

## Residential values in Wauneta will also increase

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Owners of irrigated ground, dryland and grassland in Chase County will see an increase in the taxable value of their land for the 2009 tax year.

According to figures from Chase County Assessor Dotty Bartels, the increases on irrigated ground will run from 6.9 to 12.73 percent, depending on land class.

Values for dryland will increase from 6.02 to 11.11 percent while grassland will increase from 10 percent to as high as 20.45 percent for one particular land class.

Notice of valuation changes will be sent from Bartels' office this week.

She said only owners of property in which the value changes for the 2009 tax year will receive notices.

That will also include all residential owners in Wauneta, where values were adjusted up approximately 5 percent after being slightly reduced last year.

Residential owners in Imperial will see no changes this year but those values are being updated before next year's valuation.

Commercial owners in the county will see no change in their values for 2009.

### **Ag land increases reflect market**

Bartels said the increased values of ag land reflect the market conditions for the past year.

In addition, the number of irrigated acres assessed matches the number of certified acres shown by the Upper Republican Natural Resources District.

That change was made last year.

The state requires ag land to be valued at a median of 69-75 percent of actual market value. Bartels said the median for Chase County ag land is 72 percent.

Sales data from July, 2005 through June 31, 2008 are used to determine the median value.

Even with a valuation increase on irrigated land and grassland in 2008 and 2009, and an increase in dryland values in 2009, the price-related differential (PRD) still shows ag land slightly undervalued.

The PRD, figured by the state, indicates the property is undervalued if the differential is above 100. The 2009 ag PRD stood at 104.54 percent.

However, the state's Tax Equalization Review Commission said the values were still in line and didn't need to be raised.

The median for residential property stands at 97 percent, well within the accepted range of 94-100 percent.

The PRD for residential stands at 108.16, indicating under-assessed properties.

Commercial property values stand at a median of 97 percent with a PRD of 99.91 percent.

### **All three ag types increase**

Valuations will increase on all three types of ag land in the county.

Class 4A1 and 4A irrigated land, which represents the lowest quality of soil type, shows the biggest increase. The value went from \$1,100 per acre in 2008 to \$1,240 per acre in 2009. This represents a 12.73 percent increase.

The \$25 per acre increase in 3D through 4D dryland soil types represented a 10.0-11.1 percent upward adjustment.

Grassland showed the biggest percentage increase, ranging from 10 percent for the best grassland, 1G, to 20.45 percent for 4G grass, the lowest quality of grassland soil.

Bartels said a big portion of grassland in Chase County is on 4G1 or 4G soil types. For a class by class breakdown, see the accompanying chart.

**Imperial residential info**

Bartels said they will be reappraising the residential property in Imperial for 2010.

For a homeowner's convenience, a questionnaire has been sent to all residential owners. This will be in place of an inside inspection.

If residential owners prefer an inside inspection, an appointment can be made by contacting her office.

Bartels added they will be doing outside inspections each Tuesday, beginning June 9.

**Info available on the web**

Bartels noted people can obtain information on assessments from the office's web site at <http://chase.assessor.gisworkshop.com>. The site features information from the county's geographic information system.