

**BOARD OF COUNTY COMMISSIONERS**  
**SARPY COUNTY, NEBRASKA**

**RESOLUTION INCREASING APPROPRIATIONS FOR SARPY COUNTY ASSESSOR**  
**2014 FY BUDGET**

WHEREAS, pursuant to Neb. Rev. Stat. §23-104(6)(Reissue 2012), the County has the power to do all acts in relation to the concerns of the County necessary to the exercise of its corporate powers; and,

WHEREAS, pursuant to Neb. Rev. Stat. §23-103(Reissue 2012), the powers of the County as a body are exercised by the County Board; and,

WHEREAS, the Sarpy County Assessor's office has determined that a six month extension of the Terra Scan software product is necessary to provide uninterrupted property assessment services; and,

WHEREAS, additional appropriations are needed for the six month extension of the Terra Scan software for the Sarpy County Assessor 2014 FY budget.

NOW, THEREFORE, BE IT RESOLVED BY THE SARPY COUNTY BOARD OF COMMISSIONERS, that the following budgetary transfers are hereby approved:

Transfer to:	Sarpy County Assessor (00560502 570210)	\$28,410
Transfer from:	Miscellaneous General (03597007 570210)	\$28,410

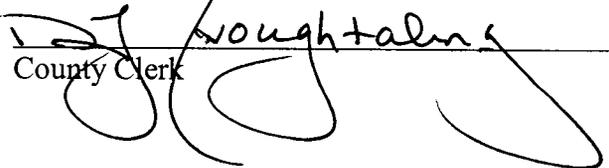
The above Resolution was approved by a vote of the Sarpy County Board of Commissioners at a public meeting duly held in accordance with applicable law on the 19<sup>th</sup> day of November, 2013.

  
 Sarpy County Board Chairman

Attest:

SEAL



  
 County Clerk



Sarpy County Assessor's Office  
1210 Golden Gate Drive  
Papillion, NE 68046-2894  
402-593-2122

November 14, 2013

Brian Hanson  
Sarpy County Fiscal Administration  
1210 Golden Gate Drive  
Papillion, NE 68046

Regarding: Extending the contract for the Terra Scan Computer-Assisted  
Mass Appraisal (CAMA) Software

Dear Brian,

We had discussed the possibility of extending our relationship with Thomas Reuters for the Terra Scan CAMA Software through June 30<sup>th</sup> of 2014. While I had taken a wait-and-see attitude on the matter I now believe that we will require access to the Terra Scan Product for the first six months of 2014 which will terminate our contract at the same time as the county treasurer.

We will be using the Terra Scan CAMA Software to compute the 2014 preliminary assessed values due for public notice by January 15<sup>th</sup> as required by state statute 77-1301(attached). It will be necessary to have access to the software program used to compute the preliminary values in order to accurately amend values as necessary for equalization or error correction up to the time that the Sarpy County Board of Equalization convenes to hear valuation protests.

The total cost of extending our agreement with Thomas Reuters for the Terra Scan CAMA Software is \$28,409.82. This number is considerably less than originally quoted by Thomas Reuters as we were able to persuade them to prorate their services contrary to their stated policies. Unfortunately, this is not an expense that I have provided for in my annual operating budget and must request the additional funding be added to the county assessor's budget.

Respectfully,

Dan Pittman  
Sarpy County Assessor  
Attached: state statute 77-1301

**77-1301. Real property; assessment date; notice of preliminary valuation.**

(1) All real property in this state subject to taxation shall be assessed as of January 1 at 12:01 a.m., which assessment shall be used as a basis of taxation until the next assessment.

(2) Beginning January 1, 2014, in any county with a population of at least one hundred fifty thousand inhabitants according to the most recent federal decennial census, the county assessor shall provide notice of preliminary valuations to real property owners on or before January 15 of each year. Such notice shall be (a) mailed to the taxpayer or (b) published on a web site maintained by the county assessor or by the county.

(3) The county assessor shall complete the assessment of real property on or before March 19 of each year, except beginning January 1, 2014, in any county with a population of at least one hundred fifty thousand inhabitants according to the most recent federal decennial census, the county assessor shall complete the assessment of real property on or before March 25 of each year.

**Source:** Laws 1903, c. 73, § 105, p. 422; R.S.1913, § 6420; Laws 1921, c. 125, § 1, p. 535; C.S.1922, § 5955; Laws 1925, c. 167, § 1, p. 439; C.S.1929, § 77-1601; Laws 1933, c. 130, § 1, p. 507; C.S.Supp.,1941, § 77-1601; R.S.1943, § 77-1301; Laws 1945, c. 188, § 1, p. 581; Laws 1947, c. 251, § 31, p. 823; Laws 1947, c. 255, § 1, p. 835; Laws 1953, c. 270, § 1, p. 891; Laws 1953, c. 269, § 1, p. 889; Laws 1955, c. 288, § 19, p. 913; Laws 1959, c. 355, § 20, p. 1263; Laws 1959, c. 370, § 1, p. 1301; Laws 1963, c. 450, § 1, p. 1474; Laws 1980, LB 742, § 1; Laws 1984, LB 833, § 1; Laws 1987, LB 508, § 36; Laws 1992, LB 1063, § 114; Laws 1992, Second Spec. Sess., LB 1, § 87; Laws 1997, LB 270, § 63; Laws 1999, LB 194, § 15; Laws 2004, LB 973, § 18; Laws 2011, LB384, § 6.

