

**OFFICE OF CHERRY COUNTY ASSESSOR
365 N. MAIN STREET
VALENTINE NE 69201
APRIL 12, 2011**



Executive Director
Nebraska State Records Board
440 South 8th Street; Suite 210
Lincoln NE 68508-2294

To Whom It May Concern:

Enclosed is the grant application, letters of support, and Land Record Information pertaining to the State Records Board Grant.

Cherry County is the largest county in the state (apprx 6000 square miles) and the only one that a time zone dissects. We feel this grant would greatly benefit the access to our public information.

We appreciate your time to review our application. If you have any questions, please feel free to contact me at (402) 376-1630.

Sincerely,

A handwritten signature in cursive script that reads "Betty J. Daugherty".

Betty J. Daugherty
Cherry County Assessor

Nebraska State
Records Board
440 S 8th St Ste 210
Lincoln, NE 68508
(402) 471-2745



John A. Gale
Chairman



APPLICATION FOR STATE RECORDS BOARD GRANT TO IMPROVE ACCESS TO PUBLIC INFORMATION

The Nebraska State Records Board is sponsoring a grant program for Nebraska government agencies for the development of programs and technology to improve electronic access to state government information and services. Grants will be awarded for one time funding of small projects. No grant request shall exceed \$25,000.00. The grants may be used for the creation or enhancement of electronic access and delivery of government services and information, but not to fund ongoing operations. Nebraska government agencies wishing to apply for these grants may want to first contact Nebraska.gov to establish feasibility and scope of the project.

Applications received by April 20, 2011 will be considered for funding by the NE State Records Board at their meeting on July 20, 2011.

NOTE: Loss of Funding. The NE State Records Board may be unable to award grant funds, in whole or in part, in the event funding is no longer available.

Grant Criteria

Grant projects requesting funding must meet criteria #1-3.

1. Enhance the delivery of local government agency services and improve the public and business access to those services.
2. Meet the all applicable Nebraska Information Technology Commission Standards and Guidelines. State's technology access clause for providing equal access to services for persons with disabilities. A copy of the technology access clause is available at: <http://www.nitc.state.ne.us/standards/index.html> under 2. Accessibility Architecture.
3. If the project or service created or improved pursuant to the grant application involves the licensing, permitting or regulation of businesses, then the project or service must allow integration with the State of Nebraska's Business Portal at: <http://www.nebraska.gov/index.phtml?section=business>, and the One-Stop Online Business Registration System at: <http://www.nebraska.gov/osbr/cgi/domestic.cgi?osbraapplication/init/init/None>.

In addition, the following criteria will be considered when reviewing applications:

- Does the project enhance the delivery of state/local government agency services and improve the public, government and business access to those services?
- Does the project reduce the amount of reliance on human capital, paper, and office overhead?
- Does the project span more than one office or agency?
- What is the size of the customer base for this service and the geographic impact?
- Is there financial and or in kind contribution from other partners?
- Is there documented community support for the project?

Responses are required to all questions in Parts I, II & III in order to be considered for funding:

Part I. Grant Summary

- 1. Name of agency applying for grant:** Cherry County, Nebraska
- 2. Title of project:** County-wide GIS Implementation
- 3. Brief description of project:** Installing a GIS system in Cherry County will not only make is accessible to the general public and various entities across Nebraska's largest county, it will also help all departments in the County by letting them access land record information easily and quickly.
- 4. Grant amount requested:** \$ 25,000
- 5. If the grant is to create an application, is the application to have a fee associated with its use for accessing public records, or is the application free for use by the public, businesses and other governmental agencies?**
No, no fee is anticipated.
If there is to be a fee, provide any statutory authorization for assessing the fee.
- 6. If the grant application is for a Geographic Information System project, do you and the agency you represent agree to share the data collected in that project, without costs, with other interested government agencies in the State that may have a need for such data?** Yes, no fee is anticipated

Part II. Grant Detail

1. Please describe the project in detail, to include your vision for the project. (You may attach this description).

Cherry County would like to install a Geographic Information System (GIS) that will be accessed through the internet on a specific website designed for Cherry County.

Installing the GIS system in Cherry County will assist in calculating valuations based on the GIS data. It will assist in simplifying more current and precise parcel information for assessments and land valuation. It will also help the Assessor in calculating soil and land class acreage and values for agricultural parcel in Cherry County, while allowing them to expedite the process for property splits and measurements through the GIS program.

Upon installing GIS in Cherry County will also be helpful to other entities in the Courthouse. The Clerk's Office will be able to field inquiries for information; the Treasurer's Office will be able to use it for tax inquiries. The Weeds department will use it for determining property owners and property location for spraying noxious weeds and issuing notices to landowners. The Roads Department will have access to sign, bridge, culverts and surface maintenance data. The County Election Office will better determine exact voter precinct maps.

The Cherry County Sheriff's Office has GIS based dispatch technology. Installing the system in the Assessor's Office will assist dispatch in determining exact locations for 911 calls and emergencies. It will also benefit our Fire Departments and Ambulance Departments to aid in their quick response to emergencies.

Most importantly, the residents of Cherry County, the largest in Nebraska, will have 24/7 access to property records, which will save much time in traveling to the Courthouse or trying to deal with crossing time zones in doing business. Customer service by the County to their constituents will be significantly enhanced by a GIS system that is web-based.

The GIS System will be generated and maintained by GIS Workshop, Inc. servers, and will give public access to the assessment data base by property owner, address, and parcel ID numbers. If the above are unknown, there will also be an option available for the user to manually select a parcel and from the view the data connected to obtain their information.

