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## 2013 Commission Summary for Merrick County

### Residential Real Property - Current

Number of Sales	171	Median	98.14
Total Sales Price	\$16,337,530	Mean	99.95
Total Adj. Sales Price	\$16,337,530	Wgt. Mean	94.52
Total Assessed Value	\$15,442,845	Average Assessed Value of the Base	\$70,798
Avg. Adj. Sales Price	\$95,541	Avg. Assessed Value	\$90,309

### Confidence Interval - Current

95% Median C.I	97.45 to 98.80
95% Wgt. Mean C.I	92.01 to 97.04
95% Mean C.I	96.62 to 103.28
% of Value of the Class of all Real Property Value in the	22.64
% of Records Sold in the Study Period	5.11
% of Value Sold in the Study Period	6.52

### Residential Real Property - History

Year	Number of Sales	LOV	Median
2012	173	97	96.80
2011	189	97	97
2010	200	96	96
2009	240	97	97

## 2013 Commission Summary for Merrick County

### Commercial Real Property - Current

Number of Sales	17	Median	98.22
Total Sales Price	\$1,368,750	Mean	96.67
Total Adj. Sales Price	\$1,361,650	Wgt. Mean	96.91
Total Assessed Value	\$1,319,625	Average Assessed Value of the Base	\$115,856
Avg. Adj. Sales Price	\$80,097	Avg. Assessed Value	\$77,625

### Confidence Interval - Current

95% Median C.I	93.76 to 99.87
95% Wgt. Mean C.I	94.17 to 99.66
95% Mean C.I	92.53 to 100.81
% of Value of the Class of all Real Property Value in the County	4.74
% of Records Sold in the Study Period	3.97
% of Value Sold in the Study Period	2.66

### Commercial Real Property - History

Year	Number of Sales	LOV	Median
2012	16		92.43
2011	27	95	95
2010	24	99	99
2009	28	99	99



## 2013 Opinions of the Property Tax Administrator for Merrick County

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

Class	Level of Value	Quality of Assessment	Non-binding recommendation
<b>Residential Real Property</b>	<b>98</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Commercial Real Property</b>	<b>*NEI</b>	Meets generally accepted mass appraisal practices.	No recommendation.
<b>Agricultural Land</b>	<b>73</b>	Meets generally accepted mass appraisal practices.	No recommendation.

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

Dated this 5th day of April, 2013.



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



**2013 Assessment Actions for Merrick County**  
**Taken to address the following property classes/subclasses:**

**Residential**

For 2013, a statistical analysis was done for residential properties to determine if an assessment adjustment would be necessary to comply with statistical measures as required by law.

Residential sales were reviewed.

Merrick County completed all pick up work. Approximately 250 permits or information statements were reviewed for all classes/subclasses (includes commercial and agland).

For 2013 all residential properties in the assessor locations of Central City and Grand Island Subs were physically inspected, new photos taken, listing information reviewed for accuracy, new Marshall & Swift costing year was utilized with market depreciation applied. All other assessor location valuations remained unchanged for 2013.

Merrick County continues to fine tune parcel boundaries in GIS based on surveys and other pertinent information.

## 2013 Residential Assessment Survey for Merrick County

1.	<b>Valuation data collection done by:</b>	
	Assessor Staff and Contract Appraiser	
2.	<b>List the valuation groupings recognized by the County and describe the unique characteristics of each:</b>	
	<u>Valuation Grouping</u>	<u>Description of unique characteristics</u>
	1	(Acreages): Are all rural parcels, less than 20 acres generally, all sell relatively similar based on location throughout the county.
	2	(Central City Lakes): Properties located around five different lakes in the Central City Area. These parcels are all a majority improvements on leased land, all have similar restrictions on further development.
	3	(Central City): All parcels within the county seat, Central City. Parcels in this area range in age, quality and condition, but have the same economic relationship based on the commerce.
	4	(Chapman/Clarks): All parcels within the towns of Chapman and Clarks. Parcels in these bedroom communities are subject to little or no development and do not sell frequently. Commerce is nearly nonexistent in this area.
	5	(CC River): These parcels are located along the Platte River in a new subdivision. They are all new homes with year round living.
	6	(Clarks Lakes): Five lakes in a gated community. Relatively newer improvements and larger in comparison to nearby lakes.
	7	(Grand Island Subdivisions): All parcels in subdivisions located on the edge of Grand Island. All parcels in this area are generally newer than 1940.
	8	(Palmer/Silver Creek): All parcels within the towns of Palmer and Silver Creek. Parcels in this area seem to be influenced by the strong community attitude.
	9	(Silver Creek Lakes): All parcels around Thunderbird Lake. Houses are generally newer and of average quality. Sale activity is generally limited for these generally seasonal dwellings.
	10	(Shoups): These parcels are all Improvement of Leased Lands located on gated pasture parcels. They are located around ponds throughout the 2 sections of land. They are seasonal use properties and could not be year round living.
	11	(WRP): All sales of remaining non-agricultural interests in WRP tracts.
3.	<b>List and describe the approach(es) used to estimate the market value of residential properties.</b>	
	Cost approach with market derived depreciation, and sales comparison approach	
4	<b>What is the costing year of the cost approach being used for each valuation grouping?</b>	
	2011 for Val. Groups 4 & 8; All other valuation groups – 4 <sup>th</sup> Quarter, 2006	

5.	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>
	Developed using market derived information.
6.	<b>Are individual depreciation tables developed for each valuation grouping?</b>
	Yes
7.	<b>When were the depreciation tables last updated for each valuation grouping?</b>
	Depreciation tables are updated with each reappraisal.
8.	<b>When was the last lot value study completed for each valuation grouping?</b>
	Lot value studies are completed when determined necessary based on review of sales.
9.	<b>Describe the methodology used to determine the residential lot values?</b>
	Vacant lot sales study.

**61 Merrick  
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 : 171  
 Total Sales Price : 16,337,530  
 Total Adj. Sales Price : 16,337,530  
 Total Assessed Value : 15,442,845  
 Avg. Adj. Sales Price : 95,541  
 Avg. Assessed Value : 90,309

MEDIAN : 98  
 WGT. MEAN : 95  
 MEAN : 100  
 COD : 09.70  
 PRD : 105.74

COV : 22.22  
 STD : 22.21  
 Avg. Abs. Dev : 09.52  
 MAX Sales Ratio : 254.45  
 MIN Sales Ratio : 46.27

95% Median C.I. : 97.45 to 98.80  
 95% Wgt. Mean C.I. : 92.01 to 97.04  
 95% Mean C.I. : 96.62 to 103.28

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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	17	98.25	97.51	96.74	02.23	100.80	86.07	100.99	96.45 to 99.72	93,591	90,537
01-JAN-11 To 31-MAR-11	21	98.80	94.28	93.02	05.90	101.35	51.31	103.52	96.08 to 99.62	86,183	80,169
01-APR-11 To 30-JUN-11	23	98.30	98.90	98.54	03.33	100.37	88.65	116.56	97.04 to 99.87	81,457	80,265
01-JUL-11 To 30-SEP-11	35	97.56	95.65	92.36	08.53	103.56	46.27	133.30	95.70 to 99.58	118,614	109,557
01-OCT-11 To 31-DEC-11	12	97.89	94.58	92.06	05.01	102.74	57.29	100.24	95.80 to 99.91	93,747	86,307
01-JAN-12 To 31-MAR-12	13	95.90	103.91	98.82	10.50	105.15	87.71	188.27	94.77 to 102.03	88,577	87,535
01-APR-12 To 30-JUN-12	24	97.00	103.26	92.17	17.32	112.03	67.36	201.23	91.79 to 98.05	114,975	105,969
01-JUL-12 To 30-SEP-12	26	99.15	110.28	97.17	19.18	113.49	60.10	254.45	97.23 to 100.79	72,146	70,104
<u>Study Yrs</u>											
01-OCT-10 To 30-SEP-11	96	98.28	96.46	94.46	05.59	102.12	46.27	133.30	97.23 to 99.19	98,186	92,742
01-OCT-11 To 30-SEP-12	75	97.84	104.42	94.62	14.98	110.36	57.29	254.45	96.79 to 98.91	92,155	87,195
<u>Calendar Yrs</u>											
01-JAN-11 To 31-DEC-11	91	98.27	96.01	93.75	06.14	102.41	46.27	133.30	97.23 to 99.11	98,459	92,305
<u>ALL</u>	171	98.14	99.95	94.52	09.70	105.74	46.27	254.45	97.45 to 98.80	95,541	90,309

