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# 2014 Commission Summary

## for Dundy County

### Residential Real Property - Current

| | | | |
|---|---|---|---|
| Number of Sales | 53 | Median | 100.31 |
| Total Sales Price | $2,508,909 | Mean | 101.43 |
| Total Adj. Sales Price | $2,508,909 | Wgt. Mean | 93.95 |
| Total Assessed Value | $2,356,995 | Average Assessed Value of the Base | $35,129 |
| Avg. Adj. Sales Price | $47,338 | Avg. Assessed Value | $44,472 |

### Confidence Interval - Current

| | |
|---|---|
| 95% Median C.I | 90.43 to 107.09 |
| 95% Wgt. Mean C.I | 80.79 to 107.10 |
| 95% Mean C.I | 93.45 to 109.41 |
| % of Value of the Class of all Real Property Value in the | 5.06 |
| % of Records Sold in the Study Period | 5.69 |
| % of Value Sold in the Study Period | 7.20 |

### Residential Real Property - History

| Year | Number of Sales | LOV | Median |
|---|---|---|---|
| **2013** | 44 | 92 | 91.54 |
| **2012** | 38 | 95 | 94.64 |
| **2011** | 53 | 96 | 96 |
| **2010** | 51 | 99 | 99 |

# 2014 Commission Summary

## for Dundy County

### Commercial Real Property - Current

| | | | |
|---|---|---|---|
| Number of Sales | 6 | Median | 82.85 |
| Total Sales Price | $479,500 | Mean | 81.38 |
| Total Adj. Sales Price | $369,500 | Wgt. Mean | 75.35 |
| Total Assessed Value | $278,435 | Average Assessed Value of the Base | $39,330 |
| Avg. Adj. Sales Price | $61,583 | Avg. Assessed Value | $46,406 |

### Confidence Interval - Current

| | |
|---|---|
| 95% Median C.I | 52.69 to 111.23 |
| 95% Wgt. Mean C.I | 56.32 to 94.39 |
| 95% Mean C.I | 56.23 to 106.53 |
| % of Value of the Class of all Real Property Value in the County | 1.26 |
| % of Records Sold in the Study Period | 2.88 |
| % of Value Sold in the Study Period | 3.40 |

### Commercial Real Property - History

| Year | Number of Sales | LOV | Median |
|---|---|---|---|
| **2013** | 6 | | 68.70 |
| **2012** | 7 | | 84.64 |
| **2011** | 6 | | 97 |
| **2010** | 10 | 100 | 94 |

# 2014 Opinions of the Property Tax Administrator for Dundy County

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

| Class | Level of Value | Quality of Assessment | Non-binding recommendation |
|---|---|---|---|
| **Residential Real Property** | **100** | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| **Commercial Real Property** | **100** | Meets generally accepted mass appraisal practices. | No recommendation. |
| | | | |
| **Agricultural Land** | **69** | Does not meet generally accepted mass appraisal practices. | MrktArea:1; Dry; +27% |
| | | | |

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

Dated this 7th day of April, 2014.

Ruth A. Sorensen
Property Tax Administrator

# 2014 Residential Assessment Actions for Dundy County

All residential properties, including rural home sites, recreational, improvements on leased land, city, village, and towns have been reviewed between 2009 and 2014.

Residential structures in Haigler were revalued for 2014 using the 06/13 Marshall & Swift costs.

There have been a few remodels, a few demolitions, a few add-ons and, as usual, a few mobile home occurrences. Some residences have been improved and several have deteriorated, requiring additional depreciation or condition adjustments. Metal carports have sprung up on many properties.

Residential structures in all locations, including farm home sites, will be updated with 06/13 Marshall & Swift costs and a new depreciation schedule in 2015.

# 2014 Residential Assessment Survey for Dundy County

| | |
|---|---|
| **1.** | **Valuation data collection done by:** |
| | County Assessor |
| **2.** | **List the valuation groupings recognized by the County and describe the unique characteristics of each:** |

| Valuation Grouping | Description of unique characteristics |
|---|---|
| 01 | Within and close proximity to Benkelman City Limits |
| 02 | Within and close proximity to Haigler Village Limits |
| 03 | Outside City and Village Limits (Rural, Max, Parks) |

| | |
|---|---|
| **3.** | **List and describe the approach(es) used to estimate the market value of residential properties.** |
| | Cost Approach and Sales Comparison; little or no rental information for the Income Approach. |
| **4.** | **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?** |
| | They are developed by the county. |
| **5.** | **Are individual depreciation tables developed for each valuation grouping?** |
| | Planned for Haigler in 2014 and the others in 2015. |
| **6.** | **Describe the methodology used to determine the residential lot values?** |
| | Sales, usually very few if any within a 2-year period. |
| **7.** | |

| Valuation Grouping | Date of Depreciation Tables | Date of Costing | Date of Lot Value Study |
|---|---|---|---|
| 01 | 2006 - 2012 | 2003 | |
| 02 | 2014 | 2003 | |
| 03 | 2006 - 2012 | 2003 | |

Lot studies are on-going with very few vacant lot sales.

# 2014 Residential Correlation Section for Dundy County

## County Overview

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

## Description of Analysis

The assessment actions follow the six year review cycle and the projected three plan of assessment; all residential properties including rural homes sites, recreational, improvements on leased land, city, village, and towns have been reviewed between 2009 and 2014. Residential structures in Haigler were revalued for 2014 using the 06/13 Marshall & Swift cost indexes.

Three Valuation Groupings have been identified; Valuation Grouping 01 (Benkelman), Valuation Grouping 02 (Haigler) and Valuation Grouping 03 (Rural). However, the entire county relies heavily on the agricultural economics of the area. The towns are small and the residential market is not strong. Approximately 40% of the sampling is made up of low dollar sales, sales of $30,000 or less. However, when looking at the subclass Sale Price the comparison of the average adjusted sales price to the average assessed value shows only a minimal difference; 4 sales less than 5,000 – a $170 difference, 10 sales less than 15,000 – a $345 difference, and 21 sales less than 30,000 - $1198 difference.

## Sales Qualification

Dundy County has a consistent procedure that is utilized for residential sales verification. A department review of the non-qualified sales demonstrates a sufficient explanation in the County notes section to substantiate the reason for the exclusion from the qualified sales sample. There is no evidence of excessive trimming in the file.

## Equalization and Quality of Assessment

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

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

# 2014 Residential Correlation Section for Dundy County

**Level of Value**

Based on all available information, the level of value for the residential property in Dundy County is 100%.

# 2014 Commercial Assessment Actions for Dundy County

All Commercial Property in Dundy County has been reviewed from 2009 through 2014. In 2013, there were a few new additions, some alterations and a few demolished or removed buildings or parts of buildings. The strongest activity has been in the agricultural-related businesses, especially grain storage and handling.

The grain elevator in Haigler has purchased a few residential properties along or near the railroad right-of-way for what appears to be excessive prices. The structures have been removed and the land leveled and prepared for construction. It is unclear at this time if the properties will be improved with horizontal grain storage bunkers or with more sophisticated grain handling structures.

Commercial sales included only 7 arm's length sales between 10/01/2010 and 09/30/2013.

The Commercial properties in Haigler were revalued, using the 06/13 Marshall Valuation Service costs and an updated depreciation table. All Commercial properties in Dundy County were initially scheduled by the assessor to be revalued, but have been rescheduled for 2015. Time, energy, clerical personnel resources, and a need to pursue personal interests on most weekends caused the assessor to lower expectations.

The TIF Grain/Fertilizer facility made no improvements during 2013.

Operating minerals have been revalued for 2014, based upon leasehold summary valuations for Working Interests and Royalty Interests.

There have been no new filings for Separate Assessment of Mineral Interests. Non-operating minerals were not revalued for 2014.

Improved properties owned by Railroad and Public Service companies have been superficially reviewed and photographed. The records have been updated.

# 2014 Commercial Assessment Survey for Dundy County

| | |
|---|---|
| **1.** | **Valuation data collection done by:** |
| | County Assessor |
| **2.** | **List the valuation groupings recognized in the County and describe the unique characteristics of each:** |

| Valuation Grouping | Description of unique characteristics |
|---|---|
| 01 | Within and close proximity to Benkelman City Limits |
| 02 | Within and close proximity to Haigler Village Limits |
| 03 | Outside City and Village Limits (Rural, Max, Parks) |

| | |
|---|---|
| **3.** | **List and describe the approach(es) used to estimate the market value of commercial properties.** |
| | Predominantly the Cost Approach and some Sales Comparison. |
| **3a.** | **Describe the process used to determine the value of unique commercial properties.** |
| | Research other jurisdictions, available costs from Marshall Valuation Service, owner-provided in many cases. |
| **4.** | **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?** |
| | County-development from sparse information over a 5 year period (10-01-2008 to 09-30-2013). |
| **5.** | **Are individual depreciation tables developed for each valuation grouping?** |
| | No |
| **6.** | **Describe the methodology used to determine the commercial lot values.** |
| | Sales Comparison if available. Very few sales within last decade. |
| **7.** | |

| Valuation Grouping | Date of Depreciation Tables | Date of Costing | Date of Lot Value Study |
|---|---|---|---|
| 01 | 2014 | 2013 | 2003 |
| 02 | 2014 | 2013 | 2003 |
| 03 | 2014 | 2013 | 2003 |

# 2014 Commercial Correlation Section for Dundy County

## County Overview

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

## Description of Analysis

The statistical sampling of 6 commercial sales is not considered an adequate and reliable sample for the measurement of the commercial class of real property in Dundy County. The commercial population is spread over 46 different occupancy codes. The primary codes are for office buildings, retail stores, utility buildings and service repair garages. There are not enough sales in the sales file to represent the population as a whole or by substratum.

The assessor stays on target with the three year plan of assessment and the six year physical inspection and review cycle; all commercial property has been reviewed from 2009 through 2014. Also, for 2014 the commercial properties in Haigler were revalued using the 06/13 Marshall Valuation Service costs and an updated depreciation table.

## Sales Qualification

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

## Equalization and Quality of Assessment

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

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

## Level of Value

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

**Agricultural and/or**
**Special Valuation Reports**

# 2014 Agricultural Assessment Actions for Dundy County

New structures were reviewed, listed, measured, and added to assessment records. Removed, demolished, and 100% obsolete structures were deleted from assessment records.

Improvements, including residential structures and outbuildings, have been reviewed, photographed and updated for the 6-year review on approximately 320 of the 717 improved agricultural sites. Some agricultural parcels have multiple improvement sites but the Abstract of Assessment counts only the parcels.

The remaining 397 improved agricultural sites will be reviewed within the remaining months of 2014.

Of the remaining 397 improved agricultural sites, 279 are minimal value improvements, such as bins, sheds, livestock shelters, and, in some cases, non-functional residential structures. The improvement value of minimal-value sites range from $4 to $5,000.

Allocation acres decertified by NRD were reclassified, revalued, and noted upon relative assessment acres. All reported land changes and some expired CRP acres being changed to dry cropland were updated on assessment records.