The Cherry County Board and County officials feels that this system will be useful and a time saver for the County, by being available on the Internet it enables the general public to access this information at any time.

2. Please describe who the beneficiary or recipient of this service will be.

Cherry county residents and all property owners, along with banks, insurance companies, appraisers, realtors and the Villages of Cherry County will have access to the property assessment and valuation information. Cherry County Offices of Assessor, Clerk, Treasurer, Election, Sheriff, Flood Plain Administrator, Emergency Manager, the Cherry County Roads and Weed Department Supervisor will all benefit from this program.

3. What is the projected activity for access or use of the proposed service?

The WebGIS is internet-based so access will be available to the general public via a web address. Sensitive data, such as the Sheriff department may want to have available to their team but not the general public, is able to be password protected so that departmental staff may access even though public access may need to be limited. Cherry County Offices of Assessor, Clerk, Treasurer, Election, Sheriff, Flood Plain administrator and Emergency Manager, Property owners, Banks, Insurance Companies, Appraisers, Realtors and the Villages of Cherry County will have access to the property assessment and valuation information. The public will be notified of the WebGIS site by mailings, newspaper notices/press releases and informing people in person at the County Offices.

4. Timeline for implementation of the project (a specific completion date (MM/YYYY) must be provided). Grant funds may lapse if not expended prior to completion date.
February 15, 2012

5. Please specify in detail your, or any other Subdivision(s) contribution to the project (financial, labor, equipment etc.). Provide specific dollar amounts.

Cherry County Assessor and Clerk Offices will be assisting in compiling information, data entry and maintaining current data to assure all information is correct and up to date. The Surveyor will also be contributing data as the project progresses. GIS Workshop will be compiling data, scanning cadastral maps, designing and building the GIS. Cherry County assessor staff will participate in GIS training provided by a trainer from GIS Workshop, Inc.

6. Is other funding available for this project (explain)? Please explain what efforts your agency has made to obtain funding.

No other funding has been identified at this time.

7. Does the project require additional statutory authority (explain)?

No

8. Specify (in detail) what the grant money will be used for. Include a complete cost breakdown of the project. Please attach bids from vendors (if applicable) and describe the relationship, if any, between a vendor and you or your agency.

We would like to contract with vendor GIS Workshop, Inc. to develop a GIS for Cherry County and an overview of the project is shown below (proposal information is available upon request). The contract is for development of a GIS for Cherry County, updating of the GIS and development of a WebGIS site for the County, which will make information available 24/7. The total amount of grant money awarded to Cherry County will be used to defray the following initial GIS development expense.

Development of Assessor GIS by GIS Workshop, Inc	\$65,000
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9. Why the grant money is needed for the project, and, if applicable, how will the service be sustained once the grant money is expended?

The grant money is needed to allow the public access to important County information and to increase efficiency in the future. Cherry County will agree to maintain the program and any fees that go along with it to keep the system up and running for future years through budgeting of this County-wide GIS project and by making it a priority.

10. Should available fund not allow the NSRB to grant the full amount requested, but a reduced amount, would this project still be financially feasible?

The full amount will be necessary to initially defray the cost to Cherry County of implementing the GIS. The County fully anticipates being able to fully meet annual maintenance costs of the GIS after it is implemented.

11. Please describe how this project will enhance the delivery of government agency services and improve the public and/or business access to those services.

The GIS System will enhance the ability to retrieve up-to-date information faster and more efficiently via a web-based application. It will give the ability to access taxation information, soil information, mapping ability, not only to the public but also to County Offices and the many different entities that we correspond with daily. With over 3.8 million acres, this largest County in Nebraska is challenged to provide access to records. Adding to this is the fact that part of the County is in a different time zone, which makes doing business by travel or telephone even more of a hindrance. The web-based GIS solution will save our residents time and money in obtaining data that they deserve and need.

12. Please describe how this project will improve the efficiency of agency operations.

The program will better serve the public with the ability to acquire information in a timely manner. The office staff will realize significant time savings which will provide us the time needed to do office work without the time spent on telephone calls, receiving parcel information, retrieving information and then faxing, printing or mailing the information to the many entities. Cost savings will occur as a result of these efficiencies.

13. Please describe how this project will facilitate collaboration between either local, state, federal and/or other public or private institutions.

This program will allow for faster service among the offices of the Assessor, Clerk, Treasurer, Sheriff, Emergency Manager, Road and the Planning and Zoning Manager. There are also other agencies which will benefit from this program such as the public the Villages of Cherry County, Public Schools, Fire and Ambulance Services, and the many

entities that we serve. The National Resource Districts are very interested in having property data available to them to effectively serve the Cherry County area.

- 14. Does the project involve the licensing, permitting or regulation of business? If yes, explain how the project or service will allow integration with the State of Nebraska's Business Portal, located at:**

<http://www.nebraska.gov/index.phtml?section=business>, and the One-Stop Online Business registration system located at: <https://www.nebraska.gov/osbr/index.cgi>

No. This is not applicable.

- 15. Community Support. Please include letters of support to document the public expression that has caused you to implement this application. Please see attached letters of support.**

Part III. Technical Information

- 1. Describe the hardware, software, and communications needed for this project and explain why these choices were made.**

The construction of the Website is included in the fee with GIS Workshop. Cherry County will purchase the additional years of maintenance fees, which will include unlimited maintenance, which will continue to keep this program current, and to continue to be beneficial.