VALUATION GROUPING										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	24	93.03	97.73	85.93	22.22	113.73	51.31	188.27	79.59 to 102.47	145,127	124,712
02	1	46.27	46.27	46.27	00.00	100.00	46.27	46.27	N/A	61,025	28,235
03	97	98.15	97.77	97.93	02.54	99.84	64.98	122.97	97.45 to 98.91	97,589	95,564
04	11	98.80	101.12	97.99	07.04	103.19	83.96	133.30	94.29 to 107.00	33,477	32,805
05	1	103.52	103.52	103.52	00.00	100.00	103.52	103.52	N/A	145,000	150,110
06	5	85.28	87.08	88.13	10.75	98.81	67.36	99.62	N/A	228,200	201,110
07	8	98.74	98.62	98.93	00.62	99.69	97.51	99.72	97.51 to 99.72	95,938	94,907
08	22	98.36	114.49	97.44	26.76	117.50	60.10	254.45	95.58 to 140.55	38,275	37,295
09	1	82.38	82.38	82.38	00.00	100.00	82.38	82.38	N/A	60,000	49,425
10	1	174.29	174.29	174.29	00.00	100.00	174.29	174.29	N/A	3,500	6,100
<u>ALL</u>	171	98.14	99.95	94.52	09.70	105.74	46.27	254.45	97.45 to 98.80	95,541	90,309

PROPERTY TYPE *										Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.		
01	168	98.20	100.46	94.88	09.38	105.88	51.31	254.45	97.51 to 98.86	95,271	90,388
06	3	82.38	71.31	77.58	15.78	91.92	46.27	85.28	N/A	110,675	85,867
07											
<u>ALL</u>	171	98.14	99.95	94.52	09.70	105.74	46.27	254.45	97.45 to 98.80	95,541	90,309

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 95% Mean C.I. : 96.62 to 103.28

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Sale Price	Assd. Val	
<u>Low \$ Ranges</u>												
Less Than 5,000	1	174.29	174.29	174.29	00.00	100.00	174.29	174.29	N/A	3,500	6,100	
Less Than 15,000	7	149.52	159.18	157.84	20.85	100.85	96.45	254.45	96.45 to 254.45	10,142	16,009	
Less Than 30,000	25	99.20	118.21	108.89	24.65	108.56	64.98	254.45	97.62 to 107.00	18,520	20,166	
<u>Ranges Excl. Low \$</u>												
Greater Than 4,999	170	98.10	99.51	94.51	09.31	105.29	46.27	254.45	97.41 to 98.80	96,083	90,804	
Greater Than 14,999	164	97.94	97.42	94.25	07.45	103.36	46.27	201.23	97.23 to 98.73	99,186	93,480	
Greater Than 29,999	146	97.87	96.82	94.10	07.08	102.89	46.27	188.27	97.17 to 98.80	108,730	102,320	
<u>Incremental Ranges</u>												
0 TO 4,999	1	174.29	174.29	174.29	00.00	100.00	174.29	174.29	N/A	3,500	6,100	
5,000 TO 14,999	6	146.51	156.66	156.99	22.01	99.79	96.45	254.45	96.45 to 254.45	11,249	17,660	
15,000 TO 29,999	18	98.42	102.28	100.02	10.36	102.26	64.98	201.23	97.18 to 100.38	21,778	21,783	
30,000 TO 59,999	38	98.86	103.72	102.12	09.54	101.57	80.60	188.27	97.45 to 99.87	45,867	46,839	
60,000 TO 99,999	37	97.41	95.04	95.40	06.33	99.62	46.27	122.97	96.39 to 99.20	79,793	76,123	
100,000 TO 149,999	41	98.80	97.65	97.61	03.16	100.04	76.76	116.80	97.19 to 99.37	121,033	118,142	
150,000 TO 249,999	26	95.28	89.57	89.47	09.12	100.11	51.31	100.72	86.07 to 97.96	184,865	165,391	
250,000 TO 499,999	4	89.59	86.36	84.96	14.78	101.65	66.64	99.62	N/A	352,600	299,575	
500,000 TO 999,999												
1,000,000 +												
<u>ALL</u>	171	98.14	99.95	94.52	09.70	105.74	46.27	254.45	97.45 to 98.80	95,541	90,309	



## **2013 Correlation Section for Merrick County**

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### **A. Residential Real Property**

Merrick County is located in central Nebraska with Central City being the county seat, located 25 miles northeast of Grand Island on Highways 14 and 30.

Merrick County had a total of 171 improved, qualified residential sales during the two year study period, which is considered an adequate and reliable sample for the measurement of the residential class of real property in Merrick County. The residential class of property in Merrick County is made up of eleven separate valuation groups. Four of the valuation groups each had 11 to 97 improved, qualified sales. The other valuation groups each had eight or less improved, qualified sales.

The county reviews all sales through research of the deed, supplemental questionnaires and/or interviews with buyers and sellers, and on-site reviews of the property as deemed appropriate. The disqualified sales include sales being substantially changed subsequent to purchase, with the rest disqualified due to being: political subdivision, family, unimproved, foreclosure, title or other terms and conditions. The liaison reviewed all non-qualified sales and there is confidence that all qualified, arms-length transactions are included in the sales file without bias.

In 2011 the Property Tax Division (Division) implemented a review of the counties to conduct an assessment practices review. This review was scheduled to cover one third of the counties each year during years 2011, 2012 and 2013. Merrick County was reviewed in 2012. This review confirmed that the County assessor adheres to generally accepted mass appraisal standards, property tax laws, regulations, manuals and directives issued by the Division. Merrick County assessment actions are reliable and are being applied consistently. Merrick County is on schedule to complete the 6 year inspection requirement of all real property by 2014.

Building permits are logged and reviewed for specific property activities and notable changes to the property valuations. All residential pick-up work and building permits were reviewed and completed for 2013. A ratio study was completed on all residential properties to identify any adjustments or other assessment actions that are necessary to properly value the residential class of real property. For 2013 all residential properties in the assessor locations of Central City and Grand Island Subs were physically inspected, new photos taken, listing information reviewed for accuracy, new Marshall & Swift costing year was utilized with market depreciation applied.

It is the opinion of the Division that the level of value for Merrick County residential real property is within the acceptable range and it is best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales and because the county applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population. All the valuation groups that are adequately represented in the sales file are within the acceptable range of 92% to 100%.

**2013 Correlation Section  
for Merrick County**

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Based on the consideration of all available information, the level of value is determined to be 98% 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 a uniform and proportionate manner.

**2013 Correlation Section  
for Merrick County**

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**B. Analysis of Sales Verification**

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

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

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

## 2013 Correlation Section for Merrick County

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### C. Measures of Central Tendency

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

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

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

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

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

## 2013 Correlation Section for Merrick County

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### D. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that

**2013 Correlation Section  
for Merrick County**

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high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 239.



**2013 Assessment Actions for Merrick County  
Taken to address the following property classes/subclasses:**

**Commercial**

For 2013, a statistical analysis was done for commercial properties.

Commercial sales were reviewed.

Merrick County commercial properties are all included in one valuation group for analysis of comparable sales. All commercial parcels in the county have the same general market characteristics and influences.

Merrick County completed all pick up work for commercial properties.

For 2013, all commercial properties in the county were physically inspected, new photos taken, and listing information reviewed for accuracy. After analysis commercial property values were adjusted.