All agricultural land was reviewed and updated with the most recent soil survey in 2010.

Sales, both improved and unimproved, that occurred in Dundy County between 10/01/2010 and 09/30/2013 were studied and used to develop the assessor's version of 2014 values for Irrigated Cropland, Dry Cropland, and Grassland.

# 2014 Agricultural Assessment Survey for Dundy County

| | |
|---|---|
| **1.** | **Valuation data collection done by:** |
| | County Assessor |
| **2.** | **List each market area, and describe the location and the specific characteristics that make each unique.** |

| Market Area | Description of unique characteristics |
|---|---|
| 01 | Total County |

| | |
|---|---|
| **3.** | **Describe the process used to determine and monitor market areas.** |
| | Sales analysis. |
| **4.** | **Describe the process used to identify rural residential land and recreational land in the county apart from agricultural land.** |
| | Viewing and talking to owners. |
| **5.** | **Do farm home sites carry the same value as rural residential home sites? If not, what are the market differences?** |
| | No. There are no sales for farm home sites, the use is different. Farm home sites are complimentary and sometimes necessary to the "farm", usually with livestock buildings or other ag-related structures and often with the prevailing odors adjacent to or upon the land, equipment traffic, and fuel and chemical storage all on one acre. Residential home sites stand alone as residential property with a distinct market starting with the land only in newer sites. Farm home sites are included in the property "bundle" in the sales of ag property. If the ag home site should be split off in ownership from the rest of the farm, it would become a residential home site, revalued accordingly. |
| **6.** | **Describe the process used to identify and monitor the influence of non-agricultural characteristics.** |
| | Viewing and talking to owners. |
| **7.** | **Have special valuation applications been filed in the county? If a value difference is recognized describe the process used to develop the uninfluenced value.** |
| | No |
| **8.** | **If applicable, describe the process used to develop assessed values for parcels enrolled in the Wetland Reserve Program.** |
| | Indentified as Site - valued at half of recreatlonal land. No market available. |

# Dundy County 2014 Average Acre Value Comparison

| County | Mkt Area | 1A1 | 1A | 2A1 | 2A | 3A1 | 3A | 4A1 | 4A | WEIGHTED AVG IRR |
|---|---|---|---|---|---|---|---|---|---|---|
| Dundy | 1 | N/A | 2,519 | 2,587 | 2,593 | 2,541 | 2,549 | 2,585 | 2,599 | 2,576 |
| Chase | 1 | N/A | 3,500 | 3,498 | 3,500 | 3,500 | 3,300 | 3,300 | 3,300 | 3,434 |
| Hayes | 1 | 2,500 | 2,500 | 2,260 | 2,260 | 2,100 | 2,100 | 1,950 | 1,950 | 2,282 |
| Hitchcock | 90 | 2,600 | 2,600 | 2,500 | 2,500 | 2,400 | 2,400 | 2,300 | 2,300 | 2,559 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

| County | Mkt Area | 1D1 | 1D | 2D1 | 2D | 3D1 | 3D | 4D1 | 4D | WEIGHTED AVG DRY |
|---|---|---|---|---|---|---|---|---|---|---|
| Dundy | 1 | N/A | 1,006 | 696 | 723 | 717 | 520 | 529 | 515 | 802 |
| Chase | 1 | N/A | 1,150 | 1,150 | 1,150 | 1,000 | 1,000 | 1,000 | 1,000 | 1,112 |
| Hayes | 1 | 1,230 | 1,230 | 1,090 | 1,090 | 1,040 | 1,040 | 990 | 990 | 1,159 |
| Hitchcock | 90 | 1,300 | 1,301 | 1,226 | 1,200 | 1,100 | 1,100 | 1,000 | 1,002 | 1,255 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

| County | Mkt Area | 1G1 | 1G | 2G1 | 2G | 3G1 | 3G | 4G1 | 4G | WEIGHTED AVG GRASS |
|---|---|---|---|---|---|---|---|---|---|---|
| Dundy | 1 | N/A | 350 | 350 | 350 | 350 | 352 | 350 | 350 | 350 |
| Chase | 1 | N/A | 410 | 410 | 410 | 410 | 410 | 410 | 410 | 410 |
| Hayes | 1 | 360 | 404 | 416 | 383 | 393 | 394 | 365 | 360 | 370 |
| Hitchcock | 90 | 530 | 365 | 365 | 378 | 365 | 365 | 370 | 365 | 365 |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |
| | | | | | | | | | | |

Source: 2014 Abstract of Assessment, Form 45, Schedule IX

# 2014 Agricultural Correlation Section for Dundy County

## County Overview

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

## Description of Analysis

For 2014, county wide increases to grass amounted to 9%, and irrigated amounted to 63%. Analysis of the irrigated values within the subclass greater than 80% majority land use, with sufficient sales, indicates assessment levels are within the acceptable range. Grass values indicate assessment levels are within the acceptable range for both substrata greater than 95% MLU and greater than 80% MLU. Both the irrigated and grass values are similar to adjoining counties. For the subclass of dry land however, the adjustments the assessor made of 13% on the upper end and 18% on the bottom end do not appear to have increased parallel to general sales analysis and economic conditions considering cropland in the area is moving 35-45%.

## Sales Qualification

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

## Equalization and Quality of Assessment

Based on a correlation of all available information, the level of value for the irrigated and grass land is acceptable but the level of value for the dry land is not. Since the tax burden is essentially shifted to the irrigated and grass sectors as a result of the assessor’s failure to increase dry land, assessment practices are not in compliance with accepted mass appraisal standards.

## Level of Value

The level of value for the grass land is determined to be 75%; statistical measures may very slightly after applying the 27% increase to the dry land but all analysis indicate that the grass is within the acceptable range. Lack of middle year sales is weighting the analysis toward older years; market projections may be for much higher grass values next year. The level of value of

irrigated land is best represented by the greater than 80% majority land use; which is 69% utilizing a sampling of 19 sales.

**Non-Binding Recommendation**

The recommendation of the Property Tax Administrator is to increase dry land 27% in Dundy County to bring the dry land subclass level of value to the midpoint of the acceptable range.

| | Dundy | Chase | Hitchcock | Hayes |
|---|---|---|---|---|
| Dry | 1029 | 1112 | 1254 | 1159 |
| Irrigated | 2575 | 3434 | 2558 | 2281 |
| Grass | 350 | 360 | 365 | 410 |

The resulting values expected from a 27% increase would put the assessed values within the acceptable range and the values would be reasonably similar to similar markets in adjoining counties, as indicated in the chart above.

**29 Dundy**

**RESIDENTIAL**

## PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Number of Sales : | 53 | MEDIAN : | 100 | COV : | 29.22 | 95% Median C.I. : | 90.43 to 107.09 |
| Total Sales Price : | 2,508,909 | WGT. MEAN : | 94 | STD : | 29.64 | 95% Wgt. Mean C.I. : | 80.79 to 107.10 |
| Total Adj. Sales Price : | 2,508,909 | MEAN : | 101 | Avg. Abs. Dev : | 21.68 | 95% Mean C.I. : | 93.45 to 109.41 |
| Total Assessed Value : | 2,356,995 | | | | | | |
| Avg. Adj. Sales Price : | 47,338 | COD : | 21.61 | MAX Sales Ratio : | 171.10 | | |
| Avg. Assessed Value : | 44,472 | PRD : | 107.96 | MIN Sales Ratio : | 24.96 | | *Printed:3/28/2014 1:35:54PM* |

**DATE OF SALE ***

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---|---|---|---|---|---|---|---|---|---|---|---|
| _____Qrtrs_____ | | | | | | | | | | | |
| 01-OCT-11 To 31-DEC-11 | 5 | 104.47 | 103.19 | 78.16 | 28.59 | 132.02 | 58.08 | 171.10 | N/A | 29,047 | 22,703 |
| 01-JAN-12 To 31-MAR-12 | 7 | 92.38 | 89.56 | 87.13 | 13.00 | 102.79 | 58.13 | 107.09 | 58.13 to 107.09 | 27,329 | 23,811 |
| 01-APR-12 To 30-JUN-12 | 6 | 101.11 | 98.18 | 91.23 | 09.59 | 107.62 | 74.71 | 110.90 | 74.71 to 110.90 | 44,417 | 40,522 |
| 01-JUL-12 To 30-SEP-12 | 10 | 114.63 | 108.21 | 100.77 | 20.12 | 107.38 | 48.14 | 149.36 | 83.04 to 137.75 | 42,095 | 42,420 |
| 01-OCT-12 To 31-DEC-12 | 6 | 73.70 | 88.31 | 77.16 | 47.57 | 114.45 | 24.96 | 155.94 | 24.96 to 155.94 | 114,417 | 88,284 |
| 01-JAN-13 To 31-MAR-13 | 4 | 94.46 | 93.84 | 92.21 | 06.11 | 101.77 | 86.45 | 100.00 | N/A | 31,341 | 28,900 |
| 01-APR-13 To 30-JUN-13 | 5 | 101.69 | 106.12 | 117.36 | 08.20 | 90.42 | 94.24 | 132.18 | N/A | 36,840 | 43,236 |
| 01-JUL-13 To 30-SEP-13 | 10 | 106.68 | 112.60 | 112.09 | 24.55 | 100.45 | 72.37 | 168.27 | 74.07 to 165.80 | 48,886 | 54,798 |
| _____Study Yrs_____ | | | | | | | | | | | |
| 01-OCT-11 To 30-SEP-12 | 28 | 101.11 | 100.50 | 92.53 | 19.75 | 108.61 | 48.14 | 171.10 | 90.40 to 109.33 | 36,571 | 33,840 |
| 01-OCT-12 To 30-SEP-13 | 25 | 100.00 | 102.47 | 94.92 | 23.58 | 107.95 | 24.96 | 168.27 | 86.45 to 110.05 | 59,397 | 56,378 |
| _____Calendar Yrs_____ | | | | | | | | | | | |
| 01-JAN-12 To 31-DEC-12 | 29 | 96.58 | 97.51 | 87.12 | 23.32 | 111.93 | 24.96 | 155.94 | 83.04 to 110.82 | 53,974 | 47,025 |
| _____ALL_____ | 53 | 100.31 | 101.43 | 93.95 | 21.61 | 107.96 | 24.96 | 171.10 | 90.43 to 107.09 | 47,338 | 44,472 |

**VALUATION GROUPING**

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 01 | 32 | 101.71 | 104.67 | 106.15 | 25.19 | 98.61 | 48.14 | 168.27 | 84.46 to 122.17 | 46,796 | 49,675 |
| 02 | 14 | 101.40 | 103.48 | 92.42 | 12.57 | 111.97 | 72.37 | 171.10 | 90.40 to 107.09 | 22,863 | 21,131 |
| 03 | 7 | 92.38 | 82.50 | 68.21 | 21.70 | 120.95 | 24.96 | 110.82 | 24.96 to 110.82 | 98,766 | 67,366 |
| _____ALL_____ | 53 | 100.31 | 101.43 | 93.95 | 21.61 | 107.96 | 24.96 | 171.10 | 90.43 to 107.09 | 47,338 | 44,472 |

