

# Table of Contents

## 2015 Commission Summary

## 2015 Opinions of the Property Tax Administrator

### Residential Reports

- Residential Assessment Actions
- Residential Assessment Survey
- Residential Correlation

### Commercial Reports

- Commercial Assessment Actions
- Commercial Assessment Survey
- Commercial Correlation

### Agricultural and/or Special Valuation Reports

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

### Statistical Reports

- Residential Statistics
- Commercial Statistics
- Agricultural Land Statistics
- Special Valuation Statistics, if applicable

### County Reports

- County Abstract of Assessment for Real Property, Form 45
- County Agricultural Land Detail
- County Abstract of Assessment for Real Property Compared with the Prior Year Certificate of Taxes Levied (CTL).
- County Assessor's Three Year Plan of Assessment
- Assessment Survey – General Information

### Certification

### Maps

- Market Areas

### Valuation History Charts



## 2015 Commission Summary for Dundy County

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### Residential Real Property - Current

Number of Sales	46	Median	96.26
Total Sales Price	\$2,556,923	Mean	94.31
Total Adj. Sales Price	\$2,556,923	Wgt. Mean	91.26
Total Assessed Value	\$2,333,368	Average Assessed Value of the Base	\$35,592
Avg. Adj. Sales Price	\$55,585	Avg. Assessed Value	\$50,725

### Confidence Interval - Current

95% Median C.I	86.10 to 101.16
95% Wgt. Mean C.I	79.51 to 103.00
95% Mean C.I	85.81 to 102.81
% of Value of the Class of all Real Property Value in the	4.36
% of Records Sold in the Study Period	4.95
% of Value Sold in the Study Period	7.06

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2014	53	100	100.31
2013	44	92	91.54
2012	38	95	94.64
2011	53	96	96

## 2015 Commission Summary for Dundy County

### Commercial Real Property - Current

Number of Sales	5	Median	101.03
Total Sales Price	\$350,711	Mean	127.15
Total Adj. Sales Price	\$350,711	Wgt. Mean	92.00
Total Assessed Value	\$322,669	Average Assessed Value of the Base	\$39,179
Avg. Adj. Sales Price	\$70,142	Avg. Assessed Value	\$64,534

### Confidence Interval - Current

95% Median C.I	N/A
95% Wgt. Mean C.I	N/A
95% Mean C.I	23.85 to 230.45
% of Value of the Class of all Real Property Value in the County	1.10
% of Records Sold in the Study Period	2.35
% of Value Sold in the Study Period	3.87

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2014	6	100	82.85
2013	6		68.70
2012	7		84.64
2011	6		97



## 2015 Opinions of the Property Tax Administrator for Dundy County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>96</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>100</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>69</b>	Meets generally accepted mass appraisal practices.	No recommendation.

*\*\*A level of value displayed as NEI (not enough information) represents a class of property with insufficient information to determine a level of value.*

Dated this 7th day of April, 2015.



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Ruth A. Sorensen  
Property Tax Administrator



## **2015 Residential Assessment Actions for Dundy County**

Assessment actions for improved Residential property in 2015 included:

- June 30, 2013 Marshall Swift costs imported.
- Depreciation study, using available sales from 10/01/2010 through 09/30/2014. The results of the study did not improve the level or the quality of assessment of Residential improved properties and was not implemented for 2015. Additional sales and information will be used during 2015 to develop and implement new and improved depreciation tables in 2016.
- Site reviews were conducted for all reported and discovered additions, alterations, and demolitions. Some reviews were requested by property owners and a few became necessary through sales with unidentifiable reasons for extremely low or high purchase prices.

## 2015 Residential Assessment Survey for Dundy County

<b>1.</b>	<b>Valuation data collection done by:</b>																							
	Assessor																							
<b>2.</b>	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>																							
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Description of unique characteristics</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Location: Within and close proximity to Benkelman City Limits</td> </tr> <tr> <td style="text-align: center;">02</td> <td>Location: Within and close proximity to Haigler Village Limits</td> </tr> <tr> <td style="text-align: center;">03</td> <td>Location: Outside City and Village Limits (Rural, Max, Parks)</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>	01	Location: Within and close proximity to Benkelman City Limits	02	Location: Within and close proximity to Haigler Village Limits	03	Location: Outside City and Village Limits (Rural, Max, Parks)												
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03	Location: Outside City and Village Limits (Rural, Max, Parks)																							
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>																							
	Cost and Sales Comparison (Little or no rental information for Income.)																							
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>																							
	Assessor (County)																							
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>																							
	Study conducted in 2014 to determine need for (locational) depreciation tables. No changes made to depreciation tables for 2015.																							
<b>6.</b>	<b>Describe the methodology used to determine the residential lot values?</b>																							
	Sales – very limited number available. (5 sales 10/01/2009-09/30/2014) (01-3 Sales, 02-1 Sale, 03-1 Sale) No sales in current study period, 10/01/2012-09/30/2014.																							
<b>7.</b>	<b>Describe the methodology used to determine value for vacant lots being held for sale or resale?</b>																							
	Sales - same as all other lot values.																							
<b>8.</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Valuation Grouping</u></th> <th><u>Date of Depreciation Tables</u></th> <th><u>Date of Costing</u></th> <th><u>Date of Lot Value Study</u></th> <th><u>Date of Last Inspection</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">12/2014</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">02</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">12/2014</td> <td style="text-align: center;">2012-2014</td> </tr> <tr> <td style="text-align: center;">03</td> <td style="text-align: center;">2014</td> <td style="text-align: center;">06/2013</td> <td style="text-align: center;">12/2014</td> <td style="text-align: center;">2012-2014</td> </tr> </tbody> </table>				<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>	01	2014	06/2013	12/2014	2012-2014	02	2014	06/2013	12/2014	2012-2014	03	2014	06/2013	12/2014	2012-2014
<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>	<u>Date of Last Inspection</u>																				
01	2014	06/2013	12/2014	2012-2014																				
02	2014	06/2013	12/2014	2012-2014																				
03	2014	06/2013	12/2014	2012-2014																				

# **2015 Residential Correlation Section for Dundy County**

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## **County Overview**

The population in Dundy County is approximately 2000 residents, 953 of them reside in Benkelman, the county seat. Haigler the only other incorporated village has 158 residents. Agriculture is the driving force of the economy in this county. Benkelman would be considered the hub for primary services, school, bank, and retail business, and grain handling facilities to support the agricultural community.

## **Description of Analysis**

The assessment actions follow the six year review cycle and the projected three plan of assessment. June 30, 2013 Marshall Swift cost indexes were imported and a depreciation study was conducted. The results of that analysis did not improve the level or the quality of assessment of the residential improved properties and therefore was not implemented for 2015.

Site reviews were conducted for all reported and discovered additions, alterations, and demolitions. Some reviews were requested by property owners and some were the result of questionable verification information.

Three Valuation Groupings have been identified; Valuation Grouping 01 (Benkelman), Valuation Grouping 02 (Haigler) and Valuation Grouping 03 (Rural). However, the entire county relies heavily on the agricultural economics of the area. The towns are small and the residential market is not strong. The overall median demonstrates an acceptable level of value and those subclasses with sufficient sales will show an acceptable level of value.

## **Sales Qualification**

Dundy County has a consistent procedure that is utilized for residential sales verification. A Department review of the non-qualified sales demonstrated that a sufficient explanation had been noted in the sales files to substantiate the reason for the exclusion from the qualified sales. There is no evidence of excessive trimming in the file.

## **Equalization and Quality of Assessment**

The Department utilizes a yearly analysis of one-half of the counties within the state to systematically review assessment practices. Dundy County was reviewed in 2014. With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the residential properties are being treated in a uniform and proportionate manner.

The overall level of value will be used as the point estimate in determining the level of value for the residential class of real property.

## **2015 Residential Correlation Section for Dundy County**

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### **Level of Value**

Based on all available information, the level of value for the residential property in Dundy County is 96%.



## **2015 Commercial Assessment Actions for Dundy County**

Assessment actions for improved Commercial property in 2015 included:

- June 30, 2013 Marshall Swift Valuation Service cost imports.
- Depreciation study, using available sales from 2004 through 09/30/2014.
- With limited commercial sales during even a 10-year period, depreciation analysis is difficult to develop with inconclusive results.
- Site reviews were conducted for all reported and discovered additions, alterations, and demolitions.
- Vacant commercial land study revealed only 2 sales from 2004 to 09/30/2014. One sale in 2007 and one in 2011.
- Operating Minerals were revalued. New leaseholds were added and temporarily shut-down wells and permanently plugged and abandoned wells were noted.

## 2015 Commercial Assessment Survey for Dundy County

<b>1.</b>	<b>Valuation data collection done by:</b>			
	Assessor			
<b>2.</b>	<b>List the valuation groupings recognized in the County and describe the unique characteristics of each:</b>			
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>		
	01	Location - City of Benkelman, City Limits and T1-R37		
	02	Location - Village of Haigler, Village Limits and T1-R41		
	03	Location - Outside City of Village Limits (Rural)		
<b>3.</b>	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>			
	Cost - Marshall Swift Costs minus Depreciation Sales Comparison - (Limited number) Depreciation Analysis			
<b>3a.</b>	<b>Describe the process used to determine the value of unique commercial properties.</b>			
	Cost, Marshall Swift, owner provided, borrowed from other Counties minus standard physical depreciation with possibility of functional or economic obsolescence (functional & economic sometimes being a judgment call.)			
<b>4.</b>	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>			
	Assessor develops depreciation (based on very limited sales information – 23 sales from 10/01/2004–09/30/2014) (5 sales from 10/01/2011–09/30/2014 with 5 different occupancies.)			
<b>5.</b>	<b>Are individual depreciation tables developed for each valuation grouping?</b>			
	No - adequate sale information not available			
<b>6.</b>	<b>Describe the methodology used to determine the commercial lot values.</b>			
	Sales information from very limited number of sales (1 sale 10/01/2009–09/30/2014, former school property to individual for unknown use – Trans Ratio: 107.92%)			
<b>7.</b>	<u>Valuation Grouping</u>	<u>Date of Depreciation Tables</u>	<u>Date of Costing</u>	<u>Date of Lot Value Study</u>
	01	2014	06/2013	2014
	02	2014	06/2013	2014
	03	2014	06/2013	2014
				<u>Date of Last Inspection</u>
				2012-2014
				2012-2014
				2012-2014

## **2015 Commercial Correlation Section for Dundy County**

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### **County Overview**

Dundy County is located in the southwest corner of Nebraska; Benkelman is the county seat and the primary provider of goods and services, school and grain handling facilities. Many of the jobs and services support the strong agricultural economy of the area.