Merrick County continues to fine tune parcel boundaries in GIS based on surveys and other pertinent information.

## 2013 Commercial Assessment Survey for Greeley County

1.	<b>Valuation data collection done by:</b>	
	Contract Appraiser – Stanard Appraisal Services, Inc.	
2.	<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>
	1	All commercial is grouped together for analysis of comparables. All commercial parcels in the county have the same general market characteristics.
3.	<b>List and describe the approach(es) used to estimate the market value of commercial properties.</b>	
	All three approaches are used and reconciled in the commercial valuation.	
3a.	<b>Describe the process used to determine the value of unique commercial properties.</b>	
	This is handled by contract appraiser, Stanard Appraisal Services, Inc.	
4.	<b>What is the costing year of the cost approach being used for each valuation grouping?</b>	
	4 <sup>th</sup> Quarter, 2007	
5.	<b>If the cost approach is used, does the County develop the depreciation study(ies) based on local market information or does the county use the tables provided by the CAMA vendor?</b>	
	Local market information	
6.	<b>Are individual depreciation tables developed for each valuation grouping?</b>	
	Yes (only one valuation grouping)	
7.	<b>When were the depreciation tables last updated for each valuation grouping?</b>	
	2008	
8.	<b>When was the last lot value study completed for each valuation grouping?</b>	
	Lot value studies are completed as sales dictate.	
9.	<b>Describe the methodology used to determine the commercial lot values.</b>	
	Vacant lot sales were used to determine assessed values.	

**61 Merrick**  
**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 : 1,368,750  
Total Adj. Sales Price : 1,361,650  
Total Assessed Value : 1,319,625  
Avg. Adj. Sales Price : 80,097  
Avg. Assessed Value : 77,625

MEDIAN : 98  
WGT. MEAN : 97  
MEAN : 97  
COD : 04.72  
PRD : 99.75

COV : 08.34  
STD : 08.06  
Avg. Abs. Dev : 04.64  
MAX Sales Ratio : 110.04  
MIN Sales Ratio : 70.75

95% Median C.I. : 93.76 to 99.87  
95% Wgt. Mean C.I. : 94.17 to 99.66  
95% Mean C.I. : 92.53 to 100.81

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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
<b>Qtrts</b>											
01-OCT-09 To 31-DEC-09	2	100.13	100.13	100.02	00.26	100.11	99.87	100.39	N/A	89,200	89,220
01-JAN-10 To 31-MAR-10	4	95.21	89.53	93.43	07.28	95.83	70.75	96.93	N/A	22,500	21,023
01-APR-10 To 30-JUN-10	2	93.00	93.00	93.09	00.82	99.90	92.24	93.76	N/A	67,500	62,833
01-JUL-10 To 30-SEP-10	1	110.04	110.04	110.04	00.00	100.00	110.04	110.04	N/A	27,000	29,710
01-OCT-10 To 31-DEC-10											
01-JAN-11 To 31-MAR-11	1	99.73	99.73	99.73	00.00	100.00	99.73	99.73	N/A	57,750	57,595
01-APR-11 To 30-JUN-11	3	99.14	98.98	99.04	00.36	99.94	98.36	99.45	N/A	60,333	59,752
01-JUL-11 To 30-SEP-11											
01-OCT-11 To 31-DEC-11											
01-JAN-12 To 31-MAR-12	3	98.00	98.05	95.51	04.73	102.66	91.11	105.03	N/A	188,333	179,878
01-APR-12 To 30-JUN-12											
01-JUL-12 To 30-SEP-12	1	98.22	98.22	98.22	00.00	100.00	98.22	98.22	N/A	127,500	125,235
<b>Study Yrs</b>											
01-OCT-09 To 30-SEP-10	9	95.98	94.93	97.10	06.49	97.77	70.75	110.04	92.24 to 100.39	47,822	46,434
01-OCT-10 To 30-SEP-11	4	99.30	99.17	99.20	00.42	99.97	98.36	99.73	N/A	59,688	59,213
01-OCT-11 To 30-SEP-12	4	98.11	98.09	96.01	03.61	102.17	91.11	105.03	N/A	173,125	166,218
<b>Calendar Yrs</b>											
01-JAN-10 To 31-DEC-10	7	94.44	93.45	95.03	06.99	98.34	70.75	110.04	70.75 to 110.04	36,000	34,209
01-JAN-11 To 31-DEC-11	4	99.30	99.17	99.20	00.42	99.97	98.36	99.73	N/A	59,688	59,213
<b>ALL</b>	17	98.22	96.67	96.91	04.72	99.75	70.75	110.04	93.76 to 99.87	80,097	77,625

**VALUATION GROUPING**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
01	17	98.22	96.67	96.91	04.72	99.75	70.75	110.04	93.76 to 99.87	80,097	77,625
<b>ALL</b>	17	98.22	96.67	96.91	04.72	99.75	70.75	110.04	93.76 to 99.87	80,097	77,625

**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	17	98.22	96.67	96.91	04.72	99.75	70.75	110.04	93.76 to 99.87	80,097	77,625
04											
<b>ALL</b>	17	98.22	96.67	96.91	04.72	99.75	70.75	110.04	93.76 to 99.87	80,097	77,625

**61 Merrick**  
**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 : 1,368,750  
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Avg. Assessed Value : 77,625

MEDIAN : 98  
WGT. MEAN : 97  
MEAN : 97  
COD : 04.72  
PRD : 99.75

COV : 08.34  
STD : 08.06  
Avg. Abs. Dev : 04.64  
MAX Sales Ratio : 110.04  
MIN Sales Ratio : 70.75

95% Median C.I. : 93.76 to 99.87  
95% Wgt. Mean C.I. : 94.17 to 99.66  
95% Mean C.I. : 92.53 to 100.81

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SALE PRICE *											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
___ Low \$ Ranges ___												
Less Than 5,000												
Less Than 15,000	1	70.75	70.75	70.75	00.00	100.00	70.75	70.75	N/A	8,000	5,660	
Less Than 30,000	4	95.69	93.04	97.94	10.92	95.00	70.75	110.04	N/A	19,250	18,853	
___ Ranges Excl. Low \$ ___												
Greater Than 4,999	17	98.22	96.67	96.91	04.72	99.75	70.75	110.04	93.76 to 99.87	80,097	77,625	
Greater Than 14,999	16	98.29	98.29	97.07	03.27	101.26	91.11	110.04	94.44 to 99.87	84,603	82,123	
Greater Than 29,999	13	98.36	97.79	96.85	02.68	100.97	91.11	105.03	93.76 to 99.87	98,819	95,709	
___ Incremental Ranges ___												
0 TO 4,999												
5,000 TO 14,999	1	70.75	70.75	70.75	00.00	100.00	70.75	70.75	N/A	8,000	5,660	
15,000 TO 29,999	3	96.93	100.47	101.09	05.36	99.39	94.44	110.04	N/A	23,000	23,250	
30,000 TO 59,999	6	99.59	99.82	99.98	01.90	99.84	95.98	105.03	95.98 to 105.03	43,625	43,617	
60,000 TO 99,999	2	93.00	93.00	93.09	00.82	99.90	92.24	93.76	N/A	67,500	62,833	
100,000 TO 149,999	3	99.14	99.08	99.07	00.55	100.01	98.22	99.87	N/A	122,633	121,493	
150,000 TO 249,999												
250,000 TO 499,999	2	94.56	94.56	94.69	03.65	99.86	91.11	98.00	N/A	260,000	246,185	
500,000 TO 999,999												
1,000,000 +												
___ ALL ___	17	98.22	96.67	96.91	04.72	99.75	70.75	110.04	93.76 to 99.87	80,097	77,625	