**PROPERTY TYPE ***

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 01 | 47 | 100.00 | 101.80 | 93.66 | 23.87 | 108.69 | 24.96 | 171.10 | 90.40 to 109.33 | 51,179 | 47,933 |
| 06 | | | | | | | | | | | |
| 07 | 6 | 100.71 | 98.50 | 100.63 | 04.42 | 97.88 | 82.62 | 104.47 | 82.62 to 104.47 | 17,250 | 17,360 |
| _____ALL_____ | 53 | 100.31 | 101.43 | 93.95 | 21.61 | 107.96 | 24.96 | 171.10 | 90.43 to 107.09 | 47,338 | 44,472 |

**29 Dundy**

**RESIDENTIAL**

## PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2011 To 9/30/2013 Posted on: 1/1/2014

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Number of Sales : | 53 | MEDIAN : | 100 | COV : | 29.22 | 95% Median C.I. : | 90.43 to 107.09 |
| Total Sales Price : | 2,508,909 | WGT. MEAN : | 94 | STD : | 29.64 | 95% Wgt. Mean C.I. : | 80.79 to 107.10 |
| Total Adj. Sales Price : | 2,508,909 | MEAN : | 101 | Avg. Abs. Dev : | 21.68 | 95% Mean C.I. : | 93.45 to 109.41 |
| Total Assessed Value : | 2,356,995 | | | | | | |
| Avg. Adj. Sales Price : | 47,338 | COD : | 21.61 | MAX Sales Ratio : | 171.10 | | |
| Avg. Assessed Value : | 44,472 | PRD : | 107.96 | MIN Sales Ratio : | 24.96 | | *Printed:3/28/2014 1:35:54PM* |

**SALE PRICE ***

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---|---|---|---|---|---|---|---|---|---|---|---|
| _____Low $ Ranges_____ | | | | | | | | | | | |
| Less Than 5,000 | 4 | 101.00 | 118.28 | 104.71 | 17.94 | 112.96 | 100.00 | 171.10 | N/A | 3,599 | 3,769 |
| Less Than 15,000 | 10 | 100.71 | 107.67 | 105.13 | 21.25 | 102.42 | 67.20 | 171.10 | 81.20 to 165.80 | 6,740 | 7,085 |
| Less Than 30,000 | 21 | 104.47 | 108.94 | 109.20 | 19.33 | 99.76 | 48.14 | 171.10 | 100.00 to 120.34 | 13,019 | 14,217 |
| __Ranges Excl. Low $__ | | | | | | | | | | | |
| Greater Than 4,999 | 49 | 99.36 | 100.05 | 93.88 | 22.09 | 106.57 | 24.96 | 168.27 | 90.40 to 107.09 | 50,908 | 47,794 |
| Greater Than 14,999 | 43 | 99.36 | 99.98 | 93.64 | 21.86 | 106.77 | 24.96 | 168.27 | 90.40 to 109.33 | 56,779 | 53,166 |
| Greater Than 29,999 | 32 | 93.79 | 96.50 | 92.08 | 22.96 | 104.80 | 24.96 | 168.27 | 83.04 to 109.33 | 69,860 | 64,326 |
| __Incremental Ranges__ | | | | | | | | | | | |
| 0 TO 4,999 | 4 | 101.00 | 118.28 | 104.71 | 17.94 | 112.96 | 100.00 | 171.10 | N/A | 3,599 | 3,769 |
| 5,000 TO 14,999 | 6 | 91.86 | 100.59 | 105.24 | 25.68 | 95.58 | 67.20 | 165.80 | 67.20 to 165.80 | 8,833 | 9,296 |
| 15,000 TO 29,999 | 11 | 108.91 | 110.09 | 110.54 | 15.69 | 99.59 | 48.14 | 149.36 | 94.24 to 137.75 | 18,727 | 20,701 |
| 30,000 TO 59,999 | 20 | 94.48 | 95.54 | 93.92 | 17.54 | 101.72 | 58.08 | 168.27 | 84.46 to 103.30 | 40,708 | 38,231 |
| 60,000 TO 99,999 | 5 | 118.59 | 115.30 | 114.86 | 20.70 | 100.38 | 72.37 | 155.94 | N/A | 72,072 | 82,782 |
| 100,000 TO 149,999 | 3 | 79.79 | 95.56 | 94.87 | 24.01 | 100.73 | 74.71 | 132.18 | N/A | 105,333 | 99,930 |
| 150,000 TO 249,999 | 3 | 90.43 | 82.21 | 83.87 | 39.18 | 98.02 | 24.96 | 131.25 | N/A | 156,667 | 131,389 |
| 250,000 TO 499,999 | 1 | 67.61 | 67.61 | 67.61 | 00.00 | 100.00 | 67.61 | 67.61 | N/A | 275,000 | 185,935 |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | |
| _____ALL_____ | 53 | 100.31 | 101.43 | 93.95 | 21.61 | 107.96 | 24.96 | 171.10 | 90.43 to 107.09 | 47,338 | 44,472 |

**29 Dundy**

**COMMERCIAL**

## PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Number of Sales : | 6 | MEDIAN : | 83 | COV : | 29.44 | 95% Median C.I. : | 52.69 to 111.23 |
| Total Sales Price : | 479,500 | WGT. MEAN : | 75 | STD : | 23.96 | 95% Wgt. Mean C.I. : | 56.32 to 94.39 |
| Total Adj. Sales Price : | 369,500 | MEAN : | 81 | Avg. Abs. Dev : | 20.48 | 95% Mean C.I. : | 56.23 to 106.53 |
| Total Assessed Value : | 278,435 | | | | | | |
| Avg. Adj. Sales Price : | 61,583 | COD : | 24.72 | MAX Sales Ratio : | 111.23 | | |
| Avg. Assessed Value : | 46,406 | PRD : | 108.00 | MIN Sales Ratio : | 52.69 | | *Printed:3/28/2014 1:35:55PM* |

**DATE OF SALE ***

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---|---|---|---|---|---|---|---|---|---|---|---|
| _____Qrtrs_____ | | | | | | | | | | | |
| 01-OCT-10 To 31-DEC-10 | | | | | | | | | | | |
| 01-JAN-11 To 31-MAR-11 | 3 | 71.93 | 75.08 | 70.96 | 22.20 | 105.81 | 52.69 | 100.61 | N/A | 64,000 | 45,416 |
| 01-APR-11 To 30-JUN-11 | | | | | | | | | | | |
| 01-JUL-11 To 30-SEP-11 | | | | | | | | | | | |
| 01-OCT-11 To 31-DEC-11 | | | | | | | | | | | |
| 01-JAN-12 To 31-MAR-12 | | | | | | | | | | | |
| 01-APR-12 To 30-JUN-12 | | | | | | | | | | | |
| 01-JUL-12 To 30-SEP-12 | | | | | | | | | | | |
| 01-OCT-12 To 31-DEC-12 | 2 | 84.66 | 84.66 | 74.75 | 31.40 | 113.26 | 58.08 | 111.23 | N/A | 63,750 | 47,654 |
| 01-JAN-13 To 31-MAR-13 | | | | | | | | | | | |
| 01-APR-13 To 30-JUN-13 | 1 | 93.76 | 93.76 | 93.76 | 00.00 | 100.00 | 93.76 | 93.76 | N/A | 50,000 | 46,881 |
| 01-JUL-13 To 30-SEP-13 | | | | | | | | | | | |
| _____Study Yrs_____ | | | | | | | | | | | |
| 01-OCT-10 To 30-SEP-11 | 3 | 71.93 | 75.08 | 70.96 | 22.20 | 105.81 | 52.69 | 100.61 | N/A | 64,000 | 45,416 |
| 01-OCT-11 To 30-SEP-12 | | | | | | | | | | | |
| 01-OCT-12 To 30-SEP-13 | 3 | 93.76 | 87.69 | 80.11 | 18.90 | 109.46 | 58.08 | 111.23 | N/A | 59,167 | 47,396 |
| _____Calendar Yrs_____ | | | | | | | | | | | |
| 01-JAN-11 To 31-DEC-11 | 3 | 71.93 | 75.08 | 70.96 | 22.20 | 105.81 | 52.69 | 100.61 | N/A | 64,000 | 45,416 |
| 01-JAN-12 To 31-DEC-12 | 2 | 84.66 | 84.66 | 74.75 | 31.40 | 113.26 | 58.08 | 111.23 | N/A | 63,750 | 47,654 |
| _____ALL_____ | 6 | 82.85 | 81.38 | 75.35 | 24.72 | 108.00 | 52.69 | 111.23 | 52.69 to 111.23 | 61,583 | 46,406 |

**VALUATION GROUPING**

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 01 | 5 | 71.93 | 75.41 | 71.00 | 23.24 | 106.21 | 52.69 | 100.61 | N/A | 65,900 | 46,789 |
| 02 | 1 | 111.23 | 111.23 | 111.23 | 00.00 | 100.00 | 111.23 | 111.23 | N/A | 40,000 | 44,491 |
| _____ALL_____ | 6 | 82.85 | 81.38 | 75.35 | 24.72 | 108.00 | 52.69 | 111.23 | 52.69 to 111.23 | 61,583 | 46,406 |

**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 | 6 | 82.85 | 81.38 | 75.35 | 24.72 | 108.00 | 52.69 | 111.23 | 52.69 to 111.23 | 61,583 | 46,406 |
| 04 | | | | | | | | | | | |
| _____ALL_____ | 6 | 82.85 | 81.38 | 75.35 | 24.72 | 108.00 | 52.69 | 111.23 | 52.69 to 111.23 | 61,583 | 46,406 |

**29 Dundy**

**COMMERCIAL**

## PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Number of Sales : | 6 | MEDIAN : | 83 | COV : | 29.44 | 95% Median C.I. : | 52.69 to 111.23 |
| Total Sales Price : | 479,500 | WGT. MEAN : | 75 | STD : | 23.96 | 95% Wgt. Mean C.I. : | 56.32 to 94.39 |
| Total Adj. Sales Price : | 369,500 | MEAN : | 81 | Avg. Abs. Dev : | 20.48 | 95% Mean C.I. : | 56.23 to 106.53 |
| Total Assessed Value : | 278,435 | | | | | | |
| Avg. Adj. Sales Price : | 61,583 | COD : | 24.72 | MAX Sales Ratio : | 111.23 | | |
| Avg. Assessed Value : | 46,406 | PRD : | 108.00 | MIN Sales Ratio : | 52.69 | | *Printed:3/28/2014 1:35:55PM* |

