NEBRASKA ADMINISTRATIVE CODE

Title 350 - Nebraska Department of Revenue, Property Assessment Division ~~and Taxation~~

Chapter 80 - School Adjusted Valuation Regulations

Effective Date ~~1/3/07~~

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Title 350 - Nebraska Department of Revenue, Property Assessment Division ~~and Taxation~~
Chapter 80 - School Adjusted Valuation Regulations

REG-80-001 PURPOSE

001.01 The purpose of these regulations is to specify the requirements and procedures of the Property Tax Administrator and Tax Commissioner in establishing the assessable valuation for each local school system and school district in Nebraska, pursuant to the Tax Equity and Educational Opportunities Support Act. The purpose of using the school adjusted valuation in the state aid formula is to reflect, as nearly as possible, each school district's full assessable property value.

The Property Tax Administrator shall determine the assessment level for each school district, in most instances, based on the countywide level of value for each class of real property as determined by the Nebraska Tax Equalization and Review Commission during statewide equalization each year. Underlying the Commission's review of the level and quality of assessment for each county is relying primarily on two sources of information. One, a comprehensive ratio study developed in compliance with professionally accepted mass appraisal techniques, and two, an ongoing review by the Department of Revenue, Property Assessment Division of assessment practices within each county.

The most current description of the techniques to be used in the development and use of a ratio study is contained in the ~~1999~~ 2007 Standard on Ratio Studies, issued by the International Association of Assessing Officers (IAAO). Additionally, two other reference works, Mass Appraisal of Real Property and Property Assessment Valuation, also issued by IAAO contain some discussion of the development and use of ratio studies. Further, the Department of Revenue, Property Assessment Division sets forth its procedures for the development of the ratio study in Sales File Regulations, Chapter 12. The ~~1999~~ 2007 Standard provides recommendations on the design, preparation, interpretation, and use of ratio studies for a number of purposes. It also rests on the assumption that the ratio studies will contain a statistically adequate sample of sales to represent the level of value for a particular jurisdiction being measured.

In Nebraska, historically, many counties and school districts have had relatively few sales for some classes or subclasses of real property. In order to develop adequate samples, the time periods set forth in the Sales File Regulations, Chapter 12, for the ratio study are longer than one year as expressed in Section 5.4 of the ~~1999~~ 2007 Standard. The ~~Department's~~ Department of Revenue, Property Assessment Division's experience indicates that even extending the length of the study period to as many as three years will not always ensure a statistically adequate sample.

Where sample sizes are small, the IAAO makes suggestions in both Part I Section ~~8.4~~ 6.4 of the ~~1999~~ 2007 Standard and Chapter 5 of Mass Appraisal of Real Property. The IAAO suggests restratification of sales to encompass a broader sample, extend the study period, enlarge the sample by validating previously rejected sales, using appraisals in lieu of or in addition to sales prices, imputing appraisal performance or assuming a statutory level of assessment. The

Department of Revenue, Property Assessment Division already provides for analysis based on broad stratification of sales into residential, commercial and agricultural property. It also uses a two year study period for residential and three year study period for commercial and agricultural property, both time frames are longer than the one ideal year study period recommended by the IAAO. The Department of Revenue, Property Assessment Division includes all arm's-length transactions, with adjustment for items such as personal property and special financing. The use of appraisals is expensive, time consuming and, for many of Nebraska's small, rural counties, finding qualified appraisers to perform the work is difficult. Therefore, the Department of Revenue, Property Assessment Division has sought to focus its efforts on developing additional information regarding the assessment practices in Nebraska's counties to assist in the determination of the level of value in a county or school district.

Rather than just simply assuming that counties or school districts with small numbers of sales are at the required statutory levels of value (one hundred (100) percent of actual value for all real property other than agricultural and horticultural land; seventy-five (75) percent of actual value for agricultural and horticultural land), the Department of Revenue, Property Assessment Division believes that public policy requires more analysis. To do otherwise would create a lack of incentives for counties with a history of only a few sales to attempt to keep up with actual value, since they will be determined to be at seventy-five (75) percent of actual value for agricultural and horticultural land and at actual value for all other real property for purposes of distributing state aid anyway. Therefore, in such instances, the Department of Revenue, Property Assessment Division believes that a more appropriate position is to seek to determine a level of value based on the best information available regarding the market and assessment practices in a county. To that end, the Department of Revenue, Property Assessment Division has staff throughout the state, working with and monitoring the work of assessors in each county. Their work is described in Reports and Opinion Regulation, 17-004 in connection with the development of the narrative portion of the Report and Opinion for each county. It is the ~~Department's~~ Department of Revenue, Property Assessment Division's belief that the compilation of such information constitutes the best information available for the purposes of making a determination regarding the assessment level where few sales are available for ratio study purposes.