OCCUPANCY CODE											Avg. Adj. Sale Price	Avg. Assd. Val
RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.			
340	2	104.75	104.75	104.46	05.06	100.28	99.45	110.04	N/A	28,500	29,773	
342	1	100.39	100.39	100.39	00.00	100.00	100.39	100.39	N/A	53,000	53,205	
344	3	98.00	98.93	97.99	03.84	100.96	93.76	105.03	N/A	130,000	127,392	
346	1	96.93	96.93	96.93	00.00	100.00	96.93	96.93	N/A	15,000	14,540	
352	2	99.05	99.05	99.04	00.84	100.01	98.22	99.87	N/A	126,450	125,235	
406	3	98.36	96.58	97.05	02.34	99.52	92.24	99.14	N/A	70,333	68,255	
42	1	99.73	99.73	99.73	00.00	100.00	99.73	99.73	N/A	57,750	57,595	
470	1	91.11	91.11	91.11	00.00	100.00	91.11	91.11	N/A	250,000	227,780	
472	1	95.98	95.98	95.98	00.00	100.00	95.98	95.98	N/A	40,000	38,390	
526	1	70.75	70.75	70.75	00.00	100.00	70.75	70.75	N/A	8,000	5,660	
851	1	94.44	94.44	94.44	00.00	100.00	94.44	94.44	N/A	27,000	25,500	
___ ALL ___	17	98.22	96.67	96.91	04.72	99.75	70.75	110.04	93.76 to 99.87	80,097	77,625	



**2013 Correlation Section  
for Merrick County**

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**A. Commercial Real Property**

Merrick County is located in central Nebraska with Central City being the county seat, located 25 miles northeast of Grand Island on Highways 14 and 30.

The statistical sampling of 17 commercial sales will not be relied upon in determining the level of value for Merrick County. A level of value for the commercial class of property cannot be made without a reasonable degree of certainty that the commercial sample is adequate and representative of the commercial population as a whole. The county verified all sales that occurred during the current study period (October 1, 2009 through September 30, 2012) through research of the deed, supplemental questionnaires and/or interviews with buyers and sellers, and on-site reviews of the property as deemed appropriate. The liaison reviewed the non-qualified sales and there is confidence that all arm's length sales are being used in the sales file without bias.

The commercial property in Merrick County is all included in one valuation group. For 2013, all commercial properties in the county were physically inspected, new photos taken, and listing information reviewed for accuracy. After analysis the commercial property values were adjusted. The assessment inspection and reviews for the commercial class of real property in Merrick County has been completed for the 6 year inspection process. The county also completed all pick up work in a timely manner.

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 a uniform and proportionate manner.

**2013 Correlation Section  
for Merrick County**

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**B. Analysis of Sales Verification**

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

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

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

## 2013 Correlation Section for Merrick County

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### C. Measures of Central Tendency

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

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

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

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

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

## 2013 Correlation Section for Merrick County

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### D. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that

**2013 Correlation Section  
for Merrick County**

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high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 239.



**2013 Assessment Actions for Merrick County  
Taken to address the following property classes/subclasses:**

**Agricultural**

A statistical analysis was done for agricultural properties to determine if assessment adjustments would be necessary to comply with statistical measures as required by law.

Agricultural sales were reviewed.

Merrick County completed all pick up work.

Irrigated values increased 27 to 30% depending on land valuation grouping.

Dry crop land was increased 30%.

Grassland was increased 7 to 14% depending on land valuation grouping.

Land use updates and review is ongoing.

Adjusted land use according to the recertification reported by the NRD's and other informational statements.

Merrick County continues to fine tune parcel boundaries in GIS based on surveys and other pertinent information.

**2013 Agricultural Assessment Survey for Merrick County**

1.	<b>Valuation data collection done by:</b>	
	Assessor	
2.	<b>List each market area, and describe the location and the specific characteristics that make each unique.</b>	
	Market Area	Description of unique characteristics
	1	Market Area 1 includes the entire county. Primarily irrigated, and relatively flat in topography.
3.	<b>Describe the process used to determine and monitor market areas.</b>	
	The county reviews sale information annually and identifies common characteristics of the parcels. Similar parcels are grouped together based on how the market appears to recognize those parcels.	
4.	<b>Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.</b>	
	Sales	
5.	<b>Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?</b>	
	Yes	
6.	<b>Describe the process used to identify and monitor the influence of non-agricultural characteristics.</b>	
	Sales	
7.	<b>Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.</b>	
	Special value applications on file but Special Value not instituted.	
8.	<b>If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.</b>	
	Analysis of sales from within the county and also those that were provided by Nebraska Game & Parks Commission.	

**61 Merrick**  
**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 : 57  
Total Sales Price : 21,241,237  
Total Adj. Sales Price : 21,189,037  
Total Assessed Value : 15,818,226  
Avg. Adj. Sales Price : 371,737  
Avg. Assessed Value : 277,513

MEDIAN : 73  
WGT. MEAN : 75  
MEAN : 77  
COD : 25.43  
PRD : 103.67

COV : 28.98  
STD : 22.43  
Avg. Abs. Dev : 18.49  
MAX Sales Ratio : 127.42  
MIN Sales Ratio : 34.39

95% Median C.I. : 66.12 to 86.48  
95% Wgt. Mean C.I. : 67.63 to 81.68  
95% Mean C.I. : 71.57 to 83.21

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Qtrts</u>											
01-OCT-09 To 31-DEC-09	2	94.36	94.36	101.31	08.35	93.14	86.48	102.24	N/A	339,500	343,948
01-JAN-10 To 31-MAR-10	8	77.47	76.27	75.07	16.25	101.60	59.39	100.09	59.39 to 100.09	623,207	467,836
01-APR-10 To 30-JUN-10	5	99.74	90.37	88.52	18.95	102.09	63.38	114.31	N/A	163,902	145,089
01-JUL-10 To 30-SEP-10	8	73.62	80.66	75.52	20.12	106.81	62.90	127.42	62.90 to 127.42	400,701	302,589
01-OCT-10 To 31-DEC-10	10	84.85	84.30	87.98	22.76	95.82	49.78	119.47	50.52 to 114.35	242,655	213,482
01-JAN-11 To 31-MAR-11	2	67.54	67.54	64.91	05.05	104.05	64.13	70.95	N/A	192,438	124,908
01-APR-11 To 30-JUN-11	4	83.17	86.44	96.40	19.48	89.67	67.78	111.66	N/A	210,100	202,526
01-JUL-11 To 30-SEP-11	1	87.15	87.15	87.15	00.00	100.00	87.15	87.15	N/A	122,800	107,025
01-OCT-11 To 31-DEC-11	9	69.88	70.26	66.42	26.82	105.78	39.96	107.09	45.43 to 89.99	466,187	309,643
01-JAN-12 To 31-MAR-12	4	55.01	54.34	54.23	04.44	100.20	50.31	57.04	N/A	628,750	340,952
01-APR-12 To 30-JUN-12	3	38.00	62.21	81.37	70.03	76.45	34.39	114.23	N/A	247,988	201,792
01-JUL-12 To 30-SEP-12	1	68.06	68.06	68.06	00.00	100.00	68.06	68.06	N/A	270,000	183,760
<u>Study Yrs</u>											
01-OCT-09 To 30-SEP-10	23	80.47	82.44	78.19	19.88	105.44	59.39	127.42	65.41 to 93.08	421,294	329,423
01-OCT-10 To 30-SEP-11	17	82.56	83.00	87.47	20.85	94.89	49.78	119.47	67.78 to 103.05	222,037	194,221
01-OCT-11 To 30-SEP-12	17	56.51	64.96	63.95	31.41	101.58	34.39	114.23	45.43 to 88.83	454,391	290,572
<u>Calendar Yrs</u>											
01-JAN-10 To 31-DEC-10	31	80.47	82.27	78.90	21.55	104.27	49.78	127.42	66.12 to 93.08	368,946	291,086
01-JAN-11 To 31-DEC-11	16	71.83	75.02	71.32	22.72	105.19	39.96	111.66	56.07 to 89.99	346,485	247,108
<u>ALL</u>	57	72.70	77.39	74.65	25.43	103.67	34.39	127.42	66.12 to 86.48	371,737	277,513

