing contracts been approved by the PTA?
	They have a copy of the contract
5.	Does the appraisal or listing service providers establish assessed values for the county?
	No

2013 Certification for Webster County

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 Webster County Assessor.

Dated this 5th day of April, 2013.



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

Ruth A. Sorensen
Property Tax Administrator