Access to the data from the GIS program will be throughout the Internet. For persons that do not have Internet access, the Public Library supplies several computers for this service at no charge.

Cherry County believes that this program is necessary to keep the public up to date and informed and to increase efficiency across all departments.

- 2. Address any technical issues with the proposed technology including:**

- **Conformity with general accepted industry standards. Projects which interface with other state systems (such as distance learning systems) must meet NITC technical standards and guidelines. (The NITC standards and guidelines are located at: <http://www.nitc.state.ne.us/standards/>).**
- **Compatibility with existing institutional and/or statewide infrastructure.**
- **Reliability, security and scalability (future needs for growth or adaptation).**

The GIS system will interface with either/both the Terrascan (currently in use) database systems in use in Cherry County today (and in use for appraisal/tax accounting systems in nearly every county in Nebraska).

The proposed software/technology is Esri based. This is the industry standard GIS technology in Nebraska today.

Our proposed vendor, GIS Workshop, Inc. has stated to us (informally) that any systems or data they construct meets all the applicable NITC and FGDC standards for GIS data and metadata.

- 3. Describe how the project will comply with the State's Technology Access Clause:** meet all applicable Nebraska Information Technology Commission Standards and Guidelines. A copy of the Standards are available at: <http://www.nitc.state.ne.us/standards/index.html>. **under 2. Accessibility Architecture.**

The WebGIS for Cherry County will be built and designed by GIS Workshop, with adherence to standards established by the State of Nebraska. The digital map database has been developed using the Nebraska State Plane Coordinate System, NAD83 as per State/NITC guidelines. The system will comply with any other applicable NITC items.

- 4. Describe how technical support will be provided.**

GIS Workshop will edit and maintain the GIS data on our redundant servers. Cherry County will be responsible for sending parcel splits and land use changes to GIS Workshop. GIS Workshop will download a copy of the TerraScan data file every 24 hours to ensure that these data are up-to-date on the GIS Workshop server. They have a dedicated technical support staff that is available at any time during business hours to service Cherry County's needs.

Part IV. STATE LAW COMPLIANCE

Nebraska law, sections 4-108 through 4-114 state that no political subdivision of the State shall provide public benefits, to include grants or contracts, to a person not lawfully present in the United States. If this application is awarded in whole or in part, and during the time the grant is in effect, the undersigned, on behalf of the political subdivision grant applicant, by signing this grant application, affirmatively states and acknowledges that the political subdivision will comply with this law.

Part V. CONTACT INFORMATION & SIGNATURE

Contact person, and title, for any questions regarding this application:

Betty J. Daugherty Cherry County Assessor
Printed Name Title

Phone # 402-376-1630 E-mail ccassessor@shwisp.net

Physical Address:

365 N. Main Street Valentine NE 69201

I, the Authorized Representative of Cherry County Assessor's Office, certify to the Nebraska State Records Board that the applicant/agency has the necessary authority to undertake the proposed project, will comply with Affirmative Action requirements and provide a drug free workplace environment.

Signed this 12th day of April, 2011

Betty J. Daugherty
Agency Director

Please return completed application to:

**Executive Director
Nebraska State Records Board
440 South 8th Street, Suite 210
Lincoln, NE 68508-2294
(402) 471-2745
(402) 471-2406 (fax)**

Board Staff use only, do not fill in below this line	
Grant Request Number: _____	Date Request Received: _____
Grant Amt Requested: _____	Grant Request Score: _____
Technical Comm. Recommendation: _____	
Grant Disposition: _____	Date of Mtg Minutes: _____

(Last updated 02/07/2011)

**Supplemental Questionnaire for State Funded Entities on
Land Record Information and Mapping-Related Grant Applications**

Numbers refer to specific NITC Land Record Information and Mapping Standards

For a complete listing of these standards and guidelines please see:

http://nitc.nebraska.gov/gisc/docs/LRMS_20060127.pdf

- 1.1 Datum.** Local government multipurpose GIS/LIS (Geographic Information System/Land Information System) and their associated geospatial data layers should be based on the North American Datum (NAD) 83 and the North American Vertical Datum (NAVD) 88. Any existing systems developed based on other datums should consider conversion to these datum.

Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.

100% compliance: All GIS data that are constructed or converted as part of this project will use the specified datums.

- 1.2 Projection.** The Nebraska Plane Coordinate System, NAD 83, should be used as the primary map projection system for the recording of positions in local land-data systems in Nebraska. Selection of any other projection should be done reluctantly and only after most careful consideration. The plane coordinate values for a point on the earth's surface may be expressed in either meters or feet.

Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.

100% compliance: All GIS data that are constructed or converted as part of this project will use the specified projection.

- 1.3 Geodetic Control.** GIS/LIS systems developed with the goal of providing a multipurpose cadastre for local government use should be referenced to a local geodetic reference framework that is properly connected to the National Spatial Reference System (NSRS).

Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.

100% compliance: The GIS data will reference the available geodetic control in the project area as gathered from the NE State Surveyor and/or county/local surveyor.

1.4 Public Land Survey System Control.

- 1.4.1 PLSS Geodetic Framework.** For all land in Nebraska that is subdivided according to the Public Land Survey System (PLSS), the geodetic reference framework for the cadastre should be the section corners of the PLSS for each section.

Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.

100% compliance: All applicable GIS data (cadastre based data) will reference and fit within the NE PLSS.