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
1	57	72.70	77.39	74.65	25.43	103.67	34.39	127.42	66.12 to 86.48	371,737	277,513
<u>ALL</u>	57	72.70	77.39	74.65	25.43	103.67	34.39	127.42	66.12 to 86.48	371,737	277,513

**95%MLU By Market Area**

RANGE	COUNT	MEDIAN	MEAN	WGT.MEAN	COD	PRD	MIN	MAX	95%_Median_C.I.	Avg. Adj. Sale Price	Avg. Assd. Val
<u>Irrigated</u>											
County	29	70.82	76.94	70.49	24.60	109.15	45.43	127.42	62.90 to 93.04	478,292	337,159
1	29	70.82	76.94	70.49	24.60	109.15	45.43	127.42	62.90 to 93.04	478,292	337,159
<u>Grass</u>											
County	12	73.91	68.65	63.46	26.79	108.18	34.39	114.31	39.96 to 86.48	88,046	55,871
1	12	73.91	68.65	63.46	26.79	108.18	34.39	114.31	39.96 to 86.48	88,046	55,871
<u>ALL</u>	57	72.70	77.39	74.65	25.43	103.67	34.39	127.42	66.12 to 86.48	371,737	277,513

**61 Merrick**  
**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 : 57  
 Total Sales Price : 21,241,237  
 Total Adj. Sales Price : 21,189,037  
 Total Assessed Value : 15,818,226  
 Avg. Adj. Sales Price : 371,737  
 Avg. Assessed Value : 277,513

MEDIAN : 73  
 WGT. MEAN : 75  
 MEAN : 77  
 COD : 25.43  
 PRD : 103.67

COV : 28.98  
 STD : 22.43  
 Avg. Abs. Dev : 18.49  
 MAX Sales Ratio : 127.42  
 MIN Sales Ratio : 34.39

95% Median C.I. : 66.12 to 86.48  
 95% Wgt. Mean C.I. : 67.63 to 81.68  
 95% Mean C.I. : 71.57 to 83.21

Printed:3/21/2013 4:50:09PM

**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	36	71.05	78.91	73.14	26.52	107.89	45.43	127.42	64.03 to 93.08	495,165	362,172
1	36	71.05	78.91	73.14	26.52	107.89	45.43	127.42	64.03 to 93.08	495,165	362,172
<b>_____Grass_____</b>											
County	12	73.91	68.65	63.46	26.79	108.18	34.39	114.31	39.96 to 86.48	88,046	55,871
1	12	73.91	68.65	63.46	26.79	108.18	34.39	114.31	39.96 to 86.48	88,046	55,871
<b>_____ALL_____</b>	<b>57</b>	<b>72.70</b>	<b>77.39</b>	<b>74.65</b>	<b>25.43</b>	<b>103.67</b>	<b>34.39</b>	<b>127.42</b>	<b>66.12 to 86.48</b>	<b>371,737</b>	<b>277,513</b>

## 61 County 2013 Average Acre Value Comparison

County	Mkt Area	1A1	1A	2A1	2A	3A1	3A	4A1	4A	AVG IRR
Merrick	1	3,500	3,500	3,450	3,400	3,000	2,900	2,325	2,000	3,135
Hall	1	4,096	4,099	3,512	3,498	2,553	2,551	2,420	2,420	3,631
Howard	7100	2,900	2,800	2,700	2,600	2,400	2,300	2,200	2,100	2,355
Nance	1	3,399	3,200	3,096	2,993	2,887	2,734	2,399	2,348	3,014
Platte	6	5,474	5,300	4,933	4,746	4,575	4,403	3,876	3,125	4,758
Polk	1	4,675	4,228	3,956	3,698	3,635	3,361	3,237	2,840	4,281
Hamilton	1	5,000	5,000	4,700	4,400	4,200	4,100	3,900	3,900	4,822

County	Mkt Area	1D1	1D	2D1	2D	3D1	3D	4D1	4D	AVG DRY
Merrick	1	1,540	1,495	1,400	1,350	1,200	1,170	1,105	975	1,257
Hall	1	2,047	2,046	1,809	1,802	1,365	1,347	1,205	1,204	1,763
Howard	7100	1,200	1,200	1,100	1,100	1,000	950	900	800	959
Nance	1	1,974	1,785	1,663	1,611	1,580	1,516	1,475	1,400	1,626
Platte	6	4,296	4,125	3,671	3,535	3,549	3,306	2,673	1,950	3,567
Polk	1	3,011	2,848	2,160	2,160	1,970	1,910	1,850	1,850	2,634
Hamilton	1	2,500	2,500	2,200	2,100	2,000	1,900	1,900	1,800	2,315

County	Mkt Area	1G1	1G	2G1	2G	3G1	3G	4G1	4G	AVG GRASS
Merrick	1	1,117	1,034	996	932	891	879	821	737	850
Hall	1	1,555	1,556	1,221	1,224	896	896	892	897	1,002
Howard	7100	805	800	795	780	750	750	700	700	717
Nance	1	881	906	876	883	842	833	845	813	834
Platte	6	1,419	1,431	1,323	1,372	1,255	1,190	1,230	1,143	1,224
Polk	1	822	867	930	945	926	947	874	813	882
Hamilton	1	1,100	1,100	1,000	1,000	1,000	1,000	900	900	956

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

**JANET L. PLACKE  
MERRICK COUNTY ASSESSOR  
MERRICK COUNTY COURT HOUSE  
P.O. BOX 27  
CENTRAL CITY, NE 68826  
(308) 946-2443  
Fax 308-946-2332**

February 28, 2013

Nebraska Department of Revenue  
Property Assessment Division  
301 Centennial Mall South  
P.O. Box 98919  
Lincoln, Ne 68509-8919

Re: Special Value for 2012

Merrick County submits this report pursuant to Title 350, Neb Regulation 11-005.04.

I have reviewed the eight Special Valuation Applications on file in Merrick County.

Although, Merrick County has Special Valuation Applications on file it has not instituted Special Valuation as there is no evidence of any outside influence on the agricultural land values. The parcels identified in the Special Value Applications are valued the same as other agricultural land in the county

The Special Valuation Applications on file are for parcels equally located between the north and south half of the county.

Sincerely,

Jan Placke  
Merrick County Assessor



## 2013 Correlation Section for Merrick County

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### A. Agricultural Land

Merrick County is located in central Nebraska with Central City being the county seat, located 20 miles east of Grand Island on Highways 30 and 14.

Merrick County is located on the north side of the Platte River and extends east from the easterly city limits of Grand Island for about 50 miles. Merrick County has rural subdivision areas close to Grand Island which also include a number of pumped sand pit recreation/residential development and a number of small towns. The majority of Merrick County is Platte River and Loup River valley lands, sandy soils, near level along the river, with extensive irrigation. The majority of Merrick County is within the Central Platte Natural Resource District (CPNRD). The CPNRD has a groundwater management program that includes certification of irrigated acres, well registration and metering, nitrogen use, irrigation runoff, and groundwater level monitoring which is part of CPNRD's participation in the Cooperative Agreement on the Platte River. A small portion of the northwesterly corner of Merrick County is in the Lower Loup Natural Resource District (LLNRD). LLNRD strictly enforces certification of irrigated acres with close monitoring of assessed irrigated acres, with regulations prohibiting the irrigation of uncertified acres.

Merrick County is bordered by Hall and Howard Counties to the west, Nance County to the north, Platte County to the north and east, and Polk and Hamilton Counties to the south. Only the lands in adjoining counties lying north of the Platte River are considered comparable to Merrick County lands. The soils, drainage and topography north of the Platte River are not comparable to soils, drainage and topography south of the Platte River. Land uses in Merrick County include irrigated crop land (62%), grassland (27%) and dry land (7%).

The county was historically two agricultural market areas until 2012 when the county was combined into one market area. It was determined that the areas should be combined into one area based on use, location, geographic and market characteristics. The agricultural market in this area has seen a steady increase in land values. These increases are supported by record high livestock and grain prices during the last several years. This has led to a significant increase in demand for cropland. Differences in sale properties which once were the basis for differences in sale prices and market areas are no longer characteristics that can be identified in the market.