The IAAO publications referred to are available to the public and maintained at the ~~Department's~~ Department of Revenue, Property Assessment Division's office in Lincoln, Nebraska, for viewing during normal business hours.

The Department of Revenue, Property Assessment Division provides the information from the ratio study and the assessment practices information to the Commission for the purpose of determining level of value and quality of assessment for each class of property in each county during statewide equalization. When the Department of Revenue, Property Assessment Division performs school adjusted valuation, it shall use the countywide level of value in determining the level of value for school districts within the county. There are several reasons for this. The first is the interrelated nature of statewide equalization and the determination of school adjusted valuation for the purposes of the distribution of state aid to schools. Statewide equalization, as performed by the Commission, assists in determining the taxable value contained within an individual school district. That taxable value represents a significant portion of the

local resources available to support local school districts. The needs of the local school district, as determined under the formula set out by TEEOSA, minus local resources, determine state aid to that school district. Therefore, the maintenance of an internal consistency between the level of value for a class of property in a county and the level of value for that class within a school district, enables the value on which a local school district is able to levy to be in harmony with the level of value used to determine state aid to that district.

The second reason for reliance on the Commission's determination of a countywide level of value is that, if the level of value for a class or subclass of property in county appears to be outside of the statutorily permissible ranges, for equalization purposes, the Commission conducts hearings at which the county or any interested persons may present evidence. Ultimately, the level of value, as determined by the Commission, has resulted from an evidentiary hearing in which the underlying data has been scrutinized during the hearing process.

Although the Department of Revenue, Property Assessment Division will apply the countywide level of value to determine the level of value for individual school districts, there are two situations in which the Department of Revenue, Property Assessment Division may adopt a separate level of value for the school district from that found for the county by the Commission. One is where a county board of equalization, following statewide equalization performed by the Commission and in response to protests, has issued orders that would have the effect of changing the level of value in the county. The second situation in which the Department of Revenue, Property Assessment Division may adopt a separate level of value for a school district that is at variance with the countywide level found by the Commission is where the sales sample and any other data used for the determination of level of value for the county on which the Commission order was based is not an accurate representation of the real property within an individual school district. In those situations, the Department of Revenue, Property Assessment Division will analyze sales and assessment practices within the school district to determine the level of value for school adjusted valuation purposes.

In those situations in which the Department of Revenue, Property Assessment Division makes a determination of level of value for a school district and does not adopt the level of value for the county as found by the Commission, it shall use professionally accepted mass appraisal techniques. However, there are jurisdictional exceptions to those techniques under which the requirements of the law of a particular jurisdiction may be at odds with the requirements of professionally accepted mass appraisal practice. In such situations, mass appraisal technique yields to the law of the local jurisdiction. The Department of Revenue, Property Assessment Division recognizes that, in the literature of mass appraisal, the time adjustment of ratio study data is an accepted technique that may be used to assist in determining the level of value for a class or subclass of real property. However, the Department of Revenue, Property Assessment Division, in this regulation, is specifically creating a jurisdictional exception and is providing that in its analysis of ratio study data, where necessary, it shall not apply time adjustments in the determination of level of value for an individual school district. The primary reason for the creation of this jurisdictional exception is the ~~Department's~~ Department of Revenue, Property Assessment's experience developing a sales file ratio study in the State of Nebraska. In many counties, the sales sample in the ratio study, even over a two or three year study period, is not large enough or

representative enough to draw accurate inferences about the level of value for that class or subclass of property in that county. The Department of Revenue, Property Assessment Division already uses a longer study period (two years for residential and three years for agricultural and commercial property) than is normally advocated in the professional mass appraisal literature. Given those circumstances, a time adjustment in many counties would be speculative at best. Additionally, were the Department of Revenue, Property Assessment Division to permit and perform time adjustments, it raises the possibility of applying time adjustments in some counties but not in others, thus providing a facially different measurement standard between different counties. In light of the requirement in the Nebraska Constitution for uniform and proportionate valuations, two different measuring sticks for level of value, time adjusted and non-time adjusted, may create issues with respect to uniformity and proportionality.