**SALE PRICE ***

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---|---|---|---|---|---|---|---|---|---|---|---|
| _____Low $ Ranges_____ | | | | | | | | | | | |
| Less Than 5,000 | | | | | | | | | | | |
| Less Than 15,000 | | | | | | | | | | | |
| Less Than 30,000 | 1 | 100.61 | 100.61 | 100.61 | 00.00 | 100.00 | 100.61 | 100.61 | N/A | 17,000 | 17,104 |
| __Ranges Excl. Low $__ | | | | | | | | | | | |
| Greater Than 4,999 | 6 | 82.85 | 81.38 | 75.35 | 24.72 | 108.00 | 52.69 | 111.23 | 52.69 to 111.23 | 61,583 | 46,406 |
| Greater Than 14,999 | 6 | 82.85 | 81.38 | 75.35 | 24.72 | 108.00 | 52.69 | 111.23 | 52.69 to 111.23 | 61,583 | 46,406 |
| Greater Than 29,999 | 5 | 71.93 | 77.54 | 74.14 | 26.19 | 104.59 | 52.69 | 111.23 | N/A | 70,500 | 52,266 |
| __Incremental Ranges__ | | | | | | | | | | | |
| 0 TO 4,999 | | | | | | | | | | | |
| 5,000 TO 14,999 | | | | | | | | | | | |
| 15,000 TO 29,999 | 1 | 100.61 | 100.61 | 100.61 | 00.00 | 100.00 | 100.61 | 100.61 | N/A | 17,000 | 17,104 |
| 30,000 TO 59,999 | 3 | 93.76 | 85.89 | 87.85 | 20.81 | 97.77 | 52.69 | 111.23 | N/A | 41,667 | 36,604 |
| 60,000 TO 99,999 | 1 | 58.08 | 58.08 | 58.08 | 00.00 | 100.00 | 58.08 | 58.08 | N/A | 87,500 | 50,816 |
| 100,000 TO 149,999 | | | | | | | | | | | |
| 150,000 TO 249,999 | | | | | | | | | | | |
| 250,000 TO 499,999 | 1 | 71.93 | 71.93 | 71.93 | 00.00 | 100.00 | 71.93 | 71.93 | N/A | 140,000 | 100,703 |
| 500,000 TO 999,999 | | | | | | | | | | | |
| 1,000,000 + | | | | | | | | | | | |
| _____ALL_____ | 6 | 82.85 | 81.38 | 75.35 | 24.72 | 108.00 | 52.69 | 111.23 | 52.69 to 111.23 | 61,583 | 46,406 |

**OCCUPANCY CODE**

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 343 | 1 | 71.93 | 71.93 | 71.93 | 00.00 | 100.00 | 71.93 | 71.93 | N/A | 140,000 | 100,703 |
| 344 | 1 | 100.61 | 100.61 | 100.61 | 00.00 | 100.00 | 100.61 | 100.61 | N/A | 17,000 | 17,104 |
| 350 | 1 | 111.23 | 111.23 | 111.23 | 00.00 | 100.00 | 111.23 | 111.23 | N/A | 40,000 | 44,491 |
| 353 | 1 | 52.69 | 52.69 | 52.69 | 00.00 | 100.00 | 52.69 | 52.69 | N/A | 35,000 | 18,440 |
| 442 | 1 | 93.76 | 93.76 | 93.76 | 00.00 | 100.00 | 93.76 | 93.76 | N/A | 50,000 | 46,881 |
| 471 | 1 | 58.08 | 58.08 | 58.08 | 00.00 | 100.00 | 58.08 | 58.08 | N/A | 87,500 | 50,816 |
| _____ALL_____ | 6 | 82.85 | 81.38 | 75.35 | 24.72 | 108.00 | 52.69 | 111.23 | 52.69 to 111.23 | 61,583 | 46,406 |

**29 Dundy**

**AGRICULTURAL LAND**

## PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Number of Sales : | 79 | MEDIAN : | 69 | COV : | 33.61 | 95% Median C.I. : | 65.78 to 73.89 |
| Total Sales Price : | 55,075,846 | WGT. MEAN : | 68 | STD : | 24.18 | 95% Wgt. Mean C.I. : | 61.11 to 74.91 |
| Total Adj. Sales Price : | 54,326,892 | MEAN : | 72 | Avg. Abs. Dev : | 16.54 | 95% Mean C.I. : | 66.61 to 77.27 |
| Total Assessed Value : | 36,948,918 | | | | | | |
| Avg. Adj. Sales Price : | 687,682 | COD : | 23.82 | MAX Sales Ratio : | 187.64 | | |
| Avg. Assessed Value : | 467,708 | PRD : | 105.78 | MIN Sales Ratio : | 33.14 | | *Printed:3/28/2014 1:35:56PM* |

**DATE OF SALE ***

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---|---|---|---|---|---|---|---|---|---|---|---|
| _____Qrtrs_____ | | | | | | | | | | | |
| 01-OCT-10 To 31-DEC-10 | 13 | 77.53 | 85.16 | 87.53 | 19.21 | 97.29 | 63.11 | 145.73 | 69.98 to 89.13 | 233,052 | 203,991 |
| 01-JAN-11 To 31-MAR-11 | 6 | 90.78 | 87.80 | 92.49 | 12.79 | 94.93 | 70.00 | 102.17 | 70.00 to 102.17 | 654,450 | 605,323 |
| 01-APR-11 To 30-JUN-11 | 4 | 77.08 | 83.36 | 79.15 | 21.43 | 105.32 | 65.78 | 113.48 | N/A | 250,762 | 198,469 |
| 01-JUL-11 To 30-SEP-11 | 3 | 78.07 | 79.50 | 81.22 | 03.51 | 97.88 | 76.10 | 84.33 | N/A | 330,224 | 268,206 |
| 01-OCT-11 To 31-DEC-11 | 7 | 54.25 | 60.61 | 63.30 | 31.65 | 95.75 | 39.78 | 92.05 | 39.78 to 92.05 | 438,714 | 277,704 |
| 01-JAN-12 To 31-MAR-12 | 11 | 60.43 | 58.17 | 62.27 | 17.41 | 93.42 | 42.44 | 73.76 | 42.65 to 70.76 | 534,460 | 332,829 |
| 01-APR-12 To 30-JUN-12 | 1 | 33.14 | 33.14 | 33.14 | 00.00 | 100.00 | 33.14 | 33.14 | N/A | 648,000 | 214,736 |
| 01-JUL-12 To 30-SEP-12 | 3 | 79.18 | 75.22 | 77.27 | 19.22 | 97.35 | 50.40 | 96.07 | N/A | 269,833 | 208,498 |
| 01-OCT-12 To 31-DEC-12 | 10 | 71.29 | 72.88 | 66.45 | 24.22 | 109.68 | 43.13 | 116.67 | 48.26 to 87.71 | 482,065 | 320,342 |
| 01-JAN-13 To 31-MAR-13 | 6 | 58.42 | 59.22 | 58.03 | 08.32 | 102.05 | 49.01 | 69.23 | 49.01 to 69.23 | 410,981 | 238,476 |
| 01-APR-13 To 30-JUN-13 | 12 | 66.16 | 75.14 | 65.68 | 28.13 | 114.40 | 49.90 | 187.64 | 55.14 to 81.80 | 2,214,925 | 1,454,828 |
| 01-JUL-13 To 30-SEP-13 | 3 | 47.84 | 56.32 | 47.94 | 21.63 | 117.48 | 45.04 | 76.09 | N/A | 367,867 | 176,373 |
| _____Study Yrs_____ | | | | | | | | | | | |
| 01-OCT-10 To 30-SEP-11 | 26 | 80.68 | 84.84 | 88.07 | 17.02 | 96.33 | 63.11 | 145.73 | 70.44 to 87.50 | 344,234 | 303,166 |
| 01-OCT-11 To 30-SEP-12 | 22 | 57.34 | 60.13 | 61.93 | 26.46 | 97.09 | 33.14 | 96.07 | 42.89 to 71.38 | 473,071 | 292,967 |
| 01-OCT-12 To 30-SEP-13 | 31 | 65.76 | 69.51 | 64.69 | 24.48 | 107.45 | 43.13 | 187.64 | 56.11 to 73.89 | 1,128,040 | 729,720 |
| _____Calendar Yrs_____ | | | | | | | | | | | |
| 01-JAN-11 To 31-DEC-11 | 20 | 77.09 | 76.15 | 79.79 | 20.77 | 95.44 | 39.78 | 113.48 | 67.89 to 87.50 | 449,571 | 358,718 |
| 01-JAN-12 To 31-DEC-12 | 25 | 66.74 | 65.10 | 63.38 | 23.60 | 102.71 | 33.14 | 116.67 | 50.40 to 73.76 | 486,288 | 308,191 |
| _____ALL_____ | 79 | 69.44 | 71.94 | 68.01 | 23.82 | 105.78 | 33.14 | 187.64 | 65.78 to 73.89 | 687,682 | 467,708 |

**AREA (MARKET)**

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 79 | 69.44 | 71.94 | 68.01 | 23.82 | 105.78 | 33.14 | 187.64 | 65.78 to 73.89 | 687,682 | 467,708 |
| _____ALL_____ | 79 | 69.44 | 71.94 | 68.01 | 23.82 | 105.78 | 33.14 | 187.64 | 65.78 to 73.89 | 687,682 | 467,708 |

**29 Dundy**

**AGRICULTURAL LAND**

## PAD 2014 R&O Statistics (Using 2014 Values)

Qualified

Date Range: 10/1/2010 To 9/30/2013 Posted on: 1/1/2014

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Number of Sales : | 79 | MEDIAN : | 69 | COV : | 33.61 | 95% Median C.I. : | 65.78 to 73.89 |
| Total Sales Price : | 55,075,846 | WGT. MEAN : | 68 | STD : | 24.18 | 95% Wgt. Mean C.I. : | 61.11 to 74.91 |
| Total Adj. Sales Price : | 54,326,892 | MEAN : | 72 | Avg. Abs. Dev : | 16.54 | 95% Mean C.I. : | 66.61 to 77.27 |
| Total Assessed Value : | 36,948,918 | | | | | | |
| Avg. Adj. Sales Price : | 687,682 | COD : | 23.82 | MAX Sales Ratio : | 187.64 | | |
| Avg. Assessed Value : | 467,708 | PRD : | 105.78 | MIN Sales Ratio : | 33.14 | *Printed:3/28/2014* | *1:35:56PM* |

**95%MLU By Market Area**

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---|---|---|---|---|---|---|---|---|---|---|---|
| _____Irrigated_____ | | | | | | | | | | | |
| County | 3 | 57.42 | 59.95 | 58.99 | 05.29 | 101.63 | 56.66 | 65.78 | N/A | 620,000 | 365,733 |
| 1 | 3 | 57.42 | 59.95 | 58.99 | 05.29 | 101.63 | 56.66 | 65.78 | N/A | 620,000 | 365,733 |
| _____Dry_____ | | | | | | | | | | | |
| County | 20 | 56.76 | 60.19 | 52.68 | 24.65 | 114.26 | 42.27 | 87.71 | 47.84 to 70.44 | 277,120 | 145,981 |
| 1 | 20 | 56.76 | 60.19 | 52.68 | 24.65 | 114.26 | 42.27 | 87.71 | 47.84 to 70.44 | 277,120 | 145,981 |
| _____Grass_____ | | | | | | | | | | | |
| County | 19 | 74.69 | 73.64 | 69.13 | 19.21 | 106.52 | 33.14 | 116.67 | 59.42 to 85.26 | 233,418 | 161,353 |
| 1 | 19 | 74.69 | 73.64 | 69.13 | 19.21 | 106.52 | 33.14 | 116.67 | 59.42 to 85.26 | 233,418 | 161,353 |
| _____ALL_____ | 79 | 69.44 | 71.94 | 68.01 | 23.82 | 105.78 | 33.14 | 187.64 | 65.78 to 73.89 | 687,682 | 467,708 |