Merrick County has 57 qualified agricultural sales during the 3 year study period; comparable sales were added to years two and three to achieve thresholds for balance, proportionality and a more adequate sample. The irrigated sales within the county and those added all supported a value increase of 30%. The increase in values is further supported by rapidly increasing irrigated market values throughout this entire region. A corresponding increase of 30% was made in dry land values. Grassland sales from within the county and those that were added support an increase in grassland values of 10 to 15%. All classes of agricultural land received increases in assessed values for 2013. The Merrick County values for 2013 are well within the range and supported by the assessed values in the comparable areas of adjoining counties.

Based on the consideration of all available information, the level of value is determined to be  
County 61 - Page 40

**2013 Correlation Section  
for Merrick County**

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73% of market value for the agricultural class of real property, and all subclasses are determined to be valued within the acceptable range. Because of the known assessment practices are reliable and consistent, it is believed that the agricultural class of property is being treated in a uniform and proportionate manner.

**2013 Correlation Section  
for Merrick County**

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**B. Analysis of Sales Verification**

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

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

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

## 2013 Correlation Section for Merrick County

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### C. Measures of Central Tendency

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

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

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

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

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

## 2013 Correlation Section for Merrick County

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### D. Analysis of Quality of Assessment

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

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

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

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

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

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

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

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

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

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

The PRD, also known as the index of regression, is a measurement of the relationship between the ratios of high-value and low-value properties to determine if the value of property has any influence on the assessment ratio. It is calculated by dividing the arithmetic mean ratio by the weighted mean ratio. The PRD provides an indicator of the degree to which high-value properties are over-assessed or under-assessed in relation to low-value properties. A PRD of 100 indicates there is no bias in the assessment of high-value properties in comparison to low-value properties. A PRD greater than 100 indicates the assessments are regressive, which means low-value properties tend to have a higher assessment ratio than high-value properties. The result is the owner of a low-value property pays a greater amount of tax in relation to value than the owner of a high-value property. Conversely, a PRD less than 100 indicates that

**2013 Correlation Section  
for Merrick County**

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high-value properties are over assessed in relation to low-value properties.

There is no range of acceptability stated in the Nebraska statutes for the PRD measure. The Standard on Ratio Studies, adopted by the International Association of Assessing Officers, January, 2010, recommends that the PRD should lie between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD.

The PRD is calculated based on the selling price/assessed value in the sales file. This measure can be misleading if the dollar value of the records in the sales file is not proportionate to the dollar value of records in the population.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 239.



**Total Real Property**  
Sum Lines 17, 25, & 30

**Records : 6,685**

**Value : 1,046,279,085**

**Growth 8,515,994**

Sum Lines 17, 25, & 41

**Schedule I : Non-Agricultural Records**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	210	1,081,830	10	91,775	118	1,840,450	338	3,014,055	
<b>02. Res Improve Land</b>	1,821	11,688,910	150	2,159,660	770	14,700,425	2,741	28,548,995	
<b>03. Res Improvements</b>	1,879	95,161,810	153	9,972,910	956	99,237,140	2,988	204,371,860	
<b>04. Res Total</b>	2,089	107,932,550	163	12,224,345	1,074	115,778,015	3,326	235,934,910	4,339,865
<b>% of Res Total</b>	62.81	45.75	4.90	5.18	32.29	49.07	49.75	22.55	50.96
<b>05. Com UnImp Land</b>	58	508,720	1	6,640	17	330,015	76	845,375	
<b>06. Com Improve Land</b>	276	3,381,155	2	33,680	28	829,755	306	4,244,590	
<b>07. Com Improvements</b>	298	27,537,695	2	710,710	49	14,553,105	349	42,801,510	
<b>08. Com Total</b>	356	31,427,570	3	751,030	66	15,712,875	425	47,891,475	1,359,195
<b>% of Com Total</b>	83.76	65.62	0.71	1.57	15.53	32.81	6.36	4.58	15.96
<b>09. Ind UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>10. Ind Improve Land</b>	2	297,345	0	0	0	0	2	297,345	
<b>11. Ind Improvements</b>	3	1,397,455	0	0	0	0	3	1,397,455	
<b>12. Ind Total</b>	3	1,694,800	0	0	0	0	3	1,694,800	0
<b>% of Ind Total</b>	100.00	100.00	0.00	0.00	0.00	0.00	0.04	0.16	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	16	632,485	16	632,485	
<b>14. Rec Improve Land</b>	0	0	0	0	4	269,185	4	269,185	
<b>15. Rec Improvements</b>	0	0	0	0	4	54,225	4	54,225	
<b>16. Rec Total</b>	0	0	0	0	20	955,895	20	955,895	0
<b>% of Rec Total</b>	0.00	0.00	0.00	0.00	100.00	100.00	0.30	0.09	0.00
<b>Res &amp; Rec Total</b>	2,089	107,932,550	163	12,224,345	1,094	116,733,910	3,346	236,890,805	4,339,865
<b>% of Res &amp; Rec Total</b>	62.43	45.56	4.87	5.16	32.70	49.28	50.05	22.64	50.96
<b>Com &amp; Ind Total</b>	359	33,122,370	3	751,030	66	15,712,875	428	49,586,275	1,359,195
<b>% of Com &amp; Ind Total</b>	83.88	66.80	0.70	1.51	15.42	31.69	6.40	4.74	15.96
<b>17. Taxable Total</b>	2,448	141,054,920	166	12,975,375	1,160	132,446,785	3,774	286,477,080	5,699,060
<b>% of Taxable Total</b>	64.86	49.24	4.40	4.53	30.74	46.23	56.45	27.38	66.92

Schedule II : Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	41	224,005	5,401,065	0	0	0
19. Commercial	6	163,430	5,165,005	0	0	0
20. Industrial	1	182,345	26,403,465	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	41	224,005	5,401,065
19. Commercial	0	0	0	6	163,430	5,165,005
20. Industrial	0	0	0	1	182,345	26,403,465
21. Other	0	0	0	0	0	0
22. Total Sch II				48	569,780	36,969,535

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	4	585	4	585	0
25. Total	0	0	0	0	4	585	4	585	0

Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	216	2	653	871

Schedule V : Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	6	123,875	3	6,960	2,015	439,409,410	2,024	439,540,245
28. Ag-Improved Land	3	23,075	4	21,010	1,417	257,046,820	1,424	257,090,905
29. Ag Improvements	2	12,425	0	0	881	63,157,845	883	63,170,270
30. Ag Total							2,907	759,801,420

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	1	3.82	7,640	4	10.51	21,010	
33. HomeSite Improvements	0	0.00	0	0	0.00	0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	0	0.00	0	
36. FarmSite Improv Land	2	3.53	7,060	0	0.00	0	
37. FarmSite Improvements	2	0.00	12,425	0	0.00	0	
38. FarmSite Total							
39. Road & Ditches	1	0.11	0	1	0.16	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	67	271.70	1,060,180	67	271.70	1,060,180	
32. HomeSite Improv Land	1,006	3,179.32	12,003,480	1,011	3,193.65	12,032,130	
33. HomeSite Improvements	510	0.00	41,016,500	510	0.00	41,016,500	0
34. HomeSite Total				<b>577</b>	<b>3,465.35</b>	<b>54,108,810</b>	
35. FarmSite UnImp Land	71	209.28	346,405	71	209.28	346,405	
36. FarmSite Improv Land	724	2,881.43	5,277,585	726	2,884.96	5,284,645	
37. FarmSite Improvements	844	0.00	22,141,345	846	0.00	22,153,770	2,816,934
38. FarmSite Total				<b>917</b>	<b>3,094.24</b>	<b>27,784,820</b>	
39. Road & Ditches	2,711	5,564.52	0	2,713	5,564.79	0	
40. Other- Non Ag Use	53	2,705.06	1,399,515	53	2,705.06	1,399,515	
41. Total Section VI				<b>1,494</b>	<b>14,829.44</b>	<b>83,293,145</b>	<b>2,816,934</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	2	256.23	160,195	2	256.23	160,195