(Neb. Rev. Stat. Sections 77-702, ~~R.R.S. 2003 and Neb. Rev. Stat. Sections~~ 79-1003 and 79-1016, R.S. Supp., 2007~~2006~~.)

REG-80-002 DEFINITIONS

002.01 Local system shall mean a Class VI district and the associated Class I districts or a Class II, III, IV, or V district and any Class I districts or portions of Class I districts affiliated therewith.

002.02 Centrally assessed property shall mean property valued by the state. For purposes of school adjusted value, centrally assessed property shall include owned or leased operating property of railroad companies, and public service entities.

002.03 Redevelopment project value shall mean the assessed value of the taxable real property in a redevelopment project for the year prior to the effective date of the provision dividing the ad valorem tax pursuant to Neb. Rev. Stat. Section 18-2147.

002.04 School district shall mean any Class I, II, III, IV, V, or VI district pursuant to Neb. Rev. Stat. Section 79-1003 (11).

002.05 Indirect equalization shall mean the process of estimating the total taxable valuation in a taxing jurisdiction.

002.06 Clerical error shall mean transposition of numbers, allocation of value to the wrong school district, mathematical error, and omitted value.

(Neb. Rev. Stat. Sections 77-112~~,~~ and 77-120, ~~77-702,~~ R.R.S. 2003, ~~and~~ Neb. Rev. Stat. Sections 18-2103, 18-2147, ~~77-1327,~~ 77-1360.01~~,~~ and 77-5027, ~~79-1003 and 79-1016,~~ R.S. Supp., 2006 and Neb. Rev. Stat. Sections 77-702, 77-1327, 79-1003 and 79-1016, R.S. Supp., 2007.)

REG-80-003 PROCEDURES

003.01 On or before August 25, the county assessor shall certify to the Property Tax Administrator the total taxable value including centrally assessed values, by each school district located in the county for the current assessment year on forms prescribed by the Tax Commissioner ~~Property Tax Administrator~~. The assessor may amend the filing for changes made to the taxable valuation of the school district in the county if corrections or errors on the original certification are discovered. Amendments shall be certified to the Property Tax Administrator on or before September 30. The valuations as certified by the assessor on the August 25 report or amended report of September 30 shall be the starting point for school adjusted valuations, as required by Neb. Rev. Stat. Section 79-1016.

003.01A Establishment of school district adjusted valuations for real property shall be based upon the countywide level of value for classes of real property as established during statewide equalization by the Nebraska Tax Equalization and Review Commission unless:

003.01A(1) The class of property within an individual school district is not adequately represented by the countywide data for that class upon which the Commission's determination was based; or

003.01A(2) The county board of equalization in which an individual school district is located has adjusted a class or subclass of real property in the county in response to valuation protests in such a fashion as to alter the level of value for that class of property as found by the Commission.

~~Establishment of the school district adjusted valuations for real property shall be based upon the level of value as defined in REG-12-002.03 for each class or subclass, determined from an analysis of the assessment ratio study, assessment practice or any other studies and information developed by the Property Tax Administrator that are in compliance with professionally accepted mass appraisal techniques and the level of value established by the Tax Equalization and Review Commission during statewide equalization.~~

003.02 The Property Tax Administrator shall compute the real property adjustment factors, for purposes of school adjusted valuation, as follows:

003.02A For residential real property, recreational real property, commercial real property, industrial real property, agricultural improvements and directly associated land, and minerals, one-hundred percent divided by the level of value for each school district or portion thereof.

003.02B For agricultural and horticultural land, as defined by Neb. Rev. Stat. Section 77-1359, seventy-five (75) percent divided by the level of value for each school district or portion thereof.

003.02B(1) For agricultural and horticultural land that receives a special valuation pursuant to Neb. Rev. Stat. Section 77-1344, seventy-five (75) percent of the special valuation as defined in Neb. Rev. Stat. Section 77-1343 divided by the level of value for each school district.

003.02C For centrally assessed real property, one hundred (100) percent divided by the level of value.