### **Description of Analysis**

The statistical sampling of 5 commercial sales is not considered an adequate and reliable sample for the measurement of the commercial class of real property in Dundy County. The commercial population is spread over 46 different occupancy codes. The primary codes are for office buildings, retail stores, utility buildings and service repair garages. There are not enough sales in the sales file to represent the population as a whole or by substratum.

The assessor stays on target with the three year plan of assessment and the six year physical inspection and review cycle; June 30, 2013 Marshall Swift cost indexes were imported and a depreciation study and lot study were done. With a limited number of sales, even over an extended ten year period, depreciation analysis is difficult to develop with inconclusive results.

Site reviews were conducted for all reported and discovered additions, alterations, and demolitions.

### **Sales Qualification**

A review of the non-qualified sales by the Department demonstrated that a sufficient explanation had been noted to substantiate the reason for the exclusion from the qualified sales. The assessor has a very thorough documentation process. Measurement was done utilizing all available information and there is no evidence of excessive trimming in the file.

### **Equalization and Quality of Assessment**

The Department utilizes a yearly analysis of one-half of the counties within the state to systematically review assessment practices. Dundy County was reviewed in 2014. With the information available it was confirmed that the assessment practices are reliable and applied consistently. It is believed the commercial properties are being treated in a uniform and proportionate manner.

For measurement purposes the commercial sample is unreliable and does not represent the commercial class as a whole.

## **2015 Commercial Correlation Section for Dundy County**

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### **Level of Value**

Based on the consideration of all available information and assessment practices, the level of value is determined to be at the statutory level of 100% of market value for the commercial class of property.



## **2015 Agricultural Assessment Actions for Dundy County**

Assessment actions for improved and unimproved Agricultural property in 2015 included:

- June 30, 2013 Marshall Swift costs for residential and outbuilding structures imported.
- Site reviews were conducted for all reported and discovered additions, alterations, and demolitions. Most county roads were driven for the purpose of discovering new structures.
- Known expired CRP fields were reviewed, on site, for use changes. Most fields remain in grass and were reclassified to grass. A few fields were changed from CRP grass to dry crop and reclassified to indicate the change.
- Water transfers (irrigated acre allocations) were processed for 41 parcels.
- Ag land market study was conducted, resulting in the revaluation of all agricultural land classifications.

## 2015 Agricultural Assessment Survey for Dundy County

<b>1.</b>	<b>Valuation data collection done by:</b>						
	Assessor						
<b>2.</b>	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>						
	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 15%;"><u>Market Area</u></th> <th style="width: 65%;"><u>Description of unique characteristics</u></th> <th style="width: 20%;"><u>Year Land Use Completed</u></th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">01</td> <td>Total County</td> <td style="text-align: center;">2010</td> </tr> </tbody> </table>	<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>	01	Total County	2010
<u>Market Area</u>	<u>Description of unique characteristics</u>	<u>Year Land Use Completed</u>					
01	Total County	2010					
	With annual changes/updates						
<b>3.</b>	<b>Describe the process used to determine and monitor market areas.</b>						
	Sales analysis - physical viewing of changes, if known						
<b>4.</b>	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>						
	Surveys, deeds, viewing, talking to buyers/sellers						
<b>5.</b>	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>						
	No. There are no sales for farm home sites, the use is different. Farm home sites are complementary and often necessary to the farm operation, usually with livestock buildings or other ag-related structures. Prevailing odors adjacent to or upon the home site land, equipment traffic, and fuel and chemical storage all on one acre or compact acres would have a negative impact on the market value of the home site land. Residential home sites stand alone as residential property with a distinct market starting with the land only in newer sites. Farm home sites are included in the property "bundle" in the sales of ag property. If the ag home site is split off in ownership from the remainder of the farm, it will most likely become a residential home site, revalued accordingly.						
<b>6.</b>	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>						
	Identified as Site - valued at 1/2 of recreational land - no market available						
<b>7.</b>	<b>Have special valuation applications been filed in the county? If so, answer the following:</b>						
	No						

## Dundy County 2015 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	WEIGHTED AVG IRR
Dundy	1	n/a	2,944	2,992	2,998	2,924	2,950	2,988	3,003	<b>2,980</b>
Chase	1	n/a	4,444	4,438	4,444	4,444	4,189	4,188	4,186	<b>4,359</b>
Hayes	1	3,150	3,150	2,830	2,830	2,670	2,670	2,490	2,490	<b>2,886</b>
Hitchcock	1	3,300	3,300	2,900	2,900	2,800	2,800	2,700	2,700	<b>3,161</b>

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	WEIGHTED AVG DRY
Dundy	1	n/a	1,579	1,580	1,580	854	855	835	855	<b>1,342</b>
Chase	1	n/a	1,440	1,440	1,440	1,250	1,250	1,250	1,250	<b>1,392</b>
Hayes	1	1,425	1,425	1,275	1,275	1,225	1,225	1,160	1,160	<b>1,350</b>
Hitchcock	1	1,719	1,607	1,436	1,470	1,301	1,428	1,186	1,166	<b>1,539</b>

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	WEIGHTED AVG GRASS
Dundy	1	n/a	420	420	420	420	422	420	420	<b>420</b>
Chase	1	n/a	525	525	525	525	525	525	525	<b>525</b>
Hayes	1	425	508	508	467	489	484	435	426	<b>443</b>
Hitchcock	1	500	548	496	480	462	513	441	426	<b>442</b>

Source: 2015 Abstract of Assessment, Form 45, Schedule IX

# 2015 Agricultural Correlation Section for Dundy County

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## County Overview

Dundy County is situated in the southwest corner of the State. It is bordered by Chase County on the north, Hayes County to the northeast, and Hitchcock County to the east. The topography of the county indicates that the Loam and sand soils allow for pasture and crop production. Dundy County is part of the Upper Republican Natural Resource District that administers well moratoriums and restrictions and monitors the wells. Approximately a fourth of the county comprises irrigated acres.

## Description of Analysis

For 2015, countywide increases amounted to 20% for grass, 27% for dryland and irrigated up 16%. The ability of Dundy County to locate comparable sales is limited and somewhat hindered by its geographical location of being in the far southwest corner of the state and bordered by Colorado on the west and Kansas to the south. In reviewing sales in Chase County there is also concern that Chase is being affected by a somewhat higher market than Dundy County. The assessor has analyzed what information is available and has tried to equalize values within the county as well as across county lines.

Many factors were considered in determining the level of value for the agricultural class of real property within Dundy County. The sales data, as provided by the assessor, in the State's sales file was examined and tested. The resulting statistics were indicators of assessment actions and uniform and proportionated treatment within the class and most subclasses. While certain subclasses may appear to be outside the acceptable range the analysis of the general economics of the area indicates that the use of those calculations would not represent what is really happening with land values. To strengthen the confidence in the data further observations were made of the actions of adjoining counties and the economics across the region.

## Sales Qualification

A review of the non-qualified sales by the Department demonstrated a sufficient explanation in the assessor notes to substantiate the reason for the exclusion from the qualified sales. Measurement was done utilizing all available information is utilized and there is no evidence of excessive trimming in the file.

## Equalization and Quality of Assessment

The calculated statistics indicate that an overall acceptable level of value has been attained. Based on assessment practices in Dundy County and after consideration of surrounding counties' values and researching general market data it is determined that uniform and proportionate

## **2015 Agricultural Correlation Section for Dundy County**

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treatment exists within and across county lines. The overall median will be used as the point estimate in determining the level of value.

### **Level of Value**

Based on all available information the level of value of the agricultural land in Dundy County is determined to be 69% of market value.



**29 Dundy**  
**RESIDENTIAL**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 46  
Total Sales Price : 2,556,923  
Total Adj. Sales Price : 2,556,923  
Total Assessed Value : 2,333,368  
Avg. Adj. Sales Price : 55,585  
Avg. Assessed Value : 50,725

MEDIAN : 96  
WGT. MEAN : 91  
MEAN : 94  
COD : 21.92  
PRD : 103.34

COV : 31.19  
STD : 29.42  
Avg. Abs. Dev : 21.10  
MAX Sales Ratio : 168.27  
MIN Sales Ratio : 24.96

95% Median C.I. : 86.10 to 101.16  
95% Wgt. Mean C.I. : 79.51 to 103.00  
95% Mean C.I. : 85.81 to 102.81

Printed:4/6/2015 9:07:26AM

**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-12 To 31-DEC-12	7	79.79	90.36	77.47	41.75	116.64	24.96	155.94	24.96 to 155.94	99,286	76,918
01-JAN-13 To 31-MAR-13	4	94.46	93.84	92.21	06.11	101.77	86.45	100.00	N/A	31,341	28,900
01-APR-13 To 30-JUN-13	5	101.69	106.12	117.36	08.20	90.42	94.24	132.18	N/A	36,840	43,236
01-JUL-13 To 30-SEP-13	7	103.30	106.82	100.18	20.66	106.63	72.37	168.27	72.37 to 168.27	42,909	42,988
01-OCT-13 To 31-DEC-13	8	81.13	79.23	85.09	33.14	93.11	29.13	150.54	29.13 to 150.54	40,813	34,727
01-JAN-14 To 31-MAR-14	4	87.38	95.41	100.26	17.52	95.16	77.47	129.40	N/A	40,875	40,981
01-APR-14 To 30-JUN-14	6	99.32	93.82	93.40	09.59	100.45	69.04	106.73	69.04 to 106.73	91,000	84,994
01-JUL-14 To 30-SEP-14	5	100.68	94.77	97.47	19.81	97.23	48.14	135.28	N/A	43,200	42,108
<u>Study Yrs</u>											
01-OCT-12 To 30-SEP-13	23	100.00	99.40	89.75	20.71	110.75	24.96	168.27	86.45 to 103.30	56,736	50,918
01-OCT-13 To 30-SEP-14	23	92.04	89.23	92.83	21.98	96.12	29.13	150.54	77.47 to 100.88	54,435	50,533
<u>Calendar Yrs</u>											
01-JAN-13 To 31-DEC-13	24	97.00	95.31	97.23	20.93	98.03	29.13	168.27	85.98 to 103.11	39,018	37,938
<u>ALL</u>	46	96.26	94.31	91.26	21.92	103.34	24.96	168.27	86.10 to 101.16	55,585	50,725