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	8	249.19	574,715	8	249.19	574,715
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	6,207.95	3.32%	21,727,810	3.71%	3,500.00
46. 1A	14,726.20	7.88%	51,541,700	8.80%	3,500.00
47. 2A1	37,895.20	20.27%	130,738,820	22.31%	3,450.01
48. 2A	46,004.65	24.61%	156,415,860	26.69%	3,400.00
49. 3A1	3,155.32	1.69%	9,465,960	1.62%	3,000.00
50. 3A	58,623.73	31.36%	170,008,770	29.01%	2,900.00
51. 4A1	16,874.52	9.03%	39,233,420	6.69%	2,325.01
52. 4A	3,441.58	1.84%	6,883,160	1.17%	2,000.00
53. Total	186,929.15	100.00%	586,015,500	100.00%	3,134.96
<b>Dry</b>					
54. 1D1	189.09	1.08%	291,200	1.32%	1,540.01
55. 1D	1,009.92	5.76%	1,509,860	6.85%	1,495.03
56. 2D1	2,608.77	14.87%	3,652,320	16.56%	1,400.02
57. 2D	4,788.69	27.30%	6,464,915	29.32%	1,350.04
58. 3D1	239.89	1.37%	287,865	1.31%	1,199.99
59. 3D	4,746.96	27.07%	5,553,965	25.19%	1,170.00
60. 4D1	3,345.60	19.08%	3,696,925	16.76%	1,105.01
61. 4D	609.79	3.48%	594,560	2.70%	975.02
62. Total	17,538.71	100.00%	22,051,610	100.00%	1,257.31
<b>Grass</b>					
63. 1G1	271.96	0.37%	303,760	0.49%	1,116.93
64. 1G	670.84	0.92%	693,570	1.12%	1,033.88
65. 2G1	2,137.69	2.95%	2,130,175	3.45%	996.48
66. 2G	11,783.40	16.24%	10,977,425	17.79%	931.60
67. 3G1	1,330.48	1.83%	1,185,700	1.92%	891.18
68. 3G	21,541.60	29.69%	18,930,385	30.69%	878.78
69. 4G1	21,476.44	29.60%	17,631,390	28.58%	820.96
70. 4G	13,345.83	18.39%	9,839,030	15.95%	737.24
71. Total	72,558.24	100.00%	61,691,435	100.00%	850.23
<b>Irrigated Total</b>					
	186,929.15	64.76%	586,015,500	86.62%	3,134.96
<b>Dry Total</b>					
	17,538.71	6.08%	22,051,610	3.26%	1,257.31
<b>Grass Total</b>					
	72,558.24	25.14%	61,691,435	9.12%	850.23
72. Waste	0.00	0.00%	0	0.00%	0.00
73. Other	11,637.12	4.03%	6,749,730	1.00%	580.02
74. Exempt	0.04	0.00%	0	0.00%	0.00
75. Market Area Total	288,663.22	100.00%	676,508,275	100.00%	2,343.59

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76. Irrigated</b>	41.30	122,790	2.40	6,960	186,885.45	585,885,750	186,929.15	586,015,500
<b>77. Dry Land</b>	5.51	7,610	0.00	0	17,533.20	22,044,000	17,538.71	22,051,610
<b>78. Grass</b>	0.00	0	0.00	0	72,558.24	61,691,435	72,558.24	61,691,435
<b>79. Waste</b>	0.00	0	0.00	0	0.00	0	0.00	0
<b>80. Other</b>	5.80	1,850	0.00	0	11,631.32	6,747,880	11,637.12	6,749,730
<b>81. Exempt</b>	0.00	0	0.00	0	0.04	0	0.04	0
<b>82. Total</b>	<b>52.61</b>	<b>132,250</b>	<b>2.40</b>	<b>6,960</b>	<b>288,608.21</b>	<b>676,369,065</b>	<b>288,663.22</b>	<b>676,508,275</b>

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
<b>Irrigated</b>	186,929.15	64.76%	586,015,500	86.62%	3,134.96
<b>Dry Land</b>	17,538.71	6.08%	22,051,610	3.26%	1,257.31
<b>Grass</b>	72,558.24	25.14%	61,691,435	9.12%	850.23
<b>Waste</b>	0.00	0.00%	0	0.00%	0.00
<b>Other</b>	11,637.12	4.03%	6,749,730	1.00%	580.02
<b>Exempt</b>	0.04	0.00%	0	0.00%	0.00
<b>Total</b>	<b>288,663.22</b>	<b>100.00%</b>	<b>676,508,275</b>	<b>100.00%</b>	<b>2,343.59</b>

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

### 61 Merrick

	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	225,172,635	235,934,910	10,762,275	4.78%	4,339,865	2.85%
02. Recreational	918,125	955,895	37,770	4.11%	0	4.11%
03. Ag-Homesite Land, Ag-Res Dwelling	52,931,560	54,108,810	1,177,250	2.22%	0	2.22%
<b>04. Total Residential (sum lines 1-3)</b>	<b>279,022,320</b>	<b>290,999,615</b>	<b>11,977,295</b>	<b>4.29%</b>	<b>4,339,865</b>	<b>2.74%</b>
05. Commercial	45,389,915	47,891,475	2,501,560	5.51%	1,359,195	2.52%
06. Industrial	981,045	1,694,800	713,755	72.75%	0	72.75%
07. Ag-Farmsite Land, Outbuildings	26,141,960	27,784,820	1,642,860	6.28%	2,816,934	-4.49%
08. Minerals	585	585	0	0.00	0	0.00
<b>09. Total Commercial (sum lines 5-8)</b>	<b>72,513,505</b>	<b>77,371,680</b>	<b>4,858,175</b>	<b>6.70%</b>	<b>4,176,129</b>	<b>0.94%</b>
<b>10. Total Non-Agland Real Property</b>	<b>351,535,825</b>	<b>369,770,810</b>	<b>18,234,985</b>	<b>5.19%</b>	<b>8,515,994</b>	<b>2.76%</b>
11. Irrigated	449,471,560	586,015,500	136,543,940	30.38%		
12. Dryland	17,349,120	22,051,610	4,702,490	27.11%		
13. Grassland	57,076,620	61,691,435	4,614,815	8.09%		
14. Wasteland	0	0	0			
15. Other Agland	7,971,045	6,749,730	-1,221,315	-15.32%		
<b>16. Total Agricultural Land</b>	<b>531,868,345</b>	<b>676,508,275</b>	<b>144,639,930</b>	<b>27.19%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>883,404,170</b>	<b>1,046,279,085</b>	<b>162,874,915</b>	<b>18.44%</b>	<b>8,515,994</b>	<b>17.47%</b>

**2012 Plan of Assessment for Merrick County  
Assessment Years 2013, 2014 and 2015**

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, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. 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 sent 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;

Reference, Nebraska Rev. Stat.77-201 and LB 968

General Description of Real Property in Merrick County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3242	49.14%	25.55%
Commercial	439	6.65%	5.20%
Industrial	2	.03%	.11%
Recreational	13	.2%	.05%
Agricultural	2897	43.98%	69.09%

Other pertinent facts:

For assessment year 2012, an estimated 250 building permits and/or information statements were filed for new property construction or additions and agland use update in the county.

Current Resources

- A. Staff consists of Assessor, Clerk & part time clerk. All currently hold assessor certificates. The 2012-2013 office budget request is \$119,404. An additional \$114,433 was requested for contract appraisal services.
- B. Merrick County currently uses 1989 Cadastral maps with ownership updates done on a monthly basis. Agricultural land is based on the latest soil survey which was implemented in 2010.
- C. Property Record Cards contain current listings along with a sketch of the dwelling and a 2003 digital aerial photo of rural improvements.
- D. On June 28, 2011 Merrick County updated to MIPS CAMA and PC Administration.