003.03 To compute the adjusted valuation for real property by class, in each school district the adjustment factors determined pursuant to REG-80-003.02 shall be applied to the total assessed valuation of the class, less any redevelopment project valuation of the class, as reported to the Property Tax Administrator by the assessor. For property valued by the state, the adjustment factor shall be applied to the real property portion of assessed value of railroad and public service entities.

003.04 Real property which is part of a redevelopment project value shall not be adjusted by the Property Tax Administrator, as the redevelopment project valuation is the maximum value assessable to the school district, pursuant to Neb. Rev. Stat. section 18-2149.

003.05 To compute the total adjusted valuation by each school district and each local system for certification to the Department of Education, the Property Tax Administrator shall add to the adjusted real property valuation, as determined pursuant to REG-80-003.03, the total net book value for all taxable personal property, and any redevelopment project valuation in each school district.

003.06 For situations in which the Department of Revenue, Property Assessment Division may determine a level of value for an individual school district, rather than adopting the countywide level of value as determined by the Tax Equalization and Review Commission, the ~~The~~ Property Tax Administrator shall determine the level of value for school districts based upon an analysis of all relevant information including, but not limited to, assessment/sales ratio studies and data gathered pursuant to REG-17-004.01A(1) through REG-17-004.01A(4) for each county, for the various classes of property, analysis of changes in the taxable value of real property that occur between the last certified County Abstract of Assessment Report and the certified School District Taxable Value Report and the level of value established by the Tax Equalization and Review Commission during statewide equalization.

003.06A Assessment/sales ratio studies shall be developed pursuant to Neb. Rev. Stat. Section 77-1327 and Sales File Regulations, Chapter 12. The studies shall include assessment statistics by county and by school district for the various classes of real property.

003.06B Assessment practices studies shall be developed pursuant to Neb. Rev. Stat. Section 77-5027 and Reports and Opinions Regulations, Chapter 17.

003.06C The Property Tax Administrator shall consider the information regarding the various assessment practices in the county in addition to the results indicated from the assessment/ratio studies.

003.07 The weighted mean ratio, as defined in Sales File Regulations, Chapter 12, shall be the preferred measure of central tendency in determining the assessment level for purposes of school adjusted valuation. The dollar weighting feature, of the weighted mean ratio where one seeks to estimate the full assessable value of the jurisdiction, is most appropriate in performing indirect equalization.

003.07A The weighted mean ratio is calculated by (1) summing the assessed values, (2)summing the sales prices, and (3) dividing the first result by the second. The weighted mean gives weight to each dollar of value in the sample. In other words, the weighted mean weights each ratio in proportion to its sales price, whereas the mean and median give equal weight to each sales price.

003.07B Because of its weighting feature, the weighted mean ratio is the most appropriate measure of central tendency for estimating the total dollar value of a population of parcels. If, for example, the total assessed value for the residential class of property in a school district is one hundred million ($100,000,000) dollars but the weighted mean ratio is ninety-two(.92), then the best estimate of the total market value of the class is one hundred eight million six hundred ninety-five thousand ($108,695,000) dollars ($100 million divided by .92). The dollar difference between the assessed value and estimated market value reflects the amount of the real property wealth not being assessed.

003.07C In the use of the weighted mean ratio, the Department of Revenue, Property Assessment Division ~~Property Assessment and Taxation~~ shall review the sales file data base for the school district for which the assessment level is being determined to ascertain whether the sold properties in that jurisdiction contain sales which would distort the weighted mean. If sales are determined to be distorting the weighted mean, the distortion should be taken into consideration when determining level of value.

003.07D For purposes of this analysis, transactions which are representative of a class or subclass of real property in the school district, even with abnormally high or low assessment ratios, shall be considered representative.

003.08 School Specific Analysis

003.08A The Department of Revenue, Property Assessment Division shall utilize the countywide level of value for classes of property within individual school districts as determined by the Tax Equalization and Review Commission during statewide equalization with two possible exceptions:

003.08A(1) The data used by the Commission to determine countywide level of value for a class of property does not accurately represent the class of property within the subject school district; or

003.08A(2) The county board of equalization has, in determining property valuation protests, has adjusted a class of property within a county in such a way as to alter the level of value for that class as determined by the Commission during statewide equalization.