1.4.2 Locate, Monument, and GPS Primary Corners. At a minimum, local government entities developing a geospatial land information system should initially invest in a precision Global Positioning System (GPS) survey to locate, re-monument as necessary, and obtain the geographic coordinates of the major boundary defining corners that legally define the boundaries of their county jurisdiction(s). These precision GPS survey coordinates for the boundary defining corners should be collected and integrated as framework data into the land information system. This effort should be coordinated with officials from the adjacent county (ies) to ensure agreement on the location of the shared corners.

Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.

100% compliance: The project will utilize all available GPS based monumentation from NDOR, NE State Surveyor and the county surveyor.

1.5 PLSS Base Map. Local governments considering the development of a multipurpose GIS, should consult with the Nebraska State Surveyor's Office to locate and access the best available data on the Public Land Survey System (PLSS) for their geographic area. To assist the State Surveyors Office in maintaining a repository of the best available PLSS data, local governments participating in the Nebraska Land Information System Program should share any enhanced PLSS data, for their geographic area, with the State Surveyors Office so that it might be integrated into the PLSS repository database.

Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.

100% compliance: The project will utilize all available PLSS data from the NE State Surveyor. Any new or reset PLSS monumentation/control will be supplied to the NE State Surveyor via the county/local surveyor.

1.6 Ortho-base (Aerial Layer) or Base Maps. Both a Public Land Survey System base map and an orthophoto (surface features) base map should be used to provide the geospatial reference framework upon which a local government multipurpose land information system is developed. Both base maps should be tied to the National Spatial Reference System and have a level of spatial accuracy appropriate to the range of applications planned for a given area.

Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.

100% compliance: The project will utilize the NAIP/FSA imagery as the base imagery and provide the necessary tie to the National Spatial Reference System. By using these data, the project by default will be provided with the necessary level of spatial accuracy.

1.7 Map Scale and Spatial Accuracy.

1.7.1 Minimum Horizontal Accuracy Standard. Public entities developing a GIS/LIS program should conduct data collection and development in a manner to achieve at least the minimum level of horizontal spatial accuracy consistent with the National Horizontal Map Accuracy Standards corresponding to a 1:12,000 (1"= 1,000') scale map (90% of the "well defined" horizontal locations must be within ± 33.3 ft. of their real world location).

Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.

100% compliance: The project will utilize the NAIP/FSA imagery as the source base map. These data meet or exceed the stated accuracy requirements, thus the GIS data constructed using these based map data will meet or exceed these stated minimums.

1.8 Legal Lot and Parcel Layers. Two graphic data layers are necessary to provide the foundation for a wide variety of local government GIS/LIS applications that involve land subdivision and/or ownership.

a). The legal lot layer consisting of legal land subdivisions. These are aliquot portions of the PLSS, filed subdivision plats and irregular tracts defined by filed deeds.

b). The parcel layer that defines ownership tracts of land. These tracts may group multiple legal lots into one taxable account and that typically represents the boundaries of a landowner's property. These data layers include locational coordinates for points representing property corners, lines between property corners representing property boundaries and closed polygons representing the property area.

Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.

100% compliance: Where the source data exists, both layers will be constructed, if applicable to the project.

1.9 Parcel Identifiers.

a). Each county/region should adopt a system of unique, permanent feature identifiers (PID) that provide the link between each graphic land ownership parcel polygon and the attribute information (ownership, size, situs address, value, etc.) related to that specific land ownership property parcel.

b). A county/region PID system must be designed in a manner such that a unique, statewide PID can be defined and maintained for each property parcel by using the county FIPS code (Federal Information Processing Standards Publications) as a prefix to the county/region's PID system.

c). To maintain this unique one-to-one association between a specific property parcel and its related attribution information, new PIDs should be assigned whenever a property parcel is altered by either splitting it into two or more parcels or by combining two or more parcels to form a new parcel. The previous PIDs should not be used for these new modified parcels, but the historical PID associations should be maintained through a parent/child PID reference table.

Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.

100% compliance: The PID system currently in use in the project area meets all three requirements.

1.10 Spatial Data Format. A broad range of state and regional applications require property parcel information. Many of these applications require the combining of data across jurisdictional boundaries. To facilitate these applications, the property parcel spatial (graphic) data should be either maintained in a manner that allows it to be readily integrated in a common geographic data format (i.e., shapefile) or be capable of being exported into a common geographic data format (i.e., shapefile), while including the parcel identifiers.

Please describe how you would comply with this standard if you are awarded a Nebraska State Records Board grant.

100% compliance: The data will be maintained in a common format (ESRI geodatabase or shapefile). Both these formats are Open GIS Consortium (OGC) compatible.

Data Sharing-Data Integration. A major focus of the State Records Board grant program is enhancing access to public records. Not only the general public, but also other public agencies benefit from facilitating access to public records. As noted in the NITC standard above there are numerous applications for which substantial benefits can be derived by integrating data across jurisdictional boundaries. Please describe whether your agency would be willing to share periodic updates of GIS-enabled property parcel data, such that other agencies might integrate that data into statewide or regional datasets to provide a resource for public agencies and the general public and any restrictions that you anticipate might apply. *(Note: this is not a current NITC standard, but is an interest of the State Records Board)*

100% compliance: Yes, these data may be shared.

1.11 Metadata. All geospatial land record databases, and their associated attribute databases should be documented with Federal Geographic Data Committee (FGDC) compliant metadata outlining how the data was derived, attribute field definitions and values, map projections, appropriate map scale, contact information, access and use restrictions, etc.

Please describe how you would comply would this standard if you are awarded a Nebraska State Records Board grant.