**80%MLU By Market Area**

| RANGE | COUNT | MEDIAN | MEAN | WGT.MEAN | COD | PRD | MIN | MAX | 95%_Median_C.I. | Avg. Adj. Sale Price | Avg. Assd. Val |
|---|---|---|---|---|---|---|---|---|---|---|---|
| _____Irrigated_____ | | | | | | | | | | | |
| County | 19 | 69.44 | 72.99 | 70.10 | 20.29 | 104.12 | 49.90 | 120.79 | 57.42 to 86.27 | 717,598 | 503,047 |
| 1 | 19 | 69.44 | 72.99 | 70.10 | 20.29 | 104.12 | 49.90 | 120.79 | 57.42 to 86.27 | 717,598 | 503,047 |
| _____Dry_____ | | | | | | | | | | | |
| County | 26 | 57.16 | 63.60 | 53.33 | 31.14 | 119.26 | 39.78 | 145.73 | 47.84 to 70.44 | 267,131 | 142,452 |
| 1 | 26 | 57.16 | 63.60 | 53.33 | 31.14 | 119.26 | 39.78 | 145.73 | 47.84 to 70.44 | 267,131 | 142,452 |
| _____Grass_____ | | | | | | | | | | | |
| County | 26 | 74.29 | 73.96 | 79.37 | 17.58 | 93.18 | 33.14 | 116.67 | 67.89 to 84.33 | 475,884 | 377,727 |
| 1 | 26 | 74.29 | 73.96 | 79.37 | 17.58 | 93.18 | 33.14 | 116.67 | 67.89 to 84.33 | 475,884 | 377,727 |
| _____ALL_____ | 79 | 69.44 | 71.94 | 68.01 | 23.82 | 105.78 | 33.14 | 187.64 | 65.78 to 73.89 | 687,682 | 467,708 |

Nebraska Department of REVENUE

# 2014 Analysis of Agricultural Land

What-if Dundy County 95% MLU Dry +27%

## Ratio Study

**Final Statistics**

| | | | | | |
|---|---|---|---|---|---|
| County | | Median | 73.76% | AAD | 17.16% |
| # sales | 79 | Mean | 77.62% | COD | 23.26% |
| | | Wt Mean | 69.82% | PRD | 111.17% |

**Confidence Intervals**

| | | | |
|---|---|---|---|
| 95% Median C.I.: | 65.78% | to | 73.89% |
| 95% Mean C.I.: | 72.11% | to | 83.13% |
| 95% Wt Mean C.I.: | 61.34% | to | 74.63% |

**Majority Land Use**

| 95% MLU | Irrigated | | Dry | | Grass | |
|---|---|---|---|---|---|---|
| | # Sales | Median | # Sales | Median | # Sales | Median |
| County | 3 | 57.42% | 20 | 72.08% | 19 | 74.69% |

| 80% MLU | Irrigated | | Dry | | Grass | |
|---|---|---|---|---|---|---|
| | # Sales | Median | # Sales | Median | # Sales | Median |
| County | 19 | 69.44% | 26 | 72.59% | 26 | 74.29% |

# 2014 County Abstract of Assessment for Real Property, Form 45

| Total Real Property<br>Sum Lines 17, 25, & 30 | Records : 3,912 | Value : 647,116,553 | Growth 17,659,683 | Sum Lines 17, 25, & 41 |
|---|---|---|---|---|

## Schedule I : Non-Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | | Growth |
|---|---|---|---|---|---|---|---|---|---|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| 01. Res UnImp Land | 90 | 197,191 | 6 | 16,886 | 50 | 115,951 | 146 | 330,028 | |
| 02. Res Improve Land | 632 | 1,629,501 | 5 | 24,720 | 133 | 861,573 | 770 | 2,515,794 | |
| 03. Res Improvements | 633 | 23,239,922 | 5 | 546,253 | 142 | 5,882,033 | 780 | 29,668,208 | |
| 04. Res Total | 723 | 25,066,614 | 11 | 587,859 | 192 | 6,859,557 | 926 | 32,514,030 | 477,486 |
| % of Res Total | 78.08 | 77.09 | 1.19 | 1.81 | 20.73 | 21.10 | 23.67 | 5.02 | 2.70 |
| | | | | | | | | | |
| 05. Com UnImp Land | 36 | 73,774 | 1 | 4,225 | 17 | 33,640 | 54 | 111,639 | |
| 06. Com Improve Land | 113 | 347,451 | 8 | 49,239 | 23 | 178,449 | 144 | 575,139 | |
| 07. Com Improvements | 117 | 4,337,045 | 10 | 538,866 | 27 | 2,618,016 | 154 | 7,493,927 | |
| 08. Com Total | 153 | 4,758,270 | 11 | 592,330 | 44 | 2,830,105 | 208 | 8,180,705 | 339,712 |
| % of Com Total | 73.56 | 58.16 | 5.29 | 7.24 | 21.15 | 34.59 | 5.32 | 1.26 | 1.92 |
| | | | | | | | | | |
| 09. Ind UnImp Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 10. Ind Improve Land | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 11. Ind Improvements | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | |
| 12. Ind Total | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % of Ind Total | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| | | | | | | | | | |
| 13. Rec UnImp Land | 0 | 0 | 0 | 0 | 1 | 49,565 | 1 | 49,565 | |
| 14. Rec Improve Land | 0 | 0 | 0 | 0 | 5 | 110,010 | 5 | 110,010 | |
| 15. Rec Improvements | 0 | 0 | 0 | 0 | 5 | 66,837 | 5 | 66,837 | |
| 16. Rec Total | 0 | 0 | 0 | 0 | 6 | 226,412 | 6 | 226,412 | 0 |
| % of Rec Total | 0.00 | 0.00 | 0.00 | 0.00 | 100.00 | 100.00 | 0.15 | 0.03 | 0.00 |
| | | | | | | | | | |
| Res & Rec Total | 723 | 25,066,614 | 11 | 587,859 | 198 | 7,085,969 | 932 | 32,740,442 | 477,486 |
| % of Res & Rec Total | 77.58 | 76.56 | 1.18 | 1.80 | 21.24 | 21.64 | 23.82 | 5.06 | 2.70 |
| | | | | | | | | | |
| Com & Ind Total | 153 | 4,758,270 | 11 | 592,330 | 44 | 2,830,105 | 208 | 8,180,705 | 339,712 |
| % of Com & Ind Total | 73.56 | 58.16 | 5.29 | 7.24 | 21.15 | 34.59 | 5.32 | 1.26 | 1.92 |
| | | | | | | | | | |
| 17. Taxable Total | 876 | 29,824,884 | 22 | 1,180,189 | 242 | 9,916,074 | 1,140 | 40,921,147 | 817,198 |
| % of Taxable Total | 76.84 | 72.88 | 1.93 | 2.88 | 21.23 | 24.23 | 29.14 | 6.32 | 4.63 |

## Schedule II : Tax Increment Financing (TIF)

| | Urban | | | SubUrban | | |
|---|---|---|---|---|---|---|
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| **18. Residential** | 0 | 0 | 0 | 0 | 0 | 0 |
| **19. Commercial** | 1 | 51,095 | 9,747,547 | 0 | 0 | 0 |
| **20. Industrial** | 0 | 0 | 0 | 0 | 0 | 0 |
| **21. Other** | 0 | 0 | 0 | 0 | 0 | 0 |
| | **Rural** | | | **Total** | | |
| | Records | Value Base | Value Excess | Records | Value Base | Value Excess |
| **18. Residential** | 0 | 0 | 0 | 0 | 0 | 0 |
| **19. Commercial** | 0 | 0 | 0 | 1 | 51,095 | 9,747,547 |
| **20. Industrial** | 0 | 0 | 0 | 0 | 0 | 0 |
| **21. Other** | 0 | 0 | 0 | 0 | 0 | 0 |
| **22. Total Sch II** | | | | **1** | **51,095** | **9,747,547** |

## Schedule III : Mineral Interest Records

| Mineral Interest | Urban | | SubUrban | | Rural | | Total | | Growth |
|---|---|---|---|---|---|---|---|---|---|
| | Records | Value | Records | Value | Records | Value | Records | Value | |
| **23. Producing** | 0 | 0 | 0 | 0 | 190 | 54,375,430 | 190 | 54,375,430 | 16,305,580 |
| **24. Non-Producing** | 0 | 0 | 0 | 0 | 188 | 208,058 | 188 | 208,058 | 0 |
| **25. Total** | 0 | 0 | 0 | 0 | 378 | 54,583,488 | 378 | 54,583,488 | 16,305,580 |

## Schedule IV : Exempt Records : Non-Agricultural

| | Urban | SubUrban | Rural | Total |
|---|---|---|---|---|
| | Records | Records | Records | Records |
| **26. Exempt** | 76 | 12 | 77 | 165 |

## Schedule V : Agricultural Records

| | Urban | | SubUrban | | Rural | | Total | |
|---|---|---|---|---|---|---|---|---|
| | Records | Value | Records | Value | Records | Value | Records | Value |
| **27. Ag-Vacant Land** | 0 | 0 | 2 | 364,206 | 1,757 | 351,497,579 | 1,759 | 351,861,785 |
| **28. Ag-Improved Land** | 0 | 0 | 3 | 390,491 | 589 | 170,962,718 | 592 | 171,353,209 |
| **29. Ag Improvements** | 0 | 0 | 3 | 7,382 | 632 | 28,389,542 | 635 | 28,396,924 |
| **30. Ag Total** | | | | | | | **2,394** | **551,611,918** |