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	29	99.36	103.24	104.39	20.93	98.90	48.14	168.27	86.45 to 110.05	54,754	57,156
02	10	97.00	84.85	92.66	17.26	91.57	29.13	103.30	53.39 to 102.61	22,120	20,496
03	7	72.37	70.86	62.96	27.11	112.55	24.96	100.68	24.96 to 100.68	106,838	67,269
<u>ALL</u>	46	96.26	94.31	91.26	21.92	103.34	24.96	168.27	86.10 to 101.16	55,585	50,725

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	42	93.72	93.53	90.87	23.85	102.93	24.96	168.27	85.98 to 100.88	58,712	53,350
06											
07	4	102.20	102.59	101.81	02.38	100.77	99.22	106.73	N/A	22,750	23,162
<u>ALL</u>	46	96.26	94.31	91.26	21.92	103.34	24.96	168.27	86.10 to 101.16	55,585	50,725

**29 Dundy**  
**RESIDENTIAL**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2012 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 46  
Total Sales Price : 2,556,923  
Total Adj. Sales Price : 2,556,923  
Total Assessed Value : 2,333,368  
Avg. Adj. Sales Price : 55,585  
Avg. Assessed Value : 50,725

MEDIAN : 96  
WGT. MEAN : 91  
MEAN : 94  
COD : 21.92  
PRD : 103.34

COV : 31.19  
STD : 29.42  
Avg. Abs. Dev : 21.10  
MAX Sales Ratio : 168.27  
MIN Sales Ratio : 24.96

95% Median C.I. : 86.10 to 101.16  
95% Wgt. Mean C.I. : 79.51 to 103.00  
95% Mean C.I. : 85.81 to 102.81

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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	3	100.00	76.94	90.61	24.19	84.91	29.13	101.69	N/A	3,521	3,190	
Less Than 15,000	9	100.00	83.77	88.01	18.93	95.18	29.13	106.73	53.39 to 102.61	7,729	6,802	
Less Than 30,000	16	97.12	89.41	94.38	23.92	94.73	29.13	150.54	67.20 to 103.11	14,254	13,453	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	43	94.77	95.53	91.26	21.92	104.68	24.96	168.27	86.10 to 101.16	59,218	54,042	
Greater Than 14,999	37	94.77	96.88	91.35	22.68	106.05	24.96	168.27	86.10 to 101.16	67,226	61,409	
Greater Than 29,999	30	96.26	96.93	90.95	20.75	106.58	24.96	168.27	86.10 to 101.16	77,629	70,604	
<u>Incremental Ranges</u>												
0 TO 4,999	3	100.00	76.94	90.61	24.19	84.91	29.13	101.69	N/A	3,521	3,190	
5,000 TO 14,999	6	96.57	87.18	87.54	16.88	99.59	53.39	106.73	53.39 to 106.73	9,833	8,609	
15,000 TO 29,999	7	94.24	96.66	97.18	29.64	99.46	48.14	150.54	48.14 to 150.54	22,643	22,003	
30,000 TO 59,999	13	99.22	98.36	96.33	14.47	102.11	74.07	168.27	82.72 to 103.30	39,231	37,792	
60,000 TO 99,999	11	100.68	103.72	103.60	21.78	100.12	50.59	155.94	72.37 to 134.38	71,305	73,871	
100,000 TO 149,999	2	105.99	105.99	106.25	24.72	99.76	79.79	132.18	N/A	101,000	107,308	
150,000 TO 249,999	3	86.10	69.60	74.21	28.18	93.79	24.96	97.75	N/A	185,833	137,899	
250,000 TO 499,999	1	67.61	67.61	67.61	00.00	100.00	67.61	67.61	N/A	275,000	185,935	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	46	96.26	94.31	91.26	21.92	103.34	24.96	168.27	86.10 to 101.16	55,585	50,725	

**29 Dundy**  
**COMMERCIAL**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 5  
Total Sales Price : 350,711  
Total Adj. Sales Price : 350,711  
Total Assessed Value : 322,669  
Avg. Adj. Sales Price : 70,142  
Avg. Assessed Value : 64,534

MEDIAN : 101  
WGT. MEAN : 92  
MEAN : 127  
COD : 45.73  
PRD : 138.21

COV : 65.44  
STD : 83.21  
Avg. Abs. Dev : 46.20  
MAX Sales Ratio : 271.63  
MIN Sales Ratio : 58.08

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 23.85 to 230.45

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12											
01-APR-12 To 30-JUN-12											
01-JUL-12 To 30-SEP-12											
01-OCT-12 To 31-DEC-12	2	84.66	84.66	74.75	31.40	113.26	58.08	111.23	N/A	63,750	47,654
01-JAN-13 To 31-MAR-13	1	271.63	271.63	271.63	00.00	100.00	271.63	271.63	N/A	3,211	8,722
01-APR-13 To 30-JUN-13	1	93.76	93.76	93.76	00.00	100.00	93.76	93.76	N/A	50,000	46,881
01-JUL-13 To 30-SEP-13											
01-OCT-13 To 31-DEC-13											
01-JAN-14 To 31-MAR-14	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	170,000	171,759
01-APR-14 To 30-JUN-14											
01-JUL-14 To 30-SEP-14											
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12											
01-OCT-12 To 30-SEP-13	4	102.50	133.68	83.51	56.35	160.08	58.08	271.63	N/A	45,178	37,728
01-OCT-13 To 30-SEP-14	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	170,000	171,759
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	2	84.66	84.66	74.75	31.40	113.26	58.08	111.23	N/A	63,750	47,654
01-JAN-13 To 31-DEC-13	2	182.70	182.70	104.50	48.68	174.83	93.76	271.63	N/A	26,606	27,802
<u>ALL</u>	5	101.03	127.15	92.00	45.73	138.21	58.08	271.63	N/A	70,142	64,534

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	4	97.40	131.13	89.53	56.68	146.46	58.08	271.63	N/A	77,678	69,545
02	1	111.23	111.23	111.23	00.00	100.00	111.23	111.23	N/A	40,000	44,491
<u>ALL</u>	5	101.03	127.15	92.00	45.73	138.21	58.08	271.63	N/A	70,142	64,534

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
02											
03	5	101.03	127.15	92.00	45.73	138.21	58.08	271.63	N/A	70,142	64,534
04											
<u>ALL</u>	5	101.03	127.15	92.00	45.73	138.21	58.08	271.63	N/A	70,142	64,534

**29 Dundy**  
**COMMERCIAL**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 5  
Total Sales Price : 350,711  
Total Adj. Sales Price : 350,711  
Total Assessed Value : 322,669  
Avg. Adj. Sales Price : 70,142  
Avg. Assessed Value : 64,534

MEDIAN : 101  
WGT. MEAN : 92  
MEAN : 127  
COD : 45.73  
PRD : 138.21

COV : 65.44  
STD : 83.21  
Avg. Abs. Dev : 46.20  
MAX Sales Ratio : 271.63  
MIN Sales Ratio : 58.08

95% Median C.I. : N/A  
95% Wgt. Mean C.I. : N/A  
95% Mean C.I. : 23.85 to 230.45

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<b>Low \$ Ranges</b>												
Less Than 5,000	1	271.63	271.63	271.63	00.00	100.00	271.63	271.63	N/A	3,211	8,722	
Less Than 15,000	1	271.63	271.63	271.63	00.00	100.00	271.63	271.63	N/A	3,211	8,722	
Less Than 30,000	1	271.63	271.63	271.63	00.00	100.00	271.63	271.63	N/A	3,211	8,722	
<b>Ranges Excl. Low \$</b>												
Greater Than 4,999	4	97.40	91.03	90.34	15.51	100.76	58.08	111.23	N/A	86,875	78,487	
Greater Than 14,999	4	97.40	91.03	90.34	15.51	100.76	58.08	111.23	N/A	86,875	78,487	
Greater Than 29,999	4	97.40	91.03	90.34	15.51	100.76	58.08	111.23	N/A	86,875	78,487	
<b>Incremental Ranges</b>												
0 TO 4,999	1	271.63	271.63	271.63	00.00	100.00	271.63	271.63	N/A	3,211	8,722	
5,000 TO 14,999												
15,000 TO 29,999												
30,000 TO 59,999	2	102.50	102.50	101.52	08.53	100.97	93.76	111.23	N/A	45,000	45,686	
60,000 TO 99,999	1	58.08	58.08	58.08	00.00	100.00	58.08	58.08	N/A	87,500	50,816	
100,000 TO 149,999												
150,000 TO 249,999	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	170,000	171,759	
250,000 TO 499,999												
500,000 TO 999,999												
1,000,000 +												
<b>ALL</b>	<b>5</b>	<b>101.03</b>	<b>127.15</b>	<b>92.00</b>	<b>45.73</b>	<b>138.21</b>	<b>58.08</b>	<b>271.63</b>	<b>N/A</b>	<b>70,142</b>	<b>64,534</b>	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
350	1	111.23	111.23	111.23	00.00	100.00	111.23	111.23	N/A	40,000	44,491	
442	1	93.76	93.76	93.76	00.00	100.00	93.76	93.76	N/A	50,000	46,881	
470	1	271.63	271.63	271.63	00.00	100.00	271.63	271.63	N/A	3,211	8,722	
471	1	58.08	58.08	58.08	00.00	100.00	58.08	58.08	N/A	87,500	50,816	
528	1	101.03	101.03	101.03	00.00	100.00	101.03	101.03	N/A	170,000	171,759	
<b>ALL</b>	<b>5</b>	<b>101.03</b>	<b>127.15</b>	<b>92.00</b>	<b>45.73</b>	<b>138.21</b>	<b>58.08</b>	<b>271.63</b>	<b>N/A</b>	<b>70,142</b>	<b>64,534</b>	

**29 Dundy**  
**AGRICULTURAL LAND**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 70  
Total Sales Price : 48,998,282  
Total Adj. Sales Price : 48,698,482  
Total Assessed Value : 33,360,956  
Avg. Adj. Sales Price : 695,693  
Avg. Assessed Value : 476,585