100% compliance: FGDC compliant metadata will be created as part of the project.

1.12 Attribute Data. To provide the foundation necessary for a wide variety of local government applications, non-graphic, attribute data should be organized within the GIS/LIS, which describes individual property parcels relative to their basic parcel characteristics, tenure, value, history, buildings and units within the parcel, and tax status. In most cases, much of this attribute data will already exist in separate databases within a variety of local agencies and should be tied to the graphic property parcel via the unique PID. To meet a range of state and regional applications that require property parcel information, the following types of property parcel data should be maintained (for every property parcel?) and (be) available in a manner that allows it to be harvested, translated, and integrated into a statewide property parcel attribute dataset.

- PID#..... Parcel identifier (county FIPS code plus local government PID)
- Situs Address..... Address of parcel (may be multiple fields)
- Owner Address..... Address of property owner (may be multiple fields)
- Township..... Township #
- Section..... Section #
- Range..... Range #
- Range Direction..... East or West
- Legal Description..... Narrative legal description of parcel
- Assessed Value..... Total assessed value of property (land and improvements)
- Land Value..... Assessed value of land
- Area (Deeded)..... Area of parcel according to the deed
- Property Class..... (Res, Ag, Com, Rec., Ind.)
- Property Sub-class..... i.e., Ag (Dryland, Irrigated, Grassland/Pasture, Waste)
- Ownership type..... Federal, State, County, Private, Tribal, Exempt, Other and Unknown
- Tax District..... County ID plus Tax Dist. #
- School District..... State number definition
- Landuse..... Actual landuse with NPAT defined general categories
- Property Parcel Type... NPAT defined categories
- Status..... (Vacant, Improved or Improved only) (NPAT defined)
- Location..... (Urban, Sub-urban, Rural)(NPAT defined)
- City Size..... 1st class, 2nd class, primary, metro, or village
- Source Document..... Sales/transfer reference or document (book & page)
- Recording Date..... Most recent sales/transfer date
- Sales Value..... Most recent sales value

Please describe how you would comply would this standard if you are awarded a Nebraska State Records Board grant.

100% compliance: These data are already maintained and will continue to be maintained and may be readily "harvested" from the CAMA/Administrative database.

Collaboration. In most instances, the development of a local government GIS system and the related geospatial data involves a fairly costly initial upfront investment. These costs are frequently offset by the benefits gained through coordination and collaboration that an integrated GIS can bring to local government and related public entities. For example, with property parcel data and maps the County Register of Deeds, the County Surveyor, and the County Assessor all frequently maintain and make changes to aspects of this data and the data is also commonly used by local public safety agencies, local emergency responders, local transportation agencies and state agencies such as the Dept. of Revenue, Dept. of Roads, and Game and Parks Commission. Please describe the level and nature of any multi-agency/department involvement in the planning and proposed management of your proposed GIS system.

Numerous departments (Sheriff, Planning/Zoning, Roads, etc) have expressed interest in collaborating and building upon using GIS technology to enhance their service provision to the public. Some local jurisdictions have also expressed interest in collaborating and building upon the base mapping this project will create. We feel that this project will kick start GIS within this region and really provide the basis for better and more efficient collaboration between departments and agencies moving forward.

BOARD OF EDUCATIONAL LANDS AND FUNDS

RICHARD R. ENDACOTT
CEO / Executive Secretary

LAURA B. BAHR-FREW
Minerals Administrator



ROXANNE E. SUESZ
CINDY S.H. KEHLING
Executive Assistants

www.belf.nebraska.gov

Cort Dewing, Director of Field Operations
Board of Educational Lands and Funds
810 N Cherry Street
Valentine, NE 69201

Kathy Danahy, Executive Director
Nebraska State Records Board
440 S 8th St. Suite 210
Lincoln, NE 68508-2294

Dear Mrs. Danahy:

I am a land manager for the Nebraska School Trust as well as a Certified General Real Estate Appraiser. The NE School Trust owns over 180,000 acres in Cherry County.

I am writing to support a grant application to make tax and assessment records in Cherry County available in electronic form.

My duties include verifying real estate tax statements for approximately 400 school land parcels in Cherry County. The NE School Trust pays real estate taxes in exactly the same manner as does a private land owner. We must verify the accuracy of these tax statements by monitoring assessed values and land classifications for taxation purposes.

The Board of Educational Lands and Funds annually appraises for sale over 100 parcels of land in Cherry County. That work involves the appraisal process of locating and analyzing current sales of comparable lands. The records of the county assessor are invaluable in this appraisal practice. Our investigation of comparable properties includes checking land classifications as well as assessed values and the descriptions of improvements and buildings located on the comparable sale properties.

If the records of the Cherry Co. Assessor could be made available electronically, our time spent in evaluating tax statements and collecting information for appraisal work would be managed much more efficiently. I would also suggest that making information located in the Assessor's office accessible electronically would also improve the efficiency of that office as well. Every person visiting the office to collect necessary information does most certainly interrupt the important work of the office staff.

Respectfully submitted,



Barbara Good-Small, Weed Superintendent

PO Box 644
Wood Lake, NE 69221
bgood@inebraska.com

Cell: (402) 322-1067
Phone: (402) 387-1822
Fax: 866-590-7263

Nebraska State Record Boards Grant
440 S. 8th St., Room 210
Lincoln, NE 68508-2294

April 3, 2011

RE: Cherry County Web GIS

To Whom it May Concern:

Betty Daugherty, Cherry County Assessor, has asked me to write a letter of support for grant funding for the purchase of a web-based GIS program for Cherry County. I am in full support of Betty's office attaining such a system, as it will greatly enhance the daily workings of our county, serving the residents, employees, and county officials much more efficiently than our current system.