Current Assessment Procedures for Real Property

- A. Real Estate Transfers and ownership changes are handled on a monthly basis by the clerk.
- B. Initial sales reviews are done by the staff with follow-up sales letters mailed both to the seller and the buyer.
- C. The county maintains a sales file that is available for staff and contract appraisal. Each sale is physically reviewed by staff or outside appraisal for verification. Building permits are required for the removal or additions of improvements
- D. Merrick County uses Market, Cost and/or Income approach to value according to IAAO standards. Modeling is handled by Stanard Appraisal Services. The county is currently using Marshall and Swift Cost information.
- E. Merrick County will work with Stanard Appraisal in establishing market areas and land values.
- F. Reconciliation of final value, documentation and review of assessment sales ratios has been handled by Stanard Appraisal.
- G. Board of Supervisors is kept informed as to the actions of the assessor’s office. Notices of valuation changes are sent to the property owner on or before June 1 of each year.

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	12.89	104.13
Commercial	In sufficient information to determine level of value		
Agricultural Land	72	24.12	103.59

\*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 2013**

**Residential**

The county plans to review the Grand Island Subs along with the city of Central City. This will include a drive-by-inspection along with taking new digital pictures. These properties will be valued using the cost approach with market derived depreciation. Sales review and pick-up will also be completed for residential properties.

## **Commercial**

The county will do a complete appraisal update of commercial and industrial properties. Properties will be physically inspected to verify current listings and new digital photos will be taken.

## **Agricultural**

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house and as necessary in consultation with an outside appraiser. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with Central Platte and Lower Loup Natural Resources Districts

## **Assessment Actions Planned for Assessment Year 2014**

### ***Residential***

The county plans to review the Clarks and Central Lakes, Thunderbird, Flatwater, Riverside and Equineus. This will include drive-by-inspections along with taking new digital pictures. These properties will be valued using the cost approach with market derived depreciation. Sales review and pick-up will be completed for residential properties.

### **Commercial**

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County are to be re-appraised in 2013. Sales and pick up work will be completed.

### **Agricultural**

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house and as necessary in consultation with an outside appraiser. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with Central Platte and Lower Loup Natural Resources Districts

## **Assessment Actions Planned for Assessment Year 2015**

### ***Residential***

The county plans to begin the review of rural improvements. This will include drive-by-inspections along with taking new digital pictures. This will include acreages and farms along with any outbuildings. There are approximately 1530 in the rural area. These properties will be valued using the cost approach with market derived depreciation. Sales review and pick-up will be completed for residential properties.

## **Commercial**

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were to be re-appraised in 2013. Sales and pick up work will be completed.

## **Agricultural**

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house and as necessary in consultation with an outside appraiser. Sales review and pick-up work will be completed for agricultural properties. Merrick County continues to monitor land use changes, using GIS, FSA records, owner information, property inspections and in cooperation with Central Platte and Lower Loup Natural Resources Districts.

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

1. Record Maintenance, Mapping updates, & Ownership changes done on a monthly basis
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - 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 Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of approximately 1,200 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, etc.
6. Homestead Exemptions; administer approximately 400 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
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 - attends 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 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, etc. This is made available to all staff even though scheduling is difficult due to limited staff.

Additional Information:

At the request of the assessor, assessor and tax information is now available on line.

Katt Surveying in cooperation with the Merrick County Surveyor is continuing survey work along the Merrick/Hamilton County line on the Platte River to ascertain proper number of acres and boundary lines. This has been a multi-year project and is projected to be completed for 2013. The Merrick-Hamilton County line was established by the 2011 State Legislature. The Polk-Merrick County line was established in 2010.

Conclusion:

In order to achieve assessment actions, \$119,404 was requested to be budgeted for the office including wages for permanent staff. An additional \$114,433 was requested for contract appraisal services including \$4,000 for TERC review. The assessor requested that survey work continue on the Platte River along the Merrick/Hamilton and Polk County line to ascertain proper number of acres.

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Assessor signature: \_\_\_\_\_

**ADENDUM**

The Appraisal Budget was reduced \$3000 to \$111,433.

**2013 Assessment Survey for Merrick County**

**A. Staffing and Funding Information**

1.	<b>Deputy(ies) on staff:</b>
	0
2.	<b>Appraiser(s) on staff:</b>
	0
3.	<b>Other full-time employees:</b>
	1
4.	<b>Other part-time employees:</b>
	1
5.	<b>Number of shared employees:</b>
	1
6.	<b>Assessor's requested budget for current fiscal year:</b>
	Office Budget only \$119,404
7.	<b>Adopted budget, or granted budget if different from above:</b>
	- -
8.	<b>Amount of the total assessor's budget set aside for appraisal work:</b>
	Mileage \$1,900
9.	<b>If appraisal/reappraisal budget is a separate levied fund, what is that amount:</b>
	Requested \$114,433; Approved \$114,433
10.	<b>Part of the assessor's budget that is dedicated to the computer system:</b>
	\$1,500
11.	<b>Amount of the assessor's budget set aside for education/workshops:</b>
	\$1,100
12.	<b>Other miscellaneous funds:</b>
13.	<b>Amount of last year's assessor's budget not used:</b>
	\$1,854.04 left of office budget

**B. Computer, Automation Information and GIS**

1.	<b>Administrative software:</b>
	MIPS/County Solutions
2.	<b>CAMA software:</b>
	MIPS/County Solutions
3.	<b>Are cadastral maps currently being used?</b>
	Yes
4.	<b>If so, who maintains the Cadastral Maps?</b>
	Assessor's Office
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Is GIS available to the public? If so, what is the web address?</b>

	No
7.	<b>Who maintains the GIS software and maps?</b>
	GIS Workshop maintains the software and the assessor and staff maintain the maps.
8.	<b>Personal Property software:</b>
	MIPS/County Solutions

### 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>
	Central City, Chapman, Clarks, Palmer, Silver Creek
4.	<b>When was zoning implemented?</b>
	1970's

### D. Contracted Services

1.	<b>Appraisal Services:</b>
	Stanard Appraisal
2.	<b>GIS Services:</b>
	GIS Workshop
3.	<b>Other services:</b>

### E. Appraisal /Listing Services

1.	<b>Does the county employ outside help for appraisal or listing services?</b>
	Yes
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>
	Per State qualifications
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>
	Yes



# 2013 Certification for Merrick County

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This is to certify that the 2013 Reports and Opinions of the Property Tax Administrator have been sent to the following:

One copy by electronic transmission to the Tax Equalization and Review Commission.

One copy by electronic transmission to the Merrick County Assessor.

Dated this 5th day of April, 2013.



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

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Ruth A. Sorensen  
Property Tax Administrator





**JANET L. PLACKE  
MERRICK COUNTY ASSESSOR  
MERRICK COUNTY COURT HOUSE  
P.O. BOX 27  
CENTRAL CITY, NE 68826  
(308) 946-2443  
Fax 308-946-2332**

February 28, 2013

Nebraska Department of Revenue  
Property Assessment Division  
301 Centennial Mall South  
P.O. Box 98919  
Lincoln, Ne 68509-8919

Re: Special Value for 2012

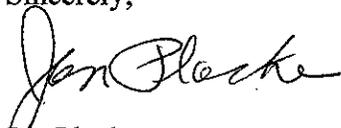
Merrick County submits this report pursuant to Title 350, Neb Regulation 11-005.04.

I have reviewed the eight Special Valuation Applications on file in Merrick County.

Although, Merrick County has Special Valuation Applications on file it has not instituted Special Valuation as there is no evidence of any outside influence on the agricultural land values. The parcels identified in the Special Value Applications are valued the same as other agricultural land in the county

The Special Valuation Applications on file are for parcels equally located between the north and south half of the county.

Sincerely,



Jan Placke  
Merrick County Assessor

**RECEIVED**

**MAR 04 2013**

**NEBRASKA DEPT. OF REVENUE  
PROPERTY ASSESSMENT DIVISION**