003.08B The Department of Revenue, Property Assessment Division shall consider the following factors in determining whether the data used by the Commission in determining the countywide level of value for a class of property is an adequate representation of that class within the subject school district. These factors shall include:

(NEED FACTORS INPUT FROM MEASUREMENT)

003.08C The Department of Revenue , Property Assessment Division, following the certification by the assessor of the total taxable value for individual school districts, on or before August 25 each year, shall review the actions of county boards of equalization to determine whether those actions have altered the countywide level of value for a class of property within that school district. In making that determination, the Department of Revenue, Property Assessment Division shall consider the following (or perform the following steps):

(NEED STEPS INPUT FROM MEASUREMENT)

003.08D When the Department of Revenue, Property Assessment Division determines that either the data used by the Commission to determine the countywide level of value for a class of property does not adequately represent that class within an individual school district or that the actions of a county board of equalization have altered the countywide level of value as determined by the Commission, it may determine a level of value for a class of property within an individual school district. In doing so, it may consider any of the factors described in Sections 003.06 and 003.07 of these regulations.

003.08E In determining the level of value for an individual school district, the Department of

Revenue, Property Assessment Division shall not perform time adjustments on the database used to develop that level of value.

~~003.08A The Department shall examine the statistical information available for each county and the county's respective school districts, by property class, as follows:~~

~~003.08A(1) Determine if the school district's statistical information is sufficient in quantity and quality to measure the school district level of value for that class of property.~~

~~003.08A(2) If the school district's statistical information is sufficient, review at the confidence interval as defined in REG 17-002.14 around the weighted mean. If this confidence interval overlaps the Tax Equalization and Review Commission's countywide level of value, then the Tax Equalization and Review Commission's countywide level of value for statewide equalization should be used for the school district's level of value for that class of property.~~

~~003.08A(3) If the school district's statistical information is not sufficient, review the countywide confidence interval around the weighted mean. If this confidence interval overlaps the Tax Equalization and Review Commission's countywide level of value, the Tax Equalization and Review Commission's countywide level of value for that class of property should be used.~~

~~003.08A(4) If the school district's statistical information is sufficient but the confidence interval around the weighted mean does not overlap the Tax Equalization and Review Commission's countywide level of value, the school district's information should be analyzed further as follows:~~

~~003.08A(4)(a) Examine the data supporting the confidence interval around the weighted mean for the school district. Determine if the school district's sample transactions are sufficient and representative for the school district with the exception of one or several transactions with large dollar sales prices that may impact the weighted mean. Based upon the Department's knowledge of the county and the confidence that consistent assessment practices exist for the school district in comparison to the overall county and there is sufficient data to represent the school district, additional calculations may be performed to normalize the weighted mean for the school district's sample.~~

~~003.08A(4)(b) Any additional analysis performed by the Department, to normalize the weighted mean, shall be documented in the form of a spreadsheet with written notes regarding the analysis, printable upon demand not to exceed legal size paper. All documents shall display the title of the Nebraska Department of Property Assessment and Taxation,~~

~~date of which the analysis was prepared, the Department's personnel's name, the county number and name, school district code and name, and property type for which the analysis was prepared.~~

~~003.08A(5) If the school district's statistical information is sufficient but the level of value for the class of property is not consistent with the level of value determined by the Tax Equalization and Review Commission, then the Department must examine whether the assessment practices support the level of value for the school district. If this occurs then the level of value of the class of property of the school district shall be the weighted mean for the school district and the county shall immediately have their assessment practices examined pursuant to Neb. Rev. Stat. Section 77-1330.~~

003.09 Final Documentation for Level of Value for School Adjusted Value.

003.09A During September, prior to the final certification of October 10th, the Property Tax Administrator shall review all counties and their respective school districts, by property class. For each class of property with a valuation greater than zero, the Property Tax Administrator or designated staff shall enter a level of value into the ~~Department's~~ Department of Revenue, Property Assessment Division's established database along with written comments as to the chosen level of value for that property class in that school district.

(Neb. Rev. Stat. Section~~s 77-702,~~ 77-1359, R.R.S. 2003, ~~and~~ Neb. Rev. Stat. Sections 18-2147, 18-2149, 77-1343, ~~77-1344,~~ 77-5022~~,~~ and 77-5027, ~~79-1003 and 79-1016,~~ R.S. Supp., 2006 and Neb Rev. Stat. Sections 77-702, 77-1344, 79-1003 and 79-1016, R.S. Supp., 2007.)