MEDIAN : 69  
WGT. MEAN : 69  
MEAN : 77  
COD : 27.85  
PRD : 112.39

COV : 42.66  
STD : 32.85  
Avg. Abs. Dev : 19.24  
MAX Sales Ratio : 244.70  
MIN Sales Ratio : 32.45

95% Median C.I. : 65.49 to 73.12  
95% Wgt. Mean C.I. : 62.95 to 74.06  
95% Mean C.I. : 69.30 to 84.70

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qrtrs</u>											
01-OCT-11 To 31-DEC-11	5	65.64	70.02	68.52	13.33	102.19	59.33	98.00	N/A	412,000	282,285
01-JAN-12 To 31-MAR-12	10	67.69	73.73	69.13	16.47	106.65	57.37	104.33	60.82 to 97.04	506,975	350,470
01-APR-12 To 30-JUN-12	2	136.78	136.78	140.04	19.10	97.67	110.66	162.90	N/A	88,903	124,500
01-JUL-12 To 30-SEP-12	2	61.28	61.28	57.02	13.30	107.47	53.13	69.42	N/A	502,500	286,530
01-OCT-12 To 31-DEC-12	8	83.48	98.09	78.04	40.98	125.69	51.76	167.29	51.76 to 167.29	574,771	448,578
01-JAN-13 To 31-MAR-13	4	68.84	69.27	68.43	04.85	101.23	65.49	73.90	N/A	549,622	376,130
01-APR-13 To 30-JUN-13	9	69.84	91.45	72.68	40.19	125.83	57.73	244.70	61.35 to 94.63	1,788,711	1,300,081
01-JUL-13 To 30-SEP-13	2	81.89	81.89	75.99	11.50	107.76	72.47	91.30	N/A	196,800	149,553
01-OCT-13 To 31-DEC-13	10	69.12	73.16	67.76	19.21	107.97	49.12	111.44	51.30 to 87.83	554,550	375,788
01-JAN-14 To 31-MAR-14	5	49.85	51.21	49.51	23.87	103.43	32.45	82.82	N/A	787,910	390,068
01-APR-14 To 30-JUN-14	9	71.82	74.07	66.15	17.60	111.97	46.68	126.00	57.66 to 80.49	628,025	415,456
01-JUL-14 To 30-SEP-14	4	51.24	50.90	55.23	16.74	92.16	33.60	67.52	N/A	490,000	270,618
<u>Study Yrs</u>											
01-OCT-11 To 30-SEP-12	19	66.11	78.08	69.03	24.94	113.11	53.13	162.90	61.01 to 97.04	437,503	302,010
01-OCT-12 To 30-SEP-13	23	72.47	89.07	73.40	34.61	121.35	51.76	244.70	65.49 to 87.83	1,012,550	743,173
01-OCT-13 To 30-SEP-14	28	68.01	66.35	61.59	23.22	107.73	32.45	126.00	51.30 to 73.12	610,617	376,064
<u>Calendar Yrs</u>											
01-JAN-12 To 31-DEC-12	22	72.53	87.19	72.95	34.76	119.52	51.76	167.29	62.71 to 104.33	493,215	359,790
01-JAN-13 To 31-DEC-13	25	69.84	79.82	71.23	24.26	112.06	49.12	244.70	66.36 to 79.90	969,439	690,489
<u>ALL</u>	70	69.09	77.00	68.51	27.85	112.39	32.45	244.70	65.49 to 73.12	695,693	476,585

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	70	69.09	77.00	68.51	27.85	112.39	32.45	244.70	65.49 to 73.12	695,693	476,585
<u>ALL</u>	70	69.09	77.00	68.51	27.85	112.39	32.45	244.70	65.49 to 73.12	695,693	476,585

**29 Dundy**  
**AGRICULTURAL LAND**

**PAD 2015 R&O Statistics (Using 2015 Values)**

Qualified

Date Range: 10/1/2011 To 9/30/2014 Posted on: 1/1/2015

Number of Sales : 70  
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 Total Adj. Sales Price : 48,698,482  
 Total Assessed Value : 33,360,956  
 Avg. Adj. Sales Price : 695,693  
 Avg. Assessed Value : 476,585

MEDIAN : 69  
 WGT. MEAN : 69  
 MEAN : 77  
 COD : 27.85  
 PRD : 112.39

COV : 42.66  
 STD : 32.85  
 Avg. Abs. Dev : 19.24  
 MAX Sales Ratio : 244.70  
 MIN Sales Ratio : 32.45

95% Median C.I. : 65.49 to 73.12  
 95% Wgt. Mean C.I. : 62.95 to 74.06  
 95% Mean C.I. : 69.30 to 84.70

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**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	4	65.02	63.44	62.68	03.83	101.21	57.37	66.36	N/A	832,813	522,041
1	4	65.02	63.44	62.68	03.83	101.21	57.37	66.36	N/A	832,813	522,041
<b>_____Dry_____</b>											
County	13	71.82	85.91	71.27	32.80	120.54	46.68	167.29	61.92 to 111.44	335,069	238,818
1	13	71.82	85.91	71.27	32.80	120.54	46.68	167.29	61.92 to 111.44	335,069	238,818
<b>_____Grass_____</b>											
County	15	71.31	81.92	79.09	29.08	103.58	33.60	140.00	67.34 to 98.00	234,360	185,351
1	15	71.31	81.92	79.09	29.08	103.58	33.60	140.00	67.34 to 98.00	234,360	185,351
<b>_____ALL_____</b>	<b>70</b>	<b>69.09</b>	<b>77.00</b>	<b>68.51</b>	<b>27.85</b>	<b>112.39</b>	<b>32.45</b>	<b>244.70</b>	<b>65.49 to 73.12</b>	<b>695,693</b>	<b>476,585</b>

**80%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<b>_____Irrigated_____</b>											
County	22	63.12	64.37	62.67	13.85	102.71	49.85	94.63	57.37 to 69.84	887,620	556,289
1	22	63.12	64.37	62.67	13.85	102.71	49.85	94.63	57.37 to 69.84	887,620	556,289
<b>_____Dry_____</b>											
County	17	69.88	82.30	69.88	31.51	117.77	46.68	167.29	61.01 to 104.33	335,406	234,382
1	17	69.88	82.30	69.88	31.51	117.77	46.68	167.29	61.01 to 104.33	335,406	234,382
<b>_____Grass_____</b>											
County	19	79.90	82.45	80.37	23.15	102.59	33.60	140.00	68.50 to 97.04	297,342	238,968
1	19	79.90	82.45	80.37	23.15	102.59	33.60	140.00	68.50 to 97.04	297,342	238,968
<b>_____ALL_____</b>	<b>70</b>	<b>69.09</b>	<b>77.00</b>	<b>68.51</b>	<b>27.85</b>	<b>112.39</b>	<b>32.45</b>	<b>244.70</b>	<b>65.49 to 73.12</b>	<b>695,693</b>	<b>476,585</b>



<b>Total Real Property</b> Sum Lines 17, 25, & 30	<b>Records : 3,989</b>	<b>Value : 757,619,743</b>	<b>Growth 13,157,997</b>	<b>Sum Lines 17, 25, &amp; 41</b>
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Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	90	195,435	6	16,886	49	113,297	145	325,618	
<b>02. Res Improve Land</b>	631	1,631,270	5	24,720	132	864,096	768	2,520,086	
<b>03. Res Improvements</b>	632	23,229,032	5	546,253	141	6,218,004	778	29,993,289	
<b>04. Res Total</b>	722	25,055,737	11	587,859	190	7,195,397	923	32,838,993	356,919
<b>% of Res Total</b>	78.22	76.30	1.19	1.79	20.59	21.91	23.14	4.33	2.71
<b>05. Com UnImp Land</b>	39	72,662	1	4,225	17	33,640	57	110,527	
<b>06. Com Improve Land</b>	115	354,667	8	49,239	23	178,449	146	582,355	
<b>07. Com Improvements</b>	119	4,474,043	10	560,140	27	2,618,016	156	7,652,199	
<b>08. Com Total</b>	158	4,901,372	11	613,604	44	2,830,105	213	8,345,081	29,759
<b>% of Com Total</b>	74.18	58.73	5.16	7.35	20.66	33.91	5.34	1.10	0.23
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	0	0	0	0	0	0	0	0	
<b>11. Ind Improvements</b>	0	0	0	0	0	0	0	0	
<b>12. Ind Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Ind Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	1	49,565	1	49,565	
<b>14. Rec Improve Land</b>	0	0	0	0	5	110,010	5	110,010	
<b>15. Rec Improvements</b>	0	0	0	0	5	66,837	5	66,837	
<b>16. Rec Total</b>	0	0	0	0	6	226,412	6	226,412	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.15	0.03	0.00
<b>Res &amp; Rec Total</b>	722	25,055,737	11	587,859	196	7,421,809	929	33,065,405	356,919
<b>% of Res &amp; Rec Total</b>	77.72	75.78	1.18	1.78	21.10	22.45	23.29	4.36	2.71
<b>Com &amp; Ind Total</b>	158	4,901,372	11	613,604	44	2,830,105	213	8,345,081	29,759
<b>% of Com &amp; Ind Total</b>	74.18	58.73	5.16	7.35	20.66	33.91	5.34	1.10	0.23
<b>17. Taxable Total</b>	880	29,957,109	22	1,201,463	240	10,251,914	1,142	41,410,486	386,678
<b>% of Taxable Total</b>	77.06	72.34	1.93	2.90	21.02	24.76	28.63	5.47	2.94

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	1	51,095	10,954,338	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	1	51,095	10,954,338
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				1	51,095	10,954,338

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	250	41,720,270	250	41,720,270	12,327,510
24. Non-Producing	0	0	0	0	185	208,058	185	208,058	0
25. Total	0	0	0	0	435	41,928,328	435	41,928,328	12,327,510

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	74	12	81	167

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	2	421,522	1,778	436,538,097	1,780	436,959,619
28. Ag-Improved Land	0	0	3	456,804	587	206,865,719	590	207,322,523
29. Ag Improvements	0	0	3	7,382	629	29,991,405	632	29,998,787
30. Ag Total							2,412	674,280,929