**Schedule VI : Agricultural Records :Non-Agricultural Detail**

| | Urban | | | SubUrban | | | |
|---|---|---|---|---|---|---|---|
| | Records | Acres | Value | Records | Acres | Value | |
| **31. HomeSite UnImp Land** | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| **32. HomeSite Improv Land** | 0 | 0.00 | 0 | 1 | 1.00 | 2,500 | |
| **33. HomeSite Improvements** | 0 | 0.00 | 0 | 2 | 1.00 | 1,319 | |
| **34. HomeSite Total** | | | | | | | |
| **35. FarmSite UnImp Land** | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| **36. FarmSite Improv Land** | 0 | 0.00 | 0 | 2 | 5.86 | 7,325 | |
| **37. FarmSite Improvements** | 0 | 0.00 | 0 | 2 | 0.00 | 6,063 | |
| **38. FarmSite Total** | | | | | | | |
| **39. Road & Ditches** | 0 | 0.00 | 0 | 0 | 2.00 | 0 | |
| **40. Other- Non Ag Use** | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| | **Rural** | | | **Total** | | | **Growth** |
| | Records | Acres | Value | Records | Acres | Value | |
| **31. HomeSite UnImp Land** | 3 | 3.00 | 7,500 | 3 | 3.00 | 7,500 | |
| **32. HomeSite Improv Land** | 349 | 405.13 | 1,011,575 | 350 | 406.13 | 1,014,075 | |
| **33. HomeSite Improvements** | 366 | 387.50 | 16,538,447 | 368 | 388.50 | 16,539,766 | 536,905 |
| **34. HomeSite Total** | | | | **371** | **409.13** | **17,561,341** | |
| **35. FarmSite UnImp Land** | 26 | 933.13 | 204,455 | 26 | 933.13 | 204,455 | |
| **36. FarmSite Improv Land** | 230 | 664.88 | 779,049 | 232 | 670.74 | 786,374 | |
| **37. FarmSite Improvements** | 613 | 0.00 | 11,851,095 | 615 | 0.00 | 11,857,158 | 0 |
| **38. FarmSite Total** | | | | **641** | **1,603.87** | **12,847,987** | |
| **39. Road & Ditches** | 0 | 4,715.18 | 0 | 0 | 4,717.18 | 0 | |
| **40. Other- Non Ag Use** | 0 | 0.00 | 0 | 0 | 0.00 | 0 | |
| **41. Total Section VI** | | | | **1,012** | **6,730.18** | **30,409,328** | **536,905** |

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

| | Urban | | | SubUrban | | |
|---|---|---|---|---|---|---|
| | Records | Acres | Value | Records | Acres | Value |
| **42. Game & Parks** | 0 | 0.00 | 0 | 0 | 0.00 | 0 |

| | Rural | | | Total | | |
|---|---|---|---|---|---|---|
| | Records | Acres | Value | Records | Acres | Value |
| **42. Game & Parks** | 0 | 0.00 | 0 | 0 | 0.00 | 0 |

**Schedule VIII : Agricultural Records : Special Value**

| | Urban | | | SubUrban | | |
|---|---|---|---|---|---|---|
| | Records | Acres | Value | Records | Acres | Value |
| **43. Special Value** | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| **44. Recapture Value N/A** | 0 | 0.00 | 0 | 0 | 0.00 | 0 |

| | Rural | | | Total | | |
|---|---|---|---|---|---|---|
| | Records | Acres | Value | Records | Acres | Value |
| **43. Special Value** | 0 | 0.00 | 0 | 0 | 0.00 | 0 |
| **44. Market Value** | 0 | 0 | 0 | 0 | 0 | 0 |

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

**Schedule IX : Agricultural Records : Ag Land Market Area Detail** **Market Area 1**

| Irrigated | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|---|---|---|---|---|---|
| 45. 1A1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 46. 1A | 12,950.60 | 10.65% | 32,628,460 | 10.42% | 2,519.46 |
| 47. 2A1 | 16,501.78 | 13.57% | 42,682,553 | 13.63% | 2,586.54 |
| 48. 2A | 1,761.00 | 1.45% | 4,566,000 | 1.46% | 2,592.84 |
| 49. 3A1 | 11,523.43 | 9.48% | 29,275,793 | 9.35% | 2,540.55 |
| 50. 3A | 9,530.00 | 7.84% | 24,290,200 | 7.75% | 2,548.81 |
| 51. 4A1 | 29,898.26 | 24.58% | 77,276,476 | 24.67% | 2,584.65 |
| 52. 4A | 39,448.98 | 32.44% | 102,514,698 | 32.73% | 2,598.67 |
| 53. Total | 121,614.05 | 100.00% | 313,234,180 | 100.00% | 2,575.64 |
| Dry | | | | | |
| 54. 1D1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 55. 1D | 54,219.52 | 50.52% | 54,531,562 | 63.31% | 1,005.76 |
| 56. 2D1 | 11,040.74 | 10.29% | 7,684,227 | 8.92% | 695.99 |
| 57. 2D | 3,482.26 | 3.24% | 2,518,896 | 2.92% | 723.35 |
| 58. 3D1 | 6,569.71 | 6.12% | 4,710,718 | 5.47% | 717.04 |
| 59. 3D | 13,739.65 | 12.80% | 7,148,349 | 8.30% | 520.27 |
| 60. 4D1 | 8,709.11 | 8.11% | 4,606,040 | 5.35% | 528.88 |
| 61. 4D | 9,567.38 | 8.91% | 4,930,870 | 5.72% | 515.38 |
| 62. Total | 107,328.37 | 100.00% | 86,130,662 | 100.00% | 802.50 |
| Grass | | | | | |
| 63. 1G1 | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 64. 1G | 8,097.41 | 2.33% | 2,834,098 | 2.33% | 350.00 |
| 65. 2G1 | 4,758.66 | 1.37% | 1,665,534 | 1.37% | 350.00 |
| 66. 2G | 2,350.32 | 0.68% | 822,613 | 0.68% | 350.00 |
| 67. 3G1 | 10,565.13 | 3.04% | 3,701,396 | 3.04% | 350.34 |
| 68. 3G | 21,325.07 | 6.14% | 7,508,630 | 6.17% | 352.10 |
| 69. 4G1 | 159,383.99 | 45.90% | 55,810,915 | 45.89% | 350.17 |
| 70. 4G | 140,789.38 | 40.54% | 49,285,502 | 40.52% | 350.07 |
| 71. Total | 347,269.96 | 100.00% | 121,628,688 | 100.00% | 350.24 |

| | | | | | |
|---|---|---|---|---|---|
| Irrigated Total | 121,614.05 | 21.09% | 313,234,180 | 60.10% | 2,575.64 |
| Dry Total | 107,328.37 | 18.61% | 86,130,662 | 16.53% | 802.50 |
| Grass Total | 347,269.96 | 60.22% | 121,628,688 | 23.34% | 350.24 |
| 72. Waste | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| 73. Other | 485.18 | 0.08% | 209,060 | 0.04% | 430.89 |
| 74. Exempt | 923.28 | 0.16% | 0 | 0.00% | 0.00 |
| 75. Market Area Total | 576,697.56 | 100.00% | 521,202,590 | 100.00% | 903.77 |

**Schedule X : Agricultural Records :Ag Land Total**

| | Urban | | SubUrban | | Rural | | Total | |
|---|---|---|---|---|---|---|---|---|
| | Acres | Value | Acres | Value | Acres | Value | Acres | Value |
| **76. Irrigated** | 0.00 | 0 | 249.00 | 647,400 | 121,365.05 | 312,586,780 | 121,614.05 | 313,234,180 |
| **77. Dry Land** | 0.00 | 0 | 28.94 | 14,616 | 107,299.43 | 86,116,046 | 107,328.37 | 86,130,662 |
| **78. Grass** | 0.00 | 0 | 209.73 | 73,406 | 347,060.23 | 121,555,282 | 347,269.96 | 121,628,688 |
| **79. Waste** | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 | 0.00 | 0 |
| **80. Other** | 0.00 | 0 | 27.00 | 9,450 | 458.18 | 199,610 | 485.18 | 209,060 |
| **81. Exempt** | 0.00 | 0 | 0.00 | 0 | 923.28 | 0 | 923.28 | 0 |
| **82. Total** | **0.00** | **0** | **514.67** | **744,872** | **576,182.89** | **520,457,718** | **576,697.56** | **521,202,590** |

| | Acres | % of Acres* | Value | % of Value* | Average Assessed Value* |
|---|---|---|---|---|---|
| **Irrigated** | 121,614.05 | 21.09% | 313,234,180 | 60.10% | 2,575.64 |
| **Dry Land** | 107,328.37 | 18.61% | 86,130,662 | 16.53% | 802.50 |
| **Grass** | 347,269.96 | 60.22% | 121,628,688 | 23.34% | 350.24 |
| **Waste** | 0.00 | 0.00% | 0 | 0.00% | 0.00 |
| **Other** | 485.18 | 0.08% | 209,060 | 0.04% | 430.89 |
| **Exempt** | 923.28 | 0.16% | 0 | 0.00% | 0.00 |
| **Total** | **576,697.56** | 100.00% | **521,202,590** | 100.00% | 903.77 |

# 2014 County Abstract of Assessment for Real Property, Form 45 Compared with the 2013 Certificate of Taxes Levied (CTL)

**29 Dundy**

| | 2013 CTL County Total | 2014 Form 45 County Total | Value Difference (2014 form 45 - 2013 CTL) | Percent Change | 2014 Growth (New Construction Value) | Percent Change excl. Growth |
|---|---|---|---|---|---|---|
| 01. Residential | 31,579,872 | 32,514,030 | 934,158 | 2.96% | 477,486 | 1.45% |
| 02. Recreational | 226,412 | 226,412 | 0 | 0.00% | 0 | 0.00% |
| 03. Ag-Homesite Land, Ag-Res Dwelling | 16,963,297 | 17,561,341 | 598,044 | 3.53% | 536,905 | 0.36% |
| **04. Total Residential (sum lines 1-3)** | **48,769,581** | **50,301,783** | **1,532,202** | **3.14%** | **1,014,391** | **1.06%** |
| 05. Commercial | 7,704,029 | 8,180,705 | 476,676 | 6.19% | 339,712 | 1.78% |
| 06. Industrial | 0 | 0 | 0 | | 0 | |
| 07. Ag-Farmsite Land, Outbuildings | 12,394,376 | 12,847,987 | 453,611 | 3.66% | 0 | 3.66% |
| 08. Minerals | 44,490,578 | 54,583,488 | 10,092,910 | 22.69 | 16,305,580 | -13.96 |
| **09. Total Commercial (sum lines 5-8)** | **64,588,983** | **75,612,180** | **11,023,197** | **17.07%** | **16,645,292** | **-8.70%** |
| **10. Total Non-Agland Real Property** | **113,358,564** | **125,913,963** | **12,555,399** | **11.08%** | **17,659,683** | **-4.50%** |
| 11. Irrigated | 201,419,315 | 313,234,180 | 111,814,865 | 55.51% | | |
| 12. Dryland | 78,594,182 | 86,130,662 | 7,536,480 | 9.59% | | |
| 13. Grassland | 109,557,886 | 121,628,688 | 12,070,802 | 11.02% | | |
| 14. Wasteland | 0 | 0 | 0 | | | |
| 15. Other Agland | 196,316 | 209,060 | 12,744 | 6.49% | | |
| **16. Total Agricultural Land** | **389,767,699** | **521,202,590** | **131,434,891** | **33.72%** | | |
| **17. Total Value of all Real Property** (Locally Assessed) | **503,126,263** | **647,116,553** | **143,990,290** | **28.62%** | **17,659,683** | **25.11%** |

# *Dundy County*

# Plan of Assessment

Prepared by

*Joanna Niblack*

COUNTY ASSESSOR

June 10, 2013

Presented to

DUNDY COUNTY BOARD of EQUALIZATION

July 15, 2013

## INTRODUCTION

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

The purpose of the plan is to:

(I) Discuss the duties and responsibilities of the assessor's office;

(II) Address issues of level, quality and uniformity of assessment;

(III) Indicate by class or subclass the assessment actions the assessor has planned for the remainder of tax year 2013 and tax years 2014 and 2015, the properties the assessor plans to examine during the 3-year period and the assessment actions necessary to attain required levels of value and quality of assessment; and

(IV) Anticipate the resources necessary to complete the described assessment actions.