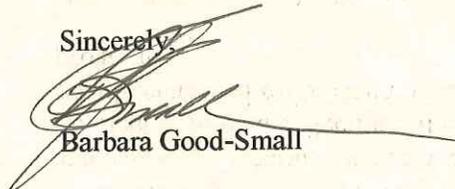
Speaking from my position as the County's weed superintendent, such a system would most certainly allow me to do my job far more efficiently, enabling me to examine more acres of our county, thus fully complying with Nebraska's Noxious Weed Control Act. I implemented a web-based GIS data base for the county's weed program last year, moving it from pencil and paper and hard-copy information to a web system which enables easily accessible information and efficient field-data collection. If the assessor's office is tied in to this system, efficiency will be greatly enhanced for the landowner, the assessor and me. It is the "missing link" in my database program.

One of the greatest challenges in carrying out daily county business in Cherry County is its sheer size of nearly four million acres. This creates unique distance challenges that could be ameliorated with up-to-date technology as the basis for all of our data. For example, I might find myself at the southwestern edge of the county late in the afternoon, needing to know who owns a parcel of noxious weed-infested land. The Platt maps I carry are unreliable, as they are outdated before they even go to print and getting to the court house before closing time is generally impossible. Due to traveling time involved, I must often stay several nights in a particular area, during which time I have no access to court house records. Instead of being able to attend immediately to certain issues tied to noxious weeds, I must make a list and get necessary information at the court house whenever I can. Then, I must return to the infested area to talk to the landowner. Meanwhile, the weeds are rapidly growing in all corners of the county.

Again, if my database could be tied in to the assessor's, I would have needed information at my fingertips to take care of business in a timely, efficient manner. In addition, I would take up a lot less of the assessor's time, as she has to look up the required information.

I hope you will support Cherry County's grant application. Thank you for your consideration in this most important matter.

Sincerely,

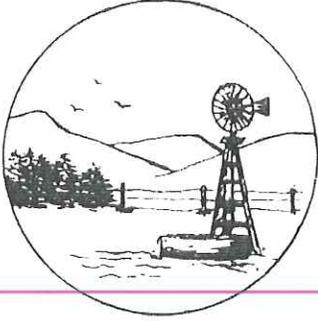

Barbara Good-Small



MIDDLE NIOBRARA NATURAL RESOURCES DISTRICT

The Middle Niobrara NRD is in support of the Cherry County Assessor's Office acquiring a GIS software program. Over the past few years the Cherry County Assessor has worked numerous hours with the NRD in updating the NRD's records of landowners and field boundaries of irrigated acres within the District. The NRD is required to keep track of this information by State Legislation. A GIS system would allow easy access of this information over the internet and would save the Assessor and NRD both considerable time and money by not having to make phone calls and office visits to obtain this information. In the future a GIS system may also allow for electronic data transfer between the Assessor and the NRD's GIS system to further improve the efficiency of both offices.

Tim Storm
Programs Coordinator
Middle Niobrara Natural Resources District



BLAINE, BROWN, CHERRY, GRANT, HOOKER,
LOGAN, McPHERSON, & THOMAS COUNTIES

Upper Loup Natural Resources District

39252 HWY 2
THEDFORD, NEBRASKA 69166
PHONE: (308) 645-2250
FAX: (308) 645-2308
e-mail: ulnrd@upperloupnrd.org
www.upperloupnrd.org

March 30, 2011

Dear Nebraska State Record Board,

As the General Manager of the Upper Loup Natural Resources District (ULNRD), I would like to express my strong support for Cherry County in their application for your Online Web GIS Grant.

The ULNRD relies on information provided by the county to carry out several particular policy functions, such as certifying irrigated acres. Having such an online service in place would be a huge advantage to our organization for several reasons. The ability to access the records at any time would help alleviate hours of operation problems. There would be monetary savings, on both the counties end and ours. We would not have the expense of copies, mailings, faxing and staff time to perform all these steps. It would also prevent any communication setbacks, not that this has happened in the past but with new employees there is always this potential.

I am grateful of the opportunity that the State Record Board is providing with this grant, and I again strongly recommend the awarding of this grant to Cherry County. If I may be of any other assistance please contact me at 308-645-2250.

Sincerely,

Anna Baum
Upper Loup NRD, General Manager



United States
Department of
Agriculture

4-1-11

Farm and
Foreign
Agricultural
Services

Cherry County Assessor
365 N. Main St
Valentine, NE 69201

Farm
Service
Agency

Valentine FSA
P.O. Box 69
Valentine NE 69201

Off: (402) 376-1712
Fax: (402) 376-3515

Dear Betty and Staff:

Recently in our regular efforts to maintain land records for our agricultural producers and USDA programs, we have encountered a couple of Counties that have land ownership records on a web based GIS application accessible to the public. We have found this kind of data and its format extremely useful for our land record keeping requirements.

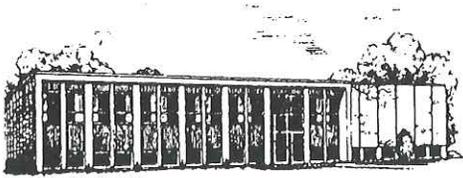
If such a system could be emplemented for Cherry County, FSA would use it on almost a daily basis.