REG-80-004 APPEALS OR REQUESTS

004.01 On or before November 10, any local system may file with the Tax Commissioner ~~Property Tax Administrator~~ written objections to the adjusted valuations, stating the reasons why such valuations are not the valuations required by Neb. Rev. Stat. Section 79-1016.

004.02 The ~~Property Tax Administrator~~ Tax Commissioner shall fix a time for hearing the written objections of each dissenting local system at the office of the Tax Commissioner ~~Property Tax Administrator~~. At the hearing both parties will be allowed to introduce any evidence that is relevant and necessary for determining the adjusted valuation.

004.03 The burden of proof in such hearings shall be on the party protesting the Department of Revenue, Property Assessment Division's ~~Property Assessment and Taxation's~~ determination of adjusted valuation. The

Department of Revenue, Property Assessment Division's ~~Property Assessment and Taxation's~~ determination shall be presumed correct unless competent evidence is adduced to the contrary. If competent evidence is produced by the protesting party, the reasonableness of the Department of Revenue, Property Assessment Division's ~~Property Assessment and Taxation's~~ action in determining adjusted valuation becomes one of fact based upon all of the evidence presented.

004.04 In rebutting the presumption that the Department of Revenue, Property Assessment Division ~~Property Assessment and Taxation~~ acted reasonably in determining adjusted valuation the protesting party must show by clear and convincing evidence that the Department of Revenue, Property Assessment Division ~~Property Assessment and Taxation~~'s determination was the result of a systematic exercise of intentional will or failure of plain duty and not mere errors of judgment or a difference of opinion.

004.05 Based upon the evidence introduced at the hearing the Tax Commissioner ~~Property Tax Administrator~~ shall enter a written order to change or decline to change the adjusted valuations. On or before the following January 1, the Tax Commissioner ~~Property Tax Administrator~~ shall certify the order to the Department of Education and mail a copy of the written order to the local system within seven days after the date of the order.

004.06 The final determination of the Tax Commissioner ~~Property Tax Administrator~~, pursuant to REG-80-004.05, may be appealed within thirty (30) days after the date of the order to the Tax Equalization and Review Commission pursuant to Neb. Rev. Stat. Section 77-5013.

004.07 On or before November 10, any local system or county official may file, with the Tax Commissioner ~~Property Tax Administrator~~, a written request for a nonappealable correction of the adjusted valuation due to clerical error or valuation adjustment due to qualification or nonqualification of special valuation for agricultural and horticultural land, pursuant to Neb. Rev. Stat. Sections 77-1343 to 77-1348. On or before the following January 1, the ~~Property Tax Administrator~~ Tax Commissioner shall approve or deny the request. If approved, the corrected adjusted valuations shall be recertified to the Department of Education with a copy forwarded to the local system and county official.

004.08 On or before June 30 of the year following the certification of the adjusted valuations to the Department of Education, any local system or county official may file a nonappealable request with the Tax Commissioner ~~Property Tax Administrator~~ for a correction to the adjusted valuation of a school district. The adjustment shall be based upon corrections to the tax list that changed the assessed valuations of taxable properties within that school district.

004.09 Upon receiving the written request, the Tax Commissioner ~~Property Tax Administrator~~ shall notify the assessor or assessors if the school district extends into more than one county, of the request. The Tax Commissioner ~~Property Tax Administrator~~ shall provide the prescribed forms for the assessor to report the recertified taxable valuation.

The assessor shall file this report within ten (10) days of the Tax Commissioner's ~~Property Tax Administrator's~~ mailing of the prescribed forms.

004.09A The assessor shall determine the recertified valuation by taking the original school district valuation as certified on the tax list for the prior tax year and adding and subtracting the tax list corrections that have changed that original certified taxable value.

004.10 On or before the following July 31, the Tax Commissioner ~~Property Tax Administrator~~ shall approve or deny the request and if approved, certify the corrected adjusted valuations resulting from such action to the Department of Education.

(~~Neb. Rev. Stat. Sections 77-702, 77-1346, 77-1348, R.R.S. 2003 and~~ Neb. Rev. Stat. Sections 77-1343, ~~through~~ 77-1345.01, 77-1347~~,~~ and 77-5013, ~~79-1003 and 79-1016,~~R.S. Supp., 2006 and Neb. Rev. Stat. Sections 77-702, 77-1344, 77-1345, 77-1346, 77-1348, 79-1003 and 79-1016, R.S. Supp., 2007.)