## Section I

## Duties and Responsibilities of the County Assessor

The assessment of real property in Nebraska includes:

# DISCOVERY

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

# LISTING

Measurements – Components – Property Details – Sketches – Photos
Effective Age – Condition – Economic Influences – Neighborhood
Physical & Functional Obsolescence
REQUIRES ON-SITE INSPECTION BY QUALIFIED PERSONNEL

# CLASSIFICATION

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

### 2013 STATISTICS

| AGRICULTURAL – Land & Structures | |
|---|---|
| IRRIGATED LAND | 126,953.96 Acres |
| DRY CROPLAND | 107,301.81 Acres |
| GRASSLAND | 342,045.87 Acres |
| OTHER –Feedlots, Pits, etc. | 485.18 |
| ROADS & DITCHES | 4,724.18 Acres |
| IMPROVED PARCELS | 630 |
| Total Agricultural Parcels | 2,382 |

| RESIDENTIAL – Land & Structures | |
|---|---|
| City, Village, Town Rural Home Sites | 925 Parcels |

| COMMERCIAL – Land & Structures | |
|---|---|
| City, Village, Town, Rural | 205 Parcels |

| RECREATIONAL – Land & Structures | |
|---|---|
| For Leisure, Not Income, Purposes | 6 Parcels |

| MINERALS | |
|---|---|
| Producing Oil & Gas | 130 Parcels |
| Non-Producing Interests | 188 Parcels |

# VALUATION

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

# STATISTICAL ANALYSIS

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

# CERTIFICATION OF VALUATION

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

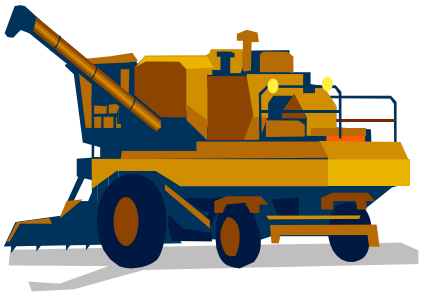
# PROPERTY TAX CALCULATION

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

The assessment of personal property in Nebraska includes:

## LISTING

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



Agricultural

Commercial

# VALUATION

X 89.29% = Taxable Value

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

Determine Tax Situs

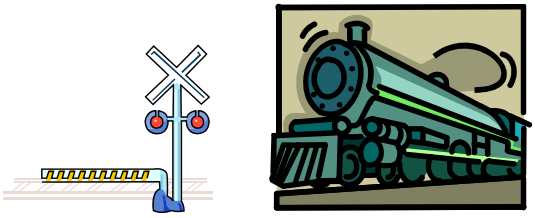
# PROPERTY TAX CALCULATION

PREPARE TAX LIST
CALCULATE PROPERTY TAXES
(Net Book Value x Tax Rate = Taxes)
FOR EACH OWNER RETURN WITHIN TAXING DISTRICT
Certify Tax List to County Treasurer
With a Warrant Commanding Collection
On or Before November 22 Each Year

The assessment of centrally-assessed property in Nebraska includes:

# APPORTIONMENT OF VALUE TO TAXING SUBDIVISIONS

(VALUE DETERMINED/CERTIFIED BY NEBRASKA DEPARTMENT OF REVENUE)



Real and Personal Railroad Property

Real and Personal Public Service Company Property

(Pipelines - Telephone Companies - Fiber Optics – etc.)

# PROPERTY TAX CALCULATION

PREPARE TAX LIST
CALCULATE PROPERTY TAXES
(Fund Value x Fund Tax Rate = Property Taxes)
FOR EACH FUND WITHIN EACH COMPANY
(Each "Fund" is a Taxing Subdivision a/k/a Governmental Entity)
(Taxing Subdivisions are County, Schools, Fire Districts, etc.)
Certify Tax List to County Treasurer
With a Warrant Commanding Collection
On or Before November 22 Each Year

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

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

- Personal Property Abstract of Assessment
- Plan of Assessment
- Certify Subdivision Values
- School District Taxable Value Report
- Average Assessed Value-Residential
- Homestead Exemption Summary Report
- Certificate of Taxes Levied
- Real Property & Personal Property Tax Lists

- PERFORM ADMINISTRATIVE FUNCTIONS
  - Budget Preparation
  - Office Inventory
  - Procedures Manual
  - Staff Training
  - Staff Supervision
  - Communications with Vendors and Suppliers
  - Correspondence (Mail, Electronic, Verbal)
  - Continuing Education
  - Public Relations

- CONSTANT INFORMATION TO PUBLIC, APPRAISERS, INSURANCE REPS, REALTORS, ANONYMOUS PERSONS, AND GOVERNMENTAL AGENCIES BY PHONE, BY E-MAIL, BY U.S. MAIL, AND IN PERSON

- GRIN AND BEAR THE VERBAL ABUSE AND DISRESPECT

## Section II

# Statistical Measures:
# Level and Quality of Assessment

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

### LEVEL OF ASSESSMENT

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

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

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

### QUALITY OF ASSESSMENT

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

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

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

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

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

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

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

AN INADEQUATE NUMBER OF SALES CAN RENDER ALL RATIOS UNRELIABLE.

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

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

| COMMERCIAL PROPERTY – Improved & Unimproved | | | | | | | |
|---|---|---|---|---|---|---|---|
| SOURCE | | P T A's REPORTS & OPINIONS | | | FINAL - AFTER TERC | | |
| TAX YEAR | # SALES | MEDIAN | C O D | P R D | MEDIAN | C O D | P R D |
| 2000 | 22 | 97 | 22 | 109 | 97 | 22 | 109 |
| 2001 | 20 | 100 | 38 | 110 | 100 | 38 | 110 |
| 2002 | 19 | 96 | 35 | 108 | 96 | 35 | 108 |
| 2003 | 15 | 93 | 12 | 104 | 93 | 12 | 104 |
| 2004 | 19 | 100 | 25 | 116 | 100 | 14 | 116 |
| 2005 | 18 | 99 | 20 | 106 | 99 | 20 | 106 |
| 2006 | 19 | 99 | 22 | 105 | 99 | 22 | 105 |
| 2007 | 11 | 99 | 11 | 100 | 99 | 11 | 100 |
| 2008 | 11 | 98 | 18 | 94 | 98 | 18 | 94 |
| 2009 | 11 | 99 | 15 | 90 | 99 | 15 | 90 |
| 2010 | 10 | 94 | 19 | 86 | 94 | 19 | 86 |
| 2011 | 6* | N/A | N/A | N/A | N/A | N/A | N/A |
| 2012 | 7* | N/A | N/A | N/A | N/A | N/A | N/A |
| 2013 | 6* | N/A | N/A | N/1 | N/A | N/A | N/A |
| GENERALLY ACCEPTABLE RANGES | | | | | 92 – 100 | <20 | <103 |

*Insufficient sales for statistical measurement.

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

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

SOMETIMES THE RATIOS LOOK PRETTY GOOD…SOMETIMES THEY DON'T

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

## Section III

## Assessment Plan by Property Class/Subclass

| RESIDENTIAL PROPERTY – Improved & Unimproved | | |
|---|---|---|
| 2014 | 2015 | 2016 |
| BENKELMAN<br>HAIGLER<br>RURAL<br>-On-Site Review Sale Properties-<br>-Review Sale Statistics-<br>-Resolve Problem Areas-<br>-Import 01/01/13 Costs-<br>-Develop/Adjust Depreciation-<br>-Apply to All Structures-<br><br>Inspect/Photo<br>Complete<br>Residential Review<br>Farm Home Review<br><br>Discover – List<br>New Improvements<br>Use Changes<br><br>THIS YEAR ENDS<br>THE FIRST<br>6-YEAR CYCLE | Review Sale Statistics<br>-Resolve Problem Areas-<br>Review Depreciation<br>FOR ALL IMPROVEMENTS<br><br>START ALL OVER AGAIN<br><br>Inspect/Photo<br>AS MANY PARCELS<br>AS TIME ALLOWS<br><br>Discover – List<br>New Improvements<br>Use Changes | Review Sale Statistics<br>-Resolve Problem Areas-<br>Review Depreciation<br>FOR ALL IMPROVEMENTS<br><br>Inspect/Photo<br>AS MANY PARCELS<br>AS TIME ALLOWS<br><br>Discover – List<br>New Improvements<br>Use Changes |

## Assessment Plan by Property Class/Subclass

| COMMERCIAL PROPERTY – Improved & Unimproved | | |
|---|---|---|
| 2014 | 2015 | 2016 |
| **BENKELMAN**<br>-Market Study-<br>-Review Sale Statistics-<br>-Adjust Values if Needed-<br><br>**Discover – List**<br>**New Improvements**<br>**Use Changes**<br><br>Inspect/Photo<br>AS MANY PARCELS<br>AS TIME ALLOWS<br><br>THIS YEAR ENDS<br>THE FIRST<br>6-YEAR CYCLE | **HAIGLER**<br>**MAX**<br>**PARKS**<br>**RURAL**<br>-Market Study-<br>-Review Sale Statistics-<br>-Adjust Values if Needed-<br>Review Depreciation<br>FOR ALL IMPROVEMENTS<br><br>START ALL OVER AGAIN<br><br>**Discover – List**<br>**New Improvements**<br>**Use Changes**<br><br>Inspect/Photo<br>AS MANY PARCELS<br>AS TIME ALLOWS | **BENKELMAN**<br>-Market Study-<br>-Review Sale Statistics-<br>-Adjust Values if Needed-<br>Update to 2013 Costs<br>FOR ALL COMMERCIAL<br>Review Depreciation<br>FOR ALL IMPROVEMENTS<br><br>**Discover – List**<br>**New Improvements**<br>**Use Changes**<br><br>Inspect/Photo<br><br>**Complete**<br>**Commercial Review** |

## Assessment Plan by Property Class/Subclass

| AGRICULTURAL PROPERTY – Improved & Unimproved | | |
|---|---|---|
| 2014 | 2015 | 2016 |
| DEFEND SOIL SURVEY<br>AND<br>LAND USE ACRE COUNT<br>UPDATE USE ACRES<br><br>-Market Study-<br>-Review Sale Statistics-<br>-Adjust Values if Needed-<br>- Review Land Use –<br><br>**Discover – List**<br>**New Improvements**<br>**Use Changes**<br><br>Inspect/Photo<br>AS MANY PARCELS<br>AS TIME ALLOWS<br><br>END OF FIRST<br>6-YEAR CYCLE | BEGIN NEW<br>6-YEAR CYCLE<br><br>DEFEND SOIL SURVEY<br>AND<br>LAND USE ACRE COUNT<br>UPDATE USE ACRES<br><br>-Market Study-<br>-Review Sale Statistics-<br>-Adjust Values if Needed-<br>- Review Land Use –<br><br>**Discover – List**<br>**New Improvements**<br>**Use Changes**<br><br>Inspect/Photo<br>AS MANY PARCELS<br>AS TIME ALLOWS | DEFEND SOIL SURVEY<br>AND<br>LAND USE ACRE COUNT<br>UPDATE USE ACRES<br><br>-Market Study-<br>-Review Sale Statistics-<br>-Adjust Values if Needed-<br>- Review Land Use –<br><br>**Discover – List**<br>**New Improvements**<br>**Use Changes**<br><br>Inspect/Photo<br>AS MANY PARCELS<br>AS TIME ALLOWS |

## Section IV

# Current Resources

## STAFFING

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

## ASSESSMENT EDUCATION

### ASSESSOR

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

The assessor has completed required continuing education hours for the four-year period ending December 31, 2014 and is in the process of meeting required continuing education credit hours necessary to renew her assessor's certificate for the next four-year period.

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

### OFFICE CLERK I

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

Julie has attended the 8-hour course, "Valuation of Agricultural Land" and the 2012 "Residential Data Collection" 2-day course. She has attended two TerraScan training seminars and is willing to attend other assessment or

computer courses. She has endured intense on-job training, demonstrates interest in assessment matters, participates in most assessment functions, and performs her duties with absolutely no complaining!

## CADASTRAL MAPS

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

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

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

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

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

## RURAL PARCELS

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

## CITY, VILLAGE, TOWN PARCELS

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

## NON-PLATTED PARCELS

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

Electronic Cadastral Mapping is an available, costly technology and has been implemented in several Nebraska counties. The technology would enhance assessment performance. It is generally coveted by real estate businesses as a free-to-them tool provided by the county. At this time, the cost is not justifiable. It is impractical to offer up space and time in the assessor's office, at taxpayer expense, to provide hardware, software, staff assistance, and assessor patience to private businesses.

## PROPERTY RECORD CARDS

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

### Hardcopy Files

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

- Face Sheets – 1999 through 2013 displaying:
    - Deed book and pages
    - Owner names (as they appear on the deed)
    - Legal description
    - Parcel I.D. number
    - Map number
    - Taxing District
    - School District
    - Classification Codes

- Neighborhood
- Property Type
- Cadastral Map number
- Lot Dimensions
- Land Area/Acres
- Four Years' Value - Land, Improvements, Outbuildings, Total
- Reason for Value Change

- Photograph of primary structure – most recent
- Current sketch with dimensions and labels
- Active correspondence (if any)

## Electronic Media Files

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

The CD files are stored as permanent records at the end of each four-year period with each year displayed on the face sheets. These CD files are now available for inspection and printing (if anyone would ever want to do that) from 2003 through 2012. 2013 files will be completed by late 2013.

## Personal Property Files

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

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

The personal property CD's are available from assessment year 2000 through 2012. 2013 schedules will all be scanned by late 2013.

## Terra Scan CAMA Files

Dundy County subscribes to Manatron, a Thomson-Reuters company, formerly and still referred to as Terra Scan, a Property Assessment Administration and Computer-Assisted Mass Appraisal (CAMA) system. The

system stores and processes property record information as the data is entered by assessment staff. This electronic assessment file system has stored property record and property tax information for real estate parcels in Dundy County since 1999.

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

## Morgue Files

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

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

## Web-Based Property Information

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

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

## Public Information

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

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

The assessor's office began tracking the volume of records transmitted to the public via e-mail in March, 2010. From March, 2010, through June 12, 2013, the assessor's office has participated in the exchange of about 1,900 various forms of assessment information via e-mail.

Lengthy information is e-mailed by the assessor whenever possible, but pre-payment is required before set-up. Index production, mass parcel production, or custom requests are provided at a cost of $25 set-up fee, 25¢ per record, or per page, depending upon the format, postage, and the cost of the paper, diskette or CD. Pre-payment is required for all large volume requests.

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

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

During the past two years, data files have been provided to County Records, Inc., an Oklahoma-based web business, once each month for a fee of $25. The files are loaded onto an FTP site by the assessor. The process is somewhat time-consuming and must be performed outside office hours because it requires the full attention of the server and no one else can be logged into TerraScan for the duration. There is much conversation amongst Nebraska assessors concerning the service and the much-too-cheap charge to County Records, Inc. [NOTE: County Records, Inc. has disappeared from the radar in 2013. For several months, no requests have been received from that company.]

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

# BUDGET SUMMARY

Fiscal Year July 1, 2013 – June 30, 2014

| EXPENDITURE DESCRIPTION | BUDGETED 2009 – 2010 | BUDGETED 2010 – 2011 | BUDGETED 2011 – 2012 | BUDGETED 2012 - 2013 | BUDGETED 2013 - 2014 |
|---|---|---|---|---|---|
| Official's Salary | 36,500 | 38,100 | 39,700 | 40,700 | 41,700 |
| Staff Salary | 22,650 | 22,000 | 21,300 | 32,760 | 30,000 |
| Postage | 2,000 | 2,000 | 2,000 | 2,000 | 1,500 |
| Telephone | 1,500 | 1,500 | 2,000 | 2,000 | 2,500 |
| Equipment Repair | 1,000 | 1,000 | 1,000 | 1,000 | 500 |
| Lodging | 500 | 500 | 500 | 500 | 500 |
| Mileage | 1,500 | 1,500 | 1,500 | 1,500 | 2,000 |
| Dues, Registration | 350 | 500 | 500 | 500 | 500 |
| Minerals Contract | 5,000 | 5,000 | 5,000 | 5,500 | 5,500 |
| PTAS/CAMA System | 7,500 | 6,500 | 6,500 | 5,500 | 6,500 |
| System Upgrade | | | | | |
| Continuing Education | 500 | 500 | 500 | 500 | 500 |
| Office Supplies | 3,500 | 3,500 | 3,500 | 2,500 | 2,500 |
| Office Equipment | 1,000 | 1,000 | 1,000 | 1,000 | 1,000 |
| Official's Bond | | | | | |
| Reappraisal | | | | | |
| | | | | | |
| TOTAL BUDGETED | 83,500 | 83,600 | 85,000 | 95,960 | 95,200 |
| TOTAL EXPENDED | 71,589 | 77,871 | 78,185 | 83,612 | |
| FORFEIT TO GENERAL FUND | 11,911 | 5,729 | 6,815 | 12,348 | |

NOTE 1: Unused budget amounts are primarily due to an unfulfilled, full-time clerical position. The unused budget funds, at the end of the fiscal year, are transferred to "reserves" or other funding mechanisms and are not carried forward to the ensuing assessor's budget.

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

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

The 2013 – 2014 Budget has been approved by the Board. The Budget page in this report was edited up-to-date 09/19/2013.

# Transmittal of 3-Year Plan

The Dundy County Assessor's 2013 3-Year Plan of Assessment was hand-delivered to the Dundy County Board of Equalization on Monday, July 15, 2013.

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

**Signed this 15th day of July, 2013 by the Dundy County Assessor.**

The Budget Summary was not updated within this Plan. The original Budget Estimation for the ensuing year, 2013-2014, has been filed with and approved by the County Board.

The Plan was electronically transmitted, in "pdf" format to the Property Tax Administrator on September 19, 2013, addressed to:

Ruth.sorensen@nebraska.gov

The Plan was electronically transmitted, in "pdf" format with no page numbers, to Field Liaison, Marlene Bedore, on September 19, 2013, addressed to:

marlene.bedore@nebraska.gov

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

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

# 2014 Assessment Survey for Dundy County

## A. Staffing and Funding Information

| | |
|---|---|
| **1.** | **Deputy(ies) on staff:** |
| | 0 |
| **2.** | **Appraiser(s) on staff:** |
| | 0 |
| **3.** | **Other full-time employees:** |
| | 1 |
| **4.** | **Other part-time employees:** |
| | 0 |
| **5.** | **Number of shared employees:** |
| | 0 |
| **6.** | **Assessor's requested budget for current fiscal year:** |
| | $ 95,200 |
| **7.** | **Adopted budget, or granted budget if different from above:** |
| | same |
| **8.** | **Amount of the total assessor's budget set aside for appraisal work:** |
| | Included with general functions. |
| **9.** | **If appraisal/reappraisal budget is a separate levied fund, what is that amount:** |
| | Not applicable. |
| **10.** | **Part of the assessor's budget that is dedicated to the computer system:** |
| | $ 6,500 |
| **11.** | **Amount of the assessor's budget set aside for education/workshops:** |
| | $ 500 |
| **12.** | **Other miscellaneous funds:** |
| | $ 88,200 |
| **13.** | **Amount of last year's assessor's budget not used:** |
| | $ 12,344 |

## B. Computer, Automation Information and GIS

| | |
|---|---|
| **1.** | **Administrative software:** |
| | TerraScan owned by Thomson Reuters |
| **2.** | **CAMA software:** |
| | Marshall Swift (TerraScan) |
| **3.** | **Are cadastral maps currently being used?** |
| | Yes |
| **4.** | **If so, who maintains the Cadastral Maps?** |
| | Staff, usually. |
| **5.** | **Does the county have GIS software?** |
| | No |
| **6.** | **Is GIS available to the public? If so, what is the web address?** |
| | Not applicable. |
| **7.** | **Who maintains the GIS software and maps?** |
| | Not applicable. |
| **8.** | **Personal Property software:** |
| | TerraScan owned by Thomson Reuters |

## C. Zoning Information

| | |
|---|---|
| **1.** | **Does the county have zoning?** |
| | Yes |
| **2.** | **If so, is the zoning countywide?** |
| | Yes |
| **3.** | **What municipalities in the county are zoned?** |
| | Benkelman |
| **4.** | **When was zoning implemented?** |
| | 2004 |

## D. Contracted Services

| | |
|---|---|
| **1.** | **Appraisal Services:** |
| | Pritchard & Abbott, Inc. (Operating Minerals only) |
| **2.** | **GIS Services:** |
| | None |
| **3.** | |
| | |

## E. Appraisal /Listing Services

| | |
|---|---|
| **1.** | **Does the county employ outside help for appraisal or listing services?** |
| | No |
| **2.** | **If so, is the appraisal or listing service performed under contract?** |
| | Not applicable. |
| **3.** | **What appraisal certifications or qualifications does the County require?** |
| | No applicable. |
| **4.** | **Have the existing contracts been approved by the PTA?** |
| | Yes |
| **5.** | **Does the appraisal or listing service providers establish assessed values for the county?** |
| | Pritchard & Abbott submits operating mineral values - County Assessor is not obligated to implement them, but usually does. County has option of using as submitted, altering, or declining, but has no other resource for operating minerals valuation. |

# 2014 Certification for Dundy County

This is to certify that the 2014 Reports and Opinions of the Property Tax Administrator have been sent to the following:

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

One copy by electronic transmission to the Dundy County Assessor.

Dated this 7th day of April, 2014.

Ruth A. Sorensen
Property Tax Administrator

STATE OF NEBRASKA
PROPERTY TAX ADMINISTRATOR
DEPT. OF REVENUE PROPERTY ASSESSMENT DIVISION