On a side note I want to let you know how much our office appreciates all the assistance you provide us. Thank You All.

Sincerely

Justin Brickner,
County Executive Director
Valentine Farm Service Agency





CHARLENE FOX, COUNTY ASSESSOR
PHONE: 402-387-1621
FAX: 402-387-1621

Assessor's Office
BROWN COUNTY

148 West 4th, Suite # 6
Ainsworth, Nebraska 69210-1658

April 6, 2011

TO WHOM IT MAY CONCERN:

The GIS Workshop program has been proved to be a very beneficial software program for the Brown County Assessor's office. The county has been working with the program for approximately 3 years now. Following are some points of benefits that we have received from our program:

1. GIS gives the county the opportunity to have the most current aerial imagery that is available to be able to provide up-to-date land use as far as irrigation, dry land or grassland. This is a major help to keep the valuations equalized for all property owners as far as the way that the land is being used.
2. GIS provides a layer of soil types and classifications across the entire county. If a property owner would have land in both counties, the assessors would then be able to identify the differences in value across county lines and why.
3. GIS's aerial imagery also provides the county assessor with images of the structures that are located on the land. That gives us the opportunity to compare what we have on the property record card to what seems to be on the actual property photo.
4. GIS also provides the capability of being able to do current splits, combinations or land use changes that can be necessary because of changes in ownership or use. Acres and soil types can then be calculated immediately for valuation or tax purposes.

Brown County feels very fortunate to have the GIS Workshop software & program and would recommend it for Cherry County to use, especially with the large amount of area that the county assessor has to keep track of for land use and value of structures. It provides them with an aerial view of what is out there and how they can get to the property to view it for assessment purposes.

Brown County Assessor
Charlene Fox

Office of
Thomas County Clerk
Clerk of District Court ~ Register of Deeds
Election Commissioner ~ Assessor
Lorissa Hartman, Clerk
P.O. Box 226 ~ Thedford, NE 69166
Phone 308-645-2261 ~ Fax 308-645-2623
Email ~ clerk@thomas.nacone.org

March 30, 2011

Re: Cherry County Grant Application

Nebraska State Records Board
440 S 8th St, Suite 210
Lincoln, NE 68508

Dear Members of the Board,

I am writing this letter on behalf of the Cherry County Assessor and their grant application for GIS. As a past recipient of the Nebraska State Records board grant I feel Cherry County would benefit greatly by receiving a grant to implement a GIS system.

Our experience of having our GIS and land records available on the internet has helped reduce phone calls and visits to the office for information that anyone can now access 24/7.

We have several landowners that own land in Thomas and Cherry County and having all their information available online would be a tremendous asset.

Thank you for considering Cherry County's application.

Sincerely,



Lorissa Hartman
Thomas County Assessor



253 North Main Street

PO Box 480

Valentine, NE 69201

402-376-2470

Fax: 402-376-2095

Betty Daugherty

Cherry Count Assessor

365 N Main

Valentine, NE 69201

Dear Betty,

I am writing this letter in support of the County Commissioner's decision to pursue a grant for placing the records of the Cherry County Assessor's office on a WEB site.

I have used this type of site when I was with Security First Bank in Thedford with property that we had as collateral in Custer County. It is very beneficial for the bank to review sales, whether taxes have been paid and ownership of land and total acres. I feel this WEB site will not only save us time and money it should also make your office more efficient after information is inputted.

As I stated to you, I was going to call you last week and complain that it was time for Cherry County to do this and I look forward to it being completed.

Sincerely,

A handwritten signature in blue ink that reads 'Steve K. Brown'.

Steve K. Brown

Vice President



253 North Main Street
PO Box 480
Valentine, NE 69201
402-376-2470
Fax: 402-376-2095

March 30, 2011

Cherry County Assessor
365 No Main Street
Valentine, NE 69201

Dear Betty:

We would benefit greatly if we could go online to check real estate property record files on loans that we have real estate as collateral. As it is now we have to leave the bank for periods of time to check these records and take us away from the office for extended periods of time. This is just one example of being able to go online. Being able to go online would enable us to work it into our schedule without leaving the office and customers.

Your consideration would be greatly appreciated.

Sincerely,

A handwritten signature in cursive script that reads 'June E Stroup'.

June E Stroup
Loan Officer
Real Estate Lender



(402) 376-2330 · 230 S. HALL ST. · VALENTINE, NE 69201 · UBT.COM

April 1, 2011

Cherry County Assessor
Betty Daugherty
365 N Main Street
Valentine, NE 69201

Dear Betty,

I am writing this letter of support to transfer all the Cherry County property record information to an on-line site. This would be a wonderful tool for saving time for both your employees and for me in retrieving this information. Having it available at all times instead of only when the office is open would be beneficial. There would be cost savings in printing and faxing both for the assessors office as well as for me at the bank.

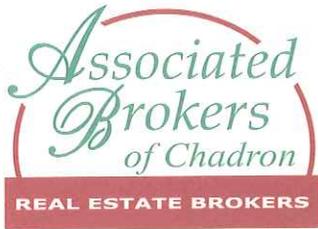
Having this information readily available on line would also be useful for many of my customers as they look to purchase properties in the area. Being able to compare properties by square footage and amenities before going to a realtor would be advantageous for home buyers.

Please consider this project a worthy one for the grant being applied for.

Sincerely,

A handwritten signature in blue ink that reads 'Nadeane Allard'.