**Annotations****1. Classification and reappraisal committee****2. Determination of value****3. Miscellaneous****1. Classification and reappraisal committee**

Objective of this section and succeeding sections is a comprehensive and uniform system of scientific reappraisal of real estate. *Carpenter v. State Board of Equalization & Assessment*, 178 Neb. 611, 134 N.W.2d 272 (1965).

Real estate and classification committee merely makes recommendations to county assessor. *Collier v. County of Logan*, 169 Neb. 1, 97 N.W.2d 879 (1959); *LeDioyt v. County of Keith*, 161 Neb. 615, 74 N.W.2d 455 (1956).

County board may establish real estate classification and reappraisal committee. *Gamboni v. County of Otoe*, 159 Neb. 417, 67 N.W.2d 489 (1954).

## Brian Hanson

---

**From:** Dan Pittman  
**Sent:** Wednesday, November 13, 2013 4:41 PM  
**To:** Brian Hanson  
**Cc:** Jackie Morehead; Beth Garber  
**Subject:** Terra Scan CAMA package

Brian: We were successful in getting Terra Scan to agree to charging us for 6 months of Terra Scan Support and for six months of Marshall & Swift Cost Service.

\$23, 215.27 for Jan. thru June Terra Scan CAMA Support  
\$5,194.55 for Jan. thru June Marshall & Swift Cost Service  
\$28,409.82

Dan Pittman  
Sarpy County Assessor  
1210 Golden Gate Drive  
Papillion, NE 68046-2894  
[assessor@sarpy.com](mailto:assessor@sarpy.com)  
Office #402-593-2122  
Fax #402-593-5911



## Dan Pittman

---

**From:** Renee.Fuller@thomsonreuters.com  
**Sent:** Thursday, November 07, 2013 3:56 PM  
**To:** Dan Pittman  
**Cc:** Barbara.Fitzgerald@thomsonreuters.com  
**Subject:** RE: Sarpy County Assessor's Terra Scan CAMA System  
**Attachments:** Sarpy Support.pdf

**Importance:** High

Hi Dan,

I have attached all three billing schedules we have for Sarpy County.

- 1.) Sarpy Assessor/ T1 Assessor Assessment Support – Annual Amount for 2014 is \$46,431.14 (1/1/14-12/31/14)
- 2.) Sarpy Assessor/Marshall and Swift 2014 Annual Fee - \$10,389.10 (1/1/14-12/31/14)
- 3.) Sarpy Treasurer/T1 Treasurer Core Support - \$15,736.14 (7/1/13-6/30/14)

If I understand correctly you are wanting to be billed for the Assessment Support from 1/1/14 to 6/30/14 when the Treasurer support ends, therefore:

We would bill you for:

\$23,215.27 (1/2 of the Assessor's annual support covering 1/1/14 to 6/30/14)

\$10,389.10 – for the Marshall and Swift Annual Fee (which we are required to bill you a full year for.)

Total \$33,604.37

Please confirm this is what you are requesting. I will send a bill out for the Marshall and Swift once you confirm and the Assessor Support Bill is due to go out in December but I can bill that sooner if needed.

Thank you,  
Renee

---

**From:** Dan Pittman [mailto:dan@sarpy.com]  
**Sent:** Thursday, November 07, 2013 3:44 PM  
**To:** Fuller, Renee (Tax&Accounting)  
**Subject:** FW: Sarpy County Assessor's Terra Scan CAMA System

---

**From:** Dan Pittman  
**Sent:** Thursday, November 07, 2013 2:42 PM  
**To:** 'Barbara.Fitzgerald@thomsonreuters.com'  
**Cc:** Jackie Morehead; Beth Garber  
**Subject:** Sarpy County Assessor's Terra Scan CAMA System

Barbara: A short time ago we were informed that we would be permitted to extend our Terra Scan CAMA contract until the middle of 2014, which is the same time that our treasurer's contract expires. I have attached the EULA and need to know what our total cost will be as I will have to make a special request for funding. Thank you for your help with this matter.

Dan Pittman

# MANATRON

## Maintenance and Support Schedule and/or Note Schedule

For Internal Use Only  
0025967  
12/15/2013  
TS12ANN-Y

ACCT# 2677000  
SARPY COUNTY ASSESSOR  
1210 GOLDEN GATE DRIVE, #1122

PAPILLION NE 68046-2845

JAN-DEC

1.00 SY	ANNUAL MAINTENANCE & SUPPORT	\$0.00	\$0.00
1.00 PER	THE PERIOD 1/1/14-12/31/14 FOR	\$0.00	\$0.00
1.00 T1-ASSR ASSMT-S	TS T1 Assessor Assessment Support	\$46,431.14	\$46,431.14

*1/2 a year 1/1/14-6/30/14 = \$23,215.57*

Subtotal	\$46,431.14
Tax	\$0.00
Total	\$46,431.14

# MANATRON

## Maintenance and Support Schedule and/or Note Schedule

For Internal Use Only  
0026257  
1/15/2014  
M/SANNUAL

ACCT# 2677000

SARPY COUNTY ASSESSOR  
1210 GOLDEN GATE DRIVE, #1122

PAPILLION NE 68046-2845

M/SANNUAL

1.00 AF	ANNUAL FEE FOR	\$0.00	\$0.00
1.00 PER	THE YEAR 2014 FOR	\$0.00	\$0.00
1.00 RATE-TABLE-S	MARSHALL SWIFT RATE-TABLE DATA	\$10,389.10	\$10,389.10

Subtotal	\$10,389.10
Tax	\$0.00
Total	\$10,389.10