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	1	1.00	2,500	
33. HomeSite Improvements	0	0.00	0	2	1.00	1,319	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	0	0.00	0	2	5.86	7,325	
37. FarmSite Improvements	0	0.00	0	2	0.00	6,063	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	2.00	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Records	Acres	Value	Records	Acres	Value	Growth
31. HomeSite UnImp Land	3	3.00	7,500	3	3.00	7,500	
32. HomeSite Improv Land	348	405.13	1,011,575	349	406.13	1,014,075	
33. HomeSite Improvements	364	387.50	16,700,379	366	388.50	16,701,698	443,809
34. HomeSite Total				<b>369</b>	<b>409.13</b>	<b>17,723,273</b>	
35. FarmSite UnImp Land	27	935.26	184,749	27	935.26	184,749	
36. FarmSite Improv Land	230	685.98	794,178	232	691.84	801,503	
37. FarmSite Improvements	611	0.00	13,291,026	613	0.00	13,297,089	0
38. FarmSite Total				<b>640</b>	<b>1,627.10</b>	<b>14,283,341</b>	
39. Road & Ditches	0	4,707.18	0	0	4,709.18	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				<b>1,009</b>	<b>6,745.41</b>	<b>32,006,614</b>	<b>443,809</b>

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

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

Schedule VIII : Agricultural Records : Special Value

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

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

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	12,966.70	10.70%	38,174,909	10.57%	2,944.07
47. 2A1	16,238.78	13.40%	48,591,534	13.45%	2,992.31
48. 2A	1,640.00	1.35%	4,916,800	1.36%	2,998.05
49. 3A1	11,500.43	9.49%	33,627,167	9.31%	2,923.99
50. 3A	9,413.00	7.77%	27,768,040	7.69%	2,949.97
51. 4A1	29,764.47	24.55%	88,945,584	24.62%	2,988.31
52. 4A	39,693.88	32.75%	119,219,910	33.00%	3,003.48
53. Total	121,217.26	100.00%	361,243,944	100.00%	2,980.14
<b>Dry</b>					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	52,758.90	54.28%	83,296,371	63.88%	1,578.81
56. 2D1	9,524.56	9.80%	15,048,805	11.54%	1,580.00
57. 2D	3,261.78	3.36%	5,153,612	3.95%	1,580.00
58. 3D1	5,877.62	6.05%	5,020,751	3.85%	854.21
59. 3D	10,699.99	11.01%	9,148,492	7.02%	855.00
60. 4D1	7,623.28	7.84%	6,365,024	4.88%	834.95
61. 4D	7,448.38	7.66%	6,368,365	4.88%	855.00
62. Total	97,194.51	100.00%	130,401,420	100.00%	1,341.65
<b>Grass</b>					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	9,570.41	2.67%	4,019,573	2.67%	420.00
65. 2G1	6,561.66	1.83%	2,755,896	1.83%	420.00
66. 2G	2,697.80	0.75%	1,133,076	0.75%	420.00
67. 3G1	11,227.47	3.14%	4,718,857	3.14%	420.30
68. 3G	24,424.39	6.83%	10,298,262	6.85%	421.64
69. 4G1	160,562.48	44.88%	67,460,166	44.87%	420.15
70. 4G	142,745.42	39.90%	59,961,365	39.88%	420.06
71. Total	357,789.63	100.00%	150,347,195	100.00%	420.21
<b>Irrigated Total</b>					
	121,217.26	21.02%	361,243,944	56.24%	2,980.14
<b>Dry Total</b>					
	97,194.51	16.85%	130,401,420	20.30%	1,341.65
<b>Grass Total</b>					
	357,789.63	62.04%	150,347,195	23.41%	420.21
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	521.18	0.09%	281,756	0.04%	540.61
74. Exempt	923.28	0.16%	0	0.00%	0.00
75. Market Area Total	576,722.58	100.00%	642,274,315	100.00%	1,113.66

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	0.00	0	249.00	748,245	120,968.26	360,495,699	121,217.26	361,243,944
<b>77. Dry Land</b>	0.00	0	19.94	17,049	97,174.57	130,384,371	97,194.51	130,401,420
<b>78. Grass</b>	0.00	0	218.73	91,867	357,570.90	150,255,328	357,789.63	150,347,195
<b>79. Waste</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>80. Other</b>	0.00	0	27.00	11,340	494.18	270,416	521.18	281,756
<b>81. Exempt</b>	0.00	0	0.00	0	923.28	0	923.28	0
<b>82. Total</b>	<b>0.00</b>	<b>0</b>	<b>514.67</b>	<b>868,501</b>	<b>576,207.91</b>	<b>641,405,814</b>	<b>576,722.58</b>	<b>642,274,315</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	121,217.26	21.02%	361,243,944	56.24%	2,980.14
<b>Dry Land</b>	97,194.51	16.85%	130,401,420	20.30%	1,341.65
<b>Grass</b>	357,789.63	62.04%	150,347,195	23.41%	420.21
<b>Waste</b>	0.00	0.00%	0	0.00%	0.00
<b>Other</b>	521.18	0.09%	281,756	0.04%	540.61
<b>Exempt</b>	923.28	0.16%	0	0.00%	0.00
<b>Total</b>	<b>576,722.58</b>	<b>100.00%</b>	<b>642,274,315</b>	<b>100.00%</b>	<b>1,113.66</b>

## 2015 County Abstract of Assessment for Real Property, Form 45 Compared with the 2014 Certificate of Taxes Levied (CTL)

29 Dundy

	2014 CTL County Total	2015 Form 45 County Total	Value Difference (2015 form 45 - 2014 CTL)	Percent Change	2015 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	32,504,785	32,838,993	334,208	1.03%	356,919	-0.07%
02. Recreational	226,412	226,412	0	0.00%	0	0.00%
03. Ag-Homesite Land, Ag-Res Dwelling	17,625,671	17,723,273	97,602	0.55%	443,809	-1.96%
<b>04. Total Residential (sum lines 1-3)</b>	<b>50,356,868</b>	<b>50,788,678</b>	<b>431,810</b>	<b>0.86%</b>	<b>800,728</b>	<b>-0.73%</b>
05. Commercial	8,284,947	8,345,081	60,134	0.73%	29,759	0.37%
06. Industrial	0	0	0		0	
07. Ag-Farmsite Land, Outbuildings	13,053,672	14,283,341	1,229,669	9.42%	0	9.42%
08. Minerals	54,323,488	41,928,328	-12,395,160	-22.82	12,327,510	-45.51
<b>09. Total Commercial (sum lines 5-8)</b>	<b>75,662,107</b>	<b>64,556,750</b>	<b>-11,105,357</b>	<b>-14.68%</b>	<b>12,357,269</b>	<b>-31.01%</b>
<b>10. Total Non-Agland Real Property</b>	<b>126,018,975</b>	<b>115,345,428</b>	<b>-10,673,547</b>	<b>-8.47%</b>	<b>13,157,997</b>	<b>-18.91%</b>
11. Irrigated	313,237,978	361,243,944	48,005,966	15.33%		
12. Dryland	108,281,959	130,401,420	22,119,461	20.43%		
13. Grassland	121,787,433	150,347,195	28,559,762	23.45%		
14. Wasteland	0	0	0			
15. Other Agland	252,860	281,756	28,896	11.43%		
<b>16. Total Agricultural Land</b>	<b>543,560,230</b>	<b>642,274,315</b>	<b>98,714,085</b>	<b>18.16%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>669,579,205</b>	<b>757,619,743</b>	<b>88,040,538</b>	<b>13.15%</b>	<b>13,157,997</b>	<b>11.18%</b>

Dundy County  
*Plan of Assessment*

Prepared by  
Joanna Niblack  
COUNTY ASSESSOR

*June 13, 2014*

Presented to

DUNDY COUNTY BOARD of EQUALIZATION

*July 21, 2014*

### INTRODUCTION

In compliance with Nebraska State Statute 77-1311.02, this plan of assessment is prepared by the county assessor and submitted to the Dundy County Board of Equalization and to the Nebraska Department of Revenue.

The purpose of the plan is to:

- (I) Discuss the duties and responsibilities of the assessor's office;
- (II) Address issues of level, quality and uniformity of assessment;
- (III) Indicate by class or subclass the assessment actions the assessor has planned for the remainder of tax year 2014 and tax years 2015 and 2016, the properties the assessor plans to examine during the 3-year period and the assessment actions necessary to attain required levels of value and quality of assessment; and
- (IV) Anticipate the resources necessary to complete the described assessment actions.

Section I

Duties and Responsibilities of the County Assessor

The assessment of real property in Nebraska includes:



**DISCOVERY of the NEW**

Locate Property – Describe Location & Tax Situs  
Identify New & Changed Property through Observation – Owner Information –  
Surveys, Permits & Other Public Documents - Grapevine



**REVIEW of the OLD**

In 6-year cycles, all property must be reviewed again and again...



"I could swear I was just here!"

## LISTING

Measurements – Components – Property Details – Sketches – Photos  
Effective Age – Condition – Economic Influences – Neighborhood  
Physical & Functional Obsolescence

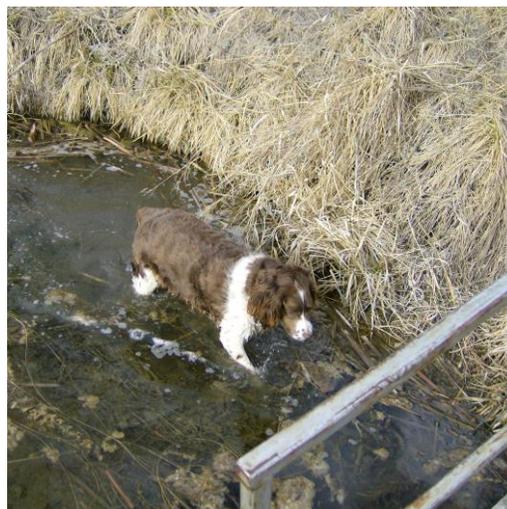
**REQUIRES ON-SITE INSPECTION BY QUALIFIED PERSONNEL**



"How many miles 'til the next rest stop, Boss?"

## CLASSIFICATION

Assigning Property Class by Use to Each Parcel  
For Appraisal and Statistical Purposes



"...one thousand thirty-two, one thousand thirty-three feet of Accretion."