Nadeane Allard
AVP
Valentine Branch



3/30/11

Betty Daugherty
Cherry County Assessor
365 North Main Street
Valentine NE 69201

Dear Betty,

As per our phone conversation, this letter is in regards to the Cherry County Assessor's office having property information available online.

As an appraiser, I am in full support of the county records being available through an online format. As we have discussed, the accessibility of courthouse information can be limited due to the distance that must be travelled in a very large county such as Cherry County. For me personally, my office is 145 miles away from the town of Valentine. In addition, Cherry County is in the central time zone, where my office is in the mountain time zone. Many times, the entire day is spent travelling to the property to be inspected such as in the eastern or southern portion of the county, and then trying to be in Valentine before the courthouse closes to obtain the necessary information from the various offices.

It would be of great benefit to be able to access property information online, and it would also benefit my clients as I would be able to offer a faster turn time with appraisal reports. There are a few counties in the western portion of the state that have online data, and it truly makes a big difference in the performance of my job. I have discussed this matter with other appraisers in western Nebraska, and they also support an online format.

If there is anything that I can do to help your office to obtain this service, please let me know.

Sincerely,

Bruce Scheopner

RADANT APPRAISAL SERVICE
P.O. Box 211
VALENTINE, NE 69201
Tel: 402,376-2499
Fax: 402,376-2499

April 1, 2011

To Whom It May Concern:

I would like to express my support for establishing a GIS Workshop system for Cherry County NE. I feel it would be a very beneficial service for this area.

I utilize the GIS system on a regular basis with various other counties that provide that service, and find it to be a tremendous aid in researching data for my appraisal business.

The GIS system in Cherry County would be a very valuable asset, and I am in full support of efforts to obtain this service.

Thank you.

Sincerely,



Larry D. Radant
General Certified Appraiser
CG920268

March 31, 2011

To: Nebraska State Records Board
c/o Betty Daugherty
Cherry County Assessor
Valentine, NE 69201

I am recommending the Cherry County Assessor's office be awarded grand funding for a GIS/Web System for improved access to public records. As a real estate appraiser I have several clients who send me to Cherry County, a distance of nearly 200 miles from my office. My appraisal research now has to be done in the courthouse during office hours while web based records would permit me to access those records before my trip and during off hours. At times the web system could also save me the time and expense of making the 400 mile round trip altogether. The web based record system would be a cost saving for the Cherry County people requiring my services.

Sincerely yours,
Lucien Hamernik
Appraise Nebraska
Norfolk, NE 68701
402-379-1551

=====

Email scanned by PC Tools - No viruses or spyware found.
(Email Guard: 7.0.0.21, Virus/Spyware Database: 6.17220)
<http://www.pctools.com>

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Hoefs Appraisal Services, LLC.

Lacey M. Hoefs

90870 396th Avenue

Valentine, NE 69201

Phone: 402-389-0888

laceyhoefs@gmail.com

March 31, 2011

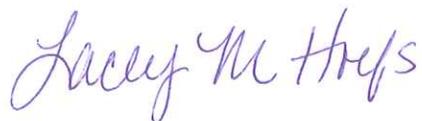
Dear Nebraska State Record Board,

As a Certified Residential Real Estate Appraiser, I am writing this letter to express my strong support for Cherry County in their application for the Online Website GIS Grant.

I have been a real estate appraiser for several years and have worked in many counties throughout the state and can attest to the benefits of having county records online and accessible for many purposes. It not only is wonderful to have the ability to access the records at any time and not be limited to Monday through Friday during only business hours. It would save time and therefore money for the staff at the assessor's office to not have to assist me with every property record card and sale that I have to research.

I am glad to hear of this opportunity for Cherry County to be provided with this grant as I have seen the benefits in several counties from many aspects: property owners to real estate professionals, lenders, insurance agencies and the list goes on. Thank you for your time and consideration in this matter.

Sincerely,



Lacey M. Hoefs
CR250024



MATTHES LAND COMPANY

Ranch and Farm Real Estate Appraisals
South Dakota • Nebraska • Wyoming

April 2, 2011

Nebraska State Records Board
c/o Betty Daugherty, Cherry County Assessor
365 North Main
Valentine, NE 69201

RE: Support for Cherry County Records to be online.

Dear Nebraska State Records Board and Betty Daugherty,

I am writing to support a grant for Cherry County for public records to be online. Having online access to public records creates efficiencies for professionals who provide services for Cherry County property owners.

Other counties in Nebraska offer public information online making it readily available and easily accessible to the public. In my business practice of providing ranch and farm real estate appraisals in western Nebraska I routinely access online public records in Dawes and Scotts Bluff Counties. Scotts Bluff County has a particular user friendly web site providing accurate and timely records including recorded documents to review.

Nebraska property owners will benefit from more competitive services offered by many professionals. I am a native Nebraskan who graduated from the University of Nebraska-Lincoln. I enjoy providing my appraisal services to agricultural landowners in north-central and western Nebraska. My bid for appraisal services is more competitive in, and near, counties which offer online public records. Presently in preparing my bid I calculate the additional time, travel, lodging, meals, and all business expenses if I have to physically travel to the county to research the public records.

I also observe the interruptions this causes court house personnel in the time they have to spend in assisting or staying late. While I realize they are not obligated to be open over the noon hours, or after closing hours, many of the offices offer to stay open beyond their hours to accommodate professionals from out of the area. Calling and receiving copied items via mail service is also time consuming and unnecessary for county office personnel.

Offering Cherry County public records online will provide Cherry County property owners more competitively priced professional services. The accuracy and timeliