

HOW THE ASSESSOR'S OFFICE SETS YOUR VALUATION

All real property (land, homes and buildings) must be uniformly and proportionately valued when compared to similar property. We use the sales within each class of property within its own market area. It is the Assessor's job to set market value using mass appraisal; cost approach and sales approach on all real property in the county. We use sales for:

Residential property from 10-1-2014 to 9-30-2016; market areas for residential are: Bladen, Blue Hill, Cowles, Guide Rock, Inavale, Red Cloud, Rosemont and Rural (all homes and buildings). State Law sets the level of value for Residential from 92% to 100% of market value. **Commercial property** from 10-1-2013 to 9-30-2016; has the same market areas as residential: Bladen, Blue Hill, Cowles, Guide Rock, Inavale, Red Cloud, Rosemont and Rural. State Law sets the level of value for Commercial from 92% to 100% of market value. **Agricultural Land** from 10-1-2013 to 9-30-2016; we only have one market area for Agricultural Land. State Law sets the level of value for Agricultural Land from 69% to 75% of market value. All sales within the county are looked at and it is determined if it is an arms-length-sale. All sales determined to be arms-length (see definition below for market value) are used to determine all other properties in the county.

All land is determined using a sales ratio study. While residential and commercial lots are valued at 100% of market; the agricultural land is reduced to 69% to 75% of market.

We use the cost approach to obtain replacement cost of your home or buildings. Homes are priced out based on: type of home, quality of structure (original build), condition of home (current condition), square footage, number of plumbing fixtures, type of roof cover, heating and cooling, basement, basement finish, year of home and porches. So each home is priced by the characteristics of that home and then the depreciation is used to bring the houses to market value. The buildings are priced out based on use, material used to build it and square footage.

Depreciation is used to bring the home and buildings to the market area value. First all homes are given an age depreciation then a sales ratio study is done (this is a study using all sale described above), which results in an economic and physical depreciation combined. These depreciation tables are then used for all homes throughout the county. The main three things that are use to apply the depreciation is which market table to use, the quality, condition, and age of your home. We then do sales ratio studies on buildings and those depreciation tables are used by market area and the current condition of the building.

GIS mapping: Please remember when the State was initially laid out they used chains, it was also felt that accuracy in this unforgiving land was not that important. This obviously means that it was very easy to get off on their measurements; so most sections are not an exact 640 acres. "Harvey's "shortcut" discovery proved to be a widespread problem. Lines were crooked, long and short half miles persisted and monuments could be difficult to find using accepted surveying methods. In 1903, he penned an informative circular that helped explain short cut work as well as offer surveyor instructions for the legal restoration of corners.

<https://pdhacademy.com/2017/04/19/short-cut-method-still-affects-nebraska-land-surveys-today/>

Mass Appraisal as defined in Property Assessment Valuation Second Edition by International Association of Assessing Offices:

Mass Appraisal is the systematic appraisal of groups of properties as of a given date using standardized procedures and statistical testing. Single-property appraisal, or "fee" appraisal, in contracts is the valuation of a particular property as of a given date.

Market Value as defined in the Uniform Standards of Appraisal Practice is as follows:

Market Value (arms-length sale) is the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. Buyer and seller are typically motivated;*
- 2. Both parties are well informed or well advised and acting in what they consider their best interests;*
- 3. A reasonable time is allowed for exposure in the open market;*
- 4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and*
- 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.*

You can view your property information on our website,

www.webster.gisworkshop.com under the "Getting Started tab" then "Find a Property".

To View the sales used to determine value go to the county website,

www.co.webster.ne.us, choose the Assessor Sales File under the *Offices* tab. Or you may

call the Assessor's Office at 402-746-2717 and we will mail the sales file out that applies to you.