

Loukota, Joe

From: Scott, Sarah
Sent: Tuesday, April 16, 2024 12:16 PM
To: Russell, Jacqueline
Cc: Hotz, Rob; Keetle, Steve; Kuhn, Jim; Loukota, Joe
Subject: RE: Ave Acre Value Comparison Document Issue

Follow Up Flag: Follow up
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Commissioner Russell,

I have reviewed the average acre tables, and agree that there is an issue with the 1A1 and 1A values.

The Division's analysis and use of the Average Acre Comparison table to aid in the determination of a level of value of the class or equalization of a subclass is based on the weighted average value of each land use (irrigated, dry, and grass).

The weighted average value is calculated based on the summation of all agricultural land values within a land use divided by the number of acres within that land use and is the best unit of comparison to determine whether a county is equalized with adjacent counties. The weighted average is correctly displayed in the Average Acre Comparison for each subclass.

Please let me know if you have additional questions.

Thank you,

Sarah Scott

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From: Russell, Jacqueline <Jacqueline.Russell@nebraska.gov>
Sent: Tuesday, April 16, 2024 11:20 AM
To: Scott, Sarah <sarah.scott@nebraska.gov>
Cc: Hotz, Rob <rob.hotz@nebraska.gov>; Keetle, Steve <Steve.Keetle@nebraska.gov>; Kuhn, Jim <jim.kuhn@nebraska.gov>; Loukota, Joe <Joe.Loukota@nebraska.gov>
Subject: Ave Acre Value Comparison Document Issue

Good Morning Ms. Scott,

After seeing your response to my Cheyenne County questions, in particular as to whether the data set is a direct import from the Abstract Schedule IX to the Average Acre Value Comparison document, there appears to be an issue with the compilation of the document.

After looking at my sample of 23 counties, the issue that I am seeing across all of them (unless a particular county has neither 1A1 or 1A land values for Ag, such as Hooker County) is that the document does not match the Schedule IX for any market areas represented by each county. Furthermore, it appears that the 2A1 value is being represented in the 1A column, and the 1A value is being represented in the 1A1 column, in most cases.

The other Commissioners have verified they are seeing this issue amongst their samples as well.

Because of this, could you clarify if there are comparisons within the R&O analyses process that would be based on the data within this document when the sales representation is too small to call a Level of Value, or is there a different process than utilizing this document to reconcile that the county is equalized geographically with other counties?

A portion of my sample in particular so that you may investigate includes the following counties:

Box Butte

Cheyenne - corrected

Colfax

Cuming

Deuel

Thank you,

Jackie S. Russell

Commissioner

Tax Equalization & Review Commission

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