## 2014 STATISTICS

### AGRICULTURAL – Land & Structures

SUBCLASS	ACRES	VALUE
IRRIGATED LAND	121,741.05	\$313,586,274
DRY CROPLAND	107,066.41	108,379,438
GRASSLAND	347,412.96	121,678,738
HOME SITE LAND	410.13	1,024,075
FARM SITE LAND	1,628.23	1,019,454
OTHER –Feedlots, Pits, etc.	521.18	252,860
ROADS & DITCHES	4,715.18	
IMPROVEMENTS		28,584,101
<b>Total Agricultural Parcels</b>	<b>2,405</b>	<b>\$574,524,940</b>

### RESIDENTIAL – Land & Structures

City, Village, Town Rural Home Sites	926 Parcels	\$32,504,100
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### COMMERCIAL – Land & Structures

City, Village, Town, Rural	209 Parcels	\$8,282,357
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### RECREATIONAL – Land & Structures

For Leisure, Not Income, Purposes	6 Parcels	\$266,412
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### MINERALS

Producing Oil & Gas	190 Parcels	\$54,375,430
Non-Producing Interests	188 Parcels	\$208,058

## VALUATION

Determine Value – Based upon Market Indicators -  
 -Sales Studies for each Property Class-  
 Income & Expense Documentation  
 Replacement Cost New Minus Depreciation for Structures

## STATISTICAL ANALYSIS

Mathematical Measurements of Value and Sale Price  
 To Determine  
 Level of Value and Uniformity of Assessment by Property Class

## CERTIFICATION OF VALUATION

Certify Taxable Values, Growth Values and TIF Values  
 to Governing Subdivisions  
 For Levy-Setting Purposes

## PROPERTY TAX CALCULATION

Compile Tax Rates into Combined Districts  
 Prepare Tax List  
 Calculate Property Taxes for Each Individual Parcel  
 Calculate Homestead Exemptions  
 Calculate Tax Credits  
 (Assessed Value x Tax Rate = Gross Taxes)  
 (Gross Taxes – Exemptions – Tax Credit = Net Taxes)  
 On or Before November 22 Each Year  
 Certify Tax List to County Treasurer  
 With a Warrant Commanding Collection

The assessment of personal property in Nebraska includes:

**LISTING**  
FROM OWNER-PROVIDED INFORMATION  
Income-Producing Machinery – Equipment - Furniture



Agricultural



Commercial

## VALUATION



X 89.29% = Taxable Value

Original Cost x Recovery Factor (Years in Service) = Net Book Value

Determine Tax Situs



## PROPERTY TAX CALCULATION



PREPARE TAX LIST

CALCULATE PROPERTY TAXES

(Net Book Value x Tax Rate = Taxes)

FOR EACH OWNER RETURN WITHIN TAXING DISTRICT

On or Before November 22 Each Year

Certify Tax List to County Treasurer

With a Warrant Commanding Collection

The assessment of centrally-assessed property in Nebraska includes:

## APPORTIONMENT OF VALUE TO TAXING SUBDIVISIONS

(VALUE DETERMINED/CERTIFIED BY NEBRASKA DEPARTMENT OF REVENUE)



Real and Personal Railroad Property



Real and Personal Public Service Company Property  
(Pipelines - Telephone Companies - Fiber Optics – etc.)

## PROPERTY TAX CALCULATION



PREPARE TAX LIST

CALCULATE PROPERTY TAXES

(Fund Value x Fund Tax Rate = Property Taxes)

FOR EACH FUND WITHIN EACH COMPANY

(Each “Fund” is a Taxing Subdivision a/k/a Governmental Entity)

(Taxing Subdivisions are County, Schools, Fire Districts, etc.)

On or Before November 22 Each Year

Certify Tax List to County Treasurer

With a Warrant Commanding Collection



Other assessment, administrative, clerical, peripheral, and incidental duties and responsibilities of the assessor's office include:

- MAINTAIN HARD COPY AND COMPUTER PROPERTY RECORDS
- PROCESS OWNERSHIP CHANGES (MONTHLY)
- UPDATE ELECTRONIC SALES FILE (MONTHLY)
- PROOF & CORRECT SALES ROSTERS (4X± ANNUALLY)
- VERIFY SALES – WHENEVER POSSIBLE
- UPDATE OWNER OF RECORD MAILING ADDRESS
- MAINTAIN CADASTRAL MAP BOOKS AND INDEXES
- MONITOR, UPDATE TAXING DISTRICT INFORMATION
- FILE HARD COPY RECORDS
- PROOFREAD (ANNUALLY) REAL PROPERTY & PERSONAL PROPERTY
- PREPARE, MAIL VALUATION CHANGE NOTICES
- ATTEND ALL County Board of Equalization HEARINGS
- ATTEND TERC PROCEEDINGS FOR THE COUNTY
- UPDATE PERSONAL PROPERTY SCHEDULES
- MAIL PERSONAL PROPERTY REPORTING FORMS & INSTRUCTIONS
- RECEIVE PERSONAL PROPERTY FILINGS
- ASSIST WITH COMPLETION OF PERSONAL PROPERTY SCHEDULES
- PREPARE, MAIL HOMESTEAD EXEMPTION FORMS & INSTRUCTIONS
- ASSIST OWNERS WITH COMPLETION OF HOMESTEAD EXEMPTION FORMS
- APPROVE/DISAPPROVE HOMESTEAD EXEMPTION APPLICATIONS
- VALUE HOMESTEADS, MAIL FORMS TO DEPARTMENT OF REVENUE
- PERFORM SALES ANALYSIS/RATIO STUDIES EACH PROPERTY CLASS
- MAIL/PROCESS INTENT TO TAX PUBLIC-OWNED PROEPRTY NOTICES
- PREPARE/MAIL/PROCESS PERMISSIVE EXEMPTION FORMS
- PREPARE/MAIL/POST MANDATORY REPORTS
  - Real Property Abstract of Assessment
  - Certification of Completion of Assessment Roll
  - Assessment/Sales Ratio Statistics
  - Personal Property Abstract of Assessment
  - Plan of Assessment
  - Certify Subdivision Values

- School District Taxable Value Report
- Average Assessed Value-Residential
- Homestead Exemption Summary Report
- Certificate of Taxes Levied
- Real Property & Personal Property Tax Lists
  
- PERFORM ADMINISTRATIVE FUNCTIONS
  - Budget Preparation
  - Office Inventory
  - Procedures Manual
  - Staff Training
  - Staff Supervision
  - Communications with Vendors and Suppliers
  - Correspondence (Mail, Electronic, Verbal)
  - Continuing Education
  - Public Relations
  
- CONSTANT INFORMATION TO PUBLIC, APPRAISERS, INSURANCE REPS, REALTORS, ANONYMOUS PERSONS, AND GOVERNMENTAL AGENCIES BY PHONE, BY E-MAIL, BY U.S. MAIL, AND IN PERSON

AT THE END OF THE DAY



SIT BACK, TAKE A LOOK AROUND, THINK ABOUT STARTING ALL OVER AGAIN



"It's been a long day and I am dog tired!"

## Section II

### Statistical Measures: Level and Quality of Assessment

The level and quality of assessment can be statistically measured for any class or subclass of property within any given jurisdiction or geographic boundary. An adequate number of sales which have occurred within a logical time frame are required for reliable statistical measure.

#### LEVEL OF ASSESSMENT

In a sales study, like-property sales, such as Residential Sales within the city of Benkelman which occurred between October 1, 2010 and September 30, 2012, will each have a [Transaction Ratio](#). That ratio is calculated by dividing the assessed value by the (adjusted) selling price.

Transaction ratios are calculated for each sale. The sales are arrayed in either ascending or descending order by transaction ratio and the [level of assessment](#) for that property class is measured by the [Median Ratio](#).

The [Median Ratio](#) is calculated by simply locating the [transaction ratio](#) which occurs in the arrayed sales midway between the highest and the lowest transaction ratio.

#### QUALITY OF ASSESSMENT

Measurement of the [QUALITY of ASSESSMENT](#) is accomplished through a bevy of complicated calculations. In addition to the [Transaction Ratios](#) and the [Median Ratios](#), calculations must be made to determine [Aggregate Ratio](#), [Mean \(Average\) Ratio](#) and [Average Deviation from the Mean](#), to name some.

The [Coefficient of Dispersion \(COD\)](#) and the [Price Related Differential \(PRD\)](#) are the most common quality of assessment statistical measurements expressed in Nebraska property assessment studies and reports.

The [COD](#) measures the reliability of the mean. It is computed by dividing the average deviation from the mean by the mean, multiplied by 100 to yield the desired percentage figure. A [COD](#), at or less than the acceptable percentage, indicates that the mean is representative of the total array. A higher [COD](#) requires identification of and a plan to remedy the cause of the non-representative mean.

The **PRD** measures the uniformity of values when studying a property class or subclass. The **PRD** is calculated by dividing the mean ratio by the aggregate ratio, multiplied by 100 to convert the figure to a percentage.

The **Mean Ratio** is the average of the **Transaction Ratios** and the **Aggregate Ratio** is the sum of all assessed values divided by the sum of all selling prices.

A **PRD** of more than 100(%) indicates that higher priced properties may be assessed at lower ratios than low priced properties. A **PRD** of less than 100(%) could mean that lower priced properties are assessed at lower ratios than higher priced properties.

If an adequate number of sales exist, the **PRD** can be used as an indicator of which price range of property classes or subclasses require examination and valuation updates.

AN INADEQUATE NUMBER OF SALES CAN RENDER ALL RATIOS UNRELIABLE



The following three charts demonstrate the history of the Level of Assessment and the Quality of Assessment Ratios for Dundy County in all three major property classes. The ratios are presented as county totals. Assessor Location statistics are not represented in these charts.

RESIDENTIAL PROPERTY - Improved & Unimproved							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	79	95	21	104	95	21	104
2001	87	96	30	112	96	30	112
2002	86	94	28	111	94	28	111
2003	69	88	29	107	96	29	108
2004	45	95	15	100	95	15	100
2005	52	97	18	105	97	18	105
2006	64	100	18	107	100	18	107
2007	51	98	9	103	98	9	103
2008	50	94	12	104	94	12	104
2009	42	89	13	104	94	14	104
2010	51	99	20	104	99	20	104
2011	54	96	21	107	96	21	107
2012	43	95	22	110	95	43	110
2013	44	92	22	108	92	22	108
2014	53	100	21	108	100		
GENERALLY ACCEPTABLE RANGES					92 - 100	<18	<103

COMMERCIAL PROPERTY – Improved & Unimproved							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	22	97	22	109	97	22	109
2001	20	100	38	110	100	38	110
2002	19	96	35	108	96	35	108
2003	15	93	12	104	93	12	104
2004	19	100	25	116	100	14	116
2005	18	99	20	106	99	20	106
2006	19	99	22	105	99	22	105
2007	11	99	11	100	99	11	100
2008	11	98	18	94	98	18	94
2009	11	99	15	90	99	15	90
2010	10	94	19	86	94	19	86
2011	6*	N/A	N/A	N/A	N/A	N/A	N/A
2012	7*	N/A	N/A	N/A	N/A	N/A	N/A
2013	6*	N/A	N/A	N/A	N/A	N/A	N/A
2014	6*	N/A	N/A	N/A	100		
GENERALLY ACCEPTABLE RANGES					92 – 100	<20	<103

\*Insufficient sales for statistical measurement.

AGRICULTURAL LAND – Unimproved Only							
SOURCE		P T A's REPORTS & OPINIONS			FINAL - AFTER TERC		
TAX YEAR	# SALES	MEDIAN	C O D	P R D	MEDIAN	C O D	P R D
2000	61	77	20	102	77	20	102
2001	45	76	17	100	76	17	100
2002	45	74	17	100	74	17	100
2003	46	75	12	100	75	12	100
2004	54	76	16	100	78	17	100
2005	50	77	16	100	77	16	100
2006	49	75	15	106	75	15	106
2007	53	74	14	105	74	14	105
2008	60	71	13	106	71	13	106
2009	56	68	15	110	72	15	110
2010	58	74	14	103	74	14	103
2011	54	72	18	103	72	18	103
2012*	41	69	15	103	N/A	N/A	N/A
2013	68	69	25	111	69	25	111
2014	79	69	24	106	74		
GENERALLY ACCEPTABLE RANGES 2007+					69 – 75	<20	<103
ACCEPTABLE RANGES <2007					74 – 80	<20	<103

\*Assessor's Analysis of Unimproved Agricultural Land Sales. TERC DETERMINED THE SAMPLE OF PARCELS USED BY PAD MEASUREMENT WERE NOT REPRESENTATIVE OF THE CHARACTERISTICS OF THE CLASS OF AGRICULTURAL LAND



SOMETIMES THE RATIOS LOOK PRETTY GOOD...SOMETIMES THEY DON'T  
 DUE TO AVAILABLE RESOURCES AND INDIVIDUAL PERFORMANCE  
 FACTORS USED BY THE ASSESSOR TO ANALYZE VALUE, SALES  
 ARE NOT ALWAYS IDENTICAL TO THOSE CONSIDERED LATER  
 IN THE PROPERTY TAX ADMINISTRATOR'S REPORTS AND OPINIONS  
 OR THOSE REVIEWED AND WEIGHED BY TERC FOR EQUALIZATION PURPOSES

Section III

Assessment Plan by Property Class/Subclass

<b>RESIDENTIAL PROPERTY – Improved &amp; Unimproved</b>		
<b>2015</b>	<b>2016</b>	<b>2017</b>
<p><b>BENKELMAN HAIGLER RURAL</b></p> <p>-On-Site Review Sale Properties- -Review Sale Statistics- -Resolve Problem Areas- -Import 01/01/13 Costs- HAIGLER UPDATED 2014 -Develop/Adjust Depreciation- -Apply to All Structures-</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p>ALL RESIDENTIAL REVIEWED As of 12/31/2014 Oldest Reviews - 2010</p>	<p>Review Sale Statistics -Resolve Problem Areas- Review Depreciation FOR ALL IMPROVEMENTS</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p><b>Start New 6-Year Residential Review</b> Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>	<p>Review Sale Statistics -Resolve Problem Areas- Review Depreciation FOR ALL IMPROVEMENTS</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p><b>Continue 6-Year Review</b> Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>

Assessment Plan by Property Class/Subclass

<b>COMMERCIAL PROPERTY – Improved &amp; Unimproved</b>		
<b>2015</b>	<b>2016</b>	<b>2017</b>
<p><b>BENKELMAN HAIGLER RURAL</b></p> <p>-On-Site Review Sale Properties- -Review Sale Statistics- -Resolve Problem Areas- -Import 01/01/13 Costs- HAIGLER UPDATED 2014 -Develop/Adjust Depreciation- -Apply to All Structures</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p>ALL COMMERCIAL REVIEWED As of 12/31/2014 Oldest Reviews - 2010</p>	<p>Review Sale Statistics -Resolve Problem Areas- Review Depreciation FOR ALL IMPROVEMENTS</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p><b>Start New 6-Year Commercial Review</b> Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>	<p>Review Sale Statistics -Resolve Problem Areas- Review Depreciation FOR ALL IMPROVEMENTS</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p><b>Start New 6-Year Residential Review</b> Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>

Assessment Plan by Property Class/Subclass

<b>AGRICULTURAL PROPERTY – Improved &amp; Unimproved</b>		
<b>2015</b>	<b>2016</b>	<b>2017</b>
<p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>-On-Site Review Sale Properties- -Review Sale Statistics- -Resolve Problem Areas- -Import 01/01/13 Costs- -Develop/Adjust Depreciation- -Apply to All Structures</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p>ALL AGRICULTURAL REVIEWED As of 12/31/2014 Oldest Reviews - 2010</p>	<p><b>BEGIN NEW 6-YEAR CYCLE</b></p> <p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>	<p>DEFEND SOIL SURVEY AND LAND USE ACRE COUNT UPDATE USE ACRES</p> <p>-Market Study- -Review Sale Statistics- -Adjust Values if Needed- - Review Land Use –</p> <p><b>Discover – List New Improvements Use Changes</b></p> <p>Inspect/Photo AS MANY PARCELS AS TIME ALLOWS</p>

## Section IV

### Current Resources

#### STAFFING

Currently, the office is staffed by the assessor and one part-to-full-time office clerk. Adequate staffing would include the addition of a capable, part-time office clerk.

#### ASSESSMENT EDUCATION

##### ASSESSOR

The assessor began “in-training” for the position of county assessor on July 1, 1977, successfully completed the Nebraska County Assessor’s Certification Examination in September, 1977, and was appointed to the position of County Assessor on October 17, 1977.

The assessor has completed required continuing education hours for the four-year period ending December 31, 2014 and is within 4.25 hours of meeting required continuing education necessary to renew her assessor’s certificate for the next four-year period. (07/18/2014)

The assessor holds certificates in numerous IAAO mass appraisal and mapping courses and Department of Revenue courses in appraisal, assessment administration, agricultural land valuation, residential listing, Marshall & Swift residential, commercial and outbuilding cost programs, and computer assisted mass appraisal.

##### ASSESSMENT CLERK

[Julie L. Jessee](#) was employed in the assessor’s office, in the position of office clerk, from August, 1992 through May, 1993. She returned to that position on a part-time basis in January, 1995 and currently serves from three days to five days per week.

Julie has attended the 8-hour course, "Valuation of Agricultural Land" and the 2012 "Residential Data Collection" 2-day course. She has attended two TerraScan training seminars and is willing to attend other assessment or computer courses. Julie occasionally represents the assessor at district meetings. She has endured intense on-job training, demonstrates interest in assessment matters, participates in most assessment functions, and performs her duties with absolutely no complaining!

## CADASTRAL MAPS

As a resource, the cadastral maps for Dundy County are becoming more and more limited with time.

The three Cadastral Map Books and the Tax Lot Book were completed, printed on both paper and mylar sheets, and loose-bound in hard binders in approximately 1970.

The 1966 flight of ASCS aerial photos were used for the rural areas and existing plat maps were used for cities, villages and towns.

The map pages are heavily marked for ownership boundaries, parcel numbers and surveys and have become ragged, torn and very fragile. They should be replaced with modern photos and plats or upgraded to an electronic GIS system.

The Cadastral Map Book Index was recreated in computer records and stored on diskettes in 2002. They are updated and reprinted with each monthly parcel split and ownership change process. The printed index displays Cadastral Number, Legal Description, Owner Name and Deed Book and Page, in order of cadastral number. The index is efficient and comprehensive. Aerial photos from 2003 have been marked for section and ownership boundaries, one section per page, and bound in 3-ring binders. Those photos are updated with each ownership or boundary change, rather than mark even more on the old, fragile cadastral book pages.

### RURAL PARCELS

2003 aerial photos have been marked by section line boundaries and by ownership boundaries and scanned into computer property records. As a part of the individual record, these photos have proven to be time-saving and efficiency-boosting in assessment practices.

### CITY, VILLAGE, TOWN PARCELS

Cadastral photo images of platted blocks, indicating placement and measurement of lots, have been scanned into computer property records. While more effort to identify actual ownership boundaries upon these images must be addressed, this additional tool has been very useful for information and identification purposes.

### NON-PLATTED PARCELS

Survey and Tax Lot images, where available, have been scanned into appropriate computer property records to demonstrate parcel and ownership boundaries. These images are now indispensable when attempting to identify parcels with tax lot or unusual descriptions.

Electronic Cadastral Mapping is an available, costly technology and has been implemented in most Nebraska counties. The technology would enhance assessment performance. It is generally coveted by real estate businesses as a free-to-them tool provided by the county. At this time, the cost to taxpayers is not justifiable

## PROPERTY RECORD CARDS

Property record cards in the Dundy County Assessor's Office are maintained both on hard copy and in electronic files.

### Hardcopy Files

Current hardcopy files for each parcel are enclosed in see-through plastic sleeves with hanging spines. Each parcel file consists of:

- Face Sheets – 1999 through 2014 displaying:
  - Deed book and pages
  - Owner names (as they appear on the deed)
  - Legal description
  - Parcel I.D. number
  - Map number
  - Taxing District
  - School District
  - Classification Codes
  - Neighborhood
  - Property Type
  - Cadastral Map number
  - Lot Dimensions
  - Land Area/Acres
  - Four Years' Value - Land, Improvements, Outbuildings, Total
  - Reason for Value Change
  
- Photograph of primary structure – most recent
- Current sketch with dimensions and labels
- Active correspondence (if any)

### Electronic Media Files

Current property record face sheets are recorded on CD's, by legal description. The CD's are updated with ownership transfers, parcel splits and valuation changes as they occur.

The CD files are stored as permanent records at the end of each four-year period with each year displayed on the face sheets. These CD

files are now available for inspection and printing (if anyone would ever want to do that) from 2003 through 2014.

### Personal Property Files

Personal Property Returns and Schedules are also recorded and stored on CD's, by owner name, within assessment year. Assessment year CD's contain scanned images of each Return and Schedule and can be printed, complete with signature, upon request.

These electronic records are sometimes useful to the county sheriff and also help to prove that property was indeed reported by the owner, not invented by the assessor, when such challenges occur.

The personal property CD's are available from assessment year 2000 through 2013. 2014 schedules will all be scanned by late 2014.

### Terra Scan CAMA Files

Dundy County subscribes to Manatron, a Thomson-Reuters company, formerly and still referred to as Terra Scan, a Property Assessment Administration and Computer-Assisted Mass Appraisal (CAMA) system. The system stores and processes property record information as the data is entered by assessment staff. This electronic assessment file system has stored property record and property tax information for real estate parcels in Dundy County since 1999.

The system also processes and stores personal property records and centrally-assessed (railroad and public service companies) records.

### Morgue Files

Historic property record cards, 1978 – 2006, are stored by legal description in vault and outer-office file cabinets.

Many of the “morgue” records were B.C. (before computers), but are typewritten, legible and in good condition. There is an on-going project for “morgue” files to be scanned onto CD’s by legal description for years 1978 through 2006 in an attempt to reduce record storage volume. The project is progressing slowly due to lack of personnel.

### Web-Based Property Information

Web-based property information access is not provided by the assessor. GIS and on-line property records is an expensive service requested, expected and sometimes demanded mostly by persons from private businesses.

In spite of the frequent, uncomplimentary remarks being made by those in the private real estate businesses and because on-line records offer little or no benefit to the taxpayers, the county assessor has elected to not burden the county budget with that expense at this time. **INTERESTING NOTE: No individual property owner has ever, to this date, asked for, demanded, or fussed about placing Dundy County property records on-line.**

### Public Information

Property record information is offered to the public in printed form, handed to or mailed to the person making the request at a cost of 25¢ per record, plus postage and handling when applicable. Large volume requests are charged a set-up fee in addition to the per-record cost.

Property record information is offered to the public via e-mail, if the request is minimal, at no cost. The most common e-mail requests include building sketches and construction information.

The assessor’s office began tracking the volume of records transmitted to the public via e-mail in March, 2010. From March, 2010, through June, 2014, the assessor’s office has participated in the exchange of about **2,500** various forms of assessment information via e-mail.

Lengthy information is e-mailed by the assessor whenever possible, but pre-payment is required before set-up. Index production, mass parcel

production, or custom requests are provided at a cost of \$25 set-up fee, 25¢ per record, or per page, depending upon the format, postage, and the cost of the paper, diskette or CD. Pre-payment is required for all large volume requests.

The assessor's office does not perform research services for the public, but will provide information that is readily or easily produced. These requests are becoming more and more frequent, with considerable staff time devoted to production. Many requests are for information so customized that it is time-prohibitive or impossible to produce. Therefore, responses to requests are limited to those formats and arrays easily produced through standard report and index design.

Total assessment/appraisal records, requested by some retail vendors of that information, usually for their subscription web site businesses, are referred to Thomson-Reuters (TerraScan, Inc.) for electronic/transmittal production. The fees charged by TerraScan for that service are paid to TerraScan by the persons/companies requesting the information.

Special efforts are made to customize information requested by governmental entities, such as federal, state, county, city, fire district, NRD and so on. Governmental entities are not charged for information in any form and are usually given priority over other requests.

## **BUDGET SUMMARY**

Fiscal Year July 1, 2014 – June 30, 2015

EXPENDITURE DESCRIPTION	BUDGETED 2010 – 2011	BUDGETED 2011 – 2012	BUDGETED 2012 - 2013	BUDGETED 2013 - 2014	BUDGETED 2014- 2015
Official's Salary	38,100	39,700	40,700	41,700	43,600
Staff Salary	22,000	21,300	32,760	30,000	34,840
Postage	2,000	2,000	2,000	1,500	1,500
Telephone	1,500	2,000	2,000	2,500	2,500
Equipment Repair	1,000	1,000	1,000	500	500
Lodging	500	500	500	500	500
Mileage	1,500	1,500	1,500	2,000	2,000
Dues, Registration	500	500	500	500	500
Minerals Contract	5,000	5,000	5,500	5,500	5,500
PTAS/CAMA System	6,500	6,500	5,500	6,500	6,500
System Upgrade					
Continuing Education	500	500	500	500	500
Office Supplies	3,500	3,500	2,500	2,500	3,500
Office Equipment	1,000	1,000	1,000	1,000	2,500
Official's Bond					
Reappraisal					
<b>TOTAL BUDGETED</b>	<b>83,600</b>	<b>85,000</b>	<b>95,960</b>	<b>95,200</b>	<b>104,440</b>
<b>TOTAL EXPENDED</b>	<b>77,871</b>	<b>78,185</b>	<b>83,612</b>	<b>91,450</b>	
<b>FORFEIT TO GENERAL FUND</b>	<b>5,729</b>	<b>6,815</b>	<b>12,348</b>	<b>3,750</b>	

**NOTE 1:** Unused budget amounts are usually due to an unfulfilled, full-time clerical position. During 2014, 2 new Windows 7 computers with printers and scanners were purchased, but not anticipated at budget time. Also, the assessment clerk has been working more hours. The unused budget funds, at the end of the fiscal year, are transferred to "reserves" or other funding mechanisms and are not carried forward to the ensuing assessor's budget.

**NOTE 2:** New, unique, or additional-time-demanding requirements are accomplished by extended work hours contributed by the county assessor.

**NOTE 3:** The assessor cannot receive salary or benefits in excess of those set prior to each election year, no matter how many hours are contributed outside normal office hours.

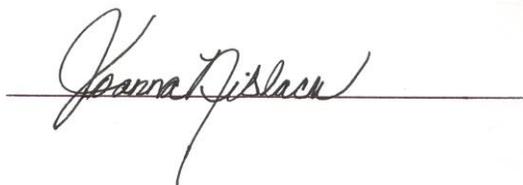
*The 2014 – 2015 Budget was submitted to the Board July 23, 2014. The Budget page in this report was edited up-to-date on 09/19/2014.*

## Transmittal of 3-Year Plan

The Dundy County Assessor's 2014 3-Year Plan of Assessment was hand-delivered to the Dundy County Board of Equalization on Monday, July 21, 2014.

One copy was handed to each of the three Board members. One copy was handed to the county clerk, for the record.

*Signed this 13<sup>th</sup> day of June, 2014 by the Dundy County Assessor.* [Updates, 09/19/2014: jn]

A handwritten signature in cursive script, reading "Joanna Dislack", is written over a horizontal line. The signature is in black ink and is positioned to the left of the center of the page.

The Budget Summary was not updated within this Plan by delivery date to the County Board. The original Budget Estimation for the ensuing year, 2014-2015, was filed with the County Board on 07/23/2014. The Budget was approved by the Board on 09/15/2014. [09/19/2014: jn]

The Plan was electronically transmitted, in "pdf" format to the Property Tax Administrator on September 19, 2014, addressed to:

[Ruth.sorensen@nebraska.gov](mailto:Ruth.sorensen@nebraska.gov)

The Plan was electronically transmitted, in "pdf" format with no page numbers, to Field Liaison, Patricia Albro, on September 19, 2014, addressed to:

[pat.albro@nebraska.gov](mailto:pat.albro@nebraska.gov)

Copies will be printed from the file, upon request, any time after signed copies have been handed to the County Board.

"This report, by its very length, defends itself against the risk of being read."  
--Winston Churchill



*Cassidy*  
The English Springer Assessor's Field Companion

## 2015 Assessment Survey for Dundy County

### A. Staffing and Funding Information

<b>1.</b>	<b>Deputy(ies) on staff:</b>
	0
<b>2.</b>	<b>Appraiser(s) on staff:</b>
	0
<b>3.</b>	<b>Other full-time employees:</b>
	1
<b>4.</b>	<b>Other part-time employees:</b>
	0
<b>5.</b>	<b>Number of shared employees:</b>
	0
<b>6.</b>	<b>Assessor's requested budget for current fiscal year:</b>
	\$ 104,440
<b>7.</b>	<b>Adopted budget, or granted budget if different from above:</b>
	same
<b>8.</b>	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	\$ 5,500 - Operating Minerals Only
<b>9.</b>	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Not applicable.
<b>10.</b>	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$ 6,500
<b>11.</b>	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$ 500
<b>12.</b>	<b>Other miscellaneous funds:</b>
	\$ 91,940
<b>13.</b>	<b>Amount of last year's assessor's budget not used:</b>
	\$ 3,750

## B. Computer, Automation Information and GIS

1.	<b>Administrative software:</b>
	TerraScan (Thomson Reuters)
2.	<b>CAMA software:</b>
	TerraScan (Thomson Reuters)
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor and Assessment Clerk
5.	<b>Does the county have GIS software?</b>
	No
6.	<b>Is GIS available to the public? If so, what is the web address?</b>
	Not applicable.
7.	<b>Who maintains the GIS software and maps?</b>
	Not applicable.
8.	<b>Personal Property software:</b>
	TerraScan (Thomson Reuters)

## C. Zoning Information

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Benkelman
4.	<b>When was zoning implemented?</b>
	2004 - County, Unknown - Benkelman

**D. Contracted Services**

1.	<b>Appraisal Services:</b>
	Pritchard & Abbott, Inc. - Operating Minerals
2.	<b>GIS Services:</b>
	None
3.	

**E. Appraisal /Listing Services**

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes - Operating Minerals Only
2.	<b>If so, is the appraisal or listing service performed under contract?</b>
	Yes
3.	<b>What appraisal certifications or qualifications does the County require?</b>
	Knowledge and experience.
4.	<b>Have the existing contracts been approved by the PTA?</b>
	Yes
5.	<b>Does the appraisal or listing service providers establish assessed values for the county?</b>
	Operating Minerals: Appraisal service recommends values.



# 2015 Certification for Dundy County

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This is to certify that the 2015 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 Dundy County Assessor.

Dated this 7th day of April, 2015.



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

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Ruth A. Sorensen  
Property Tax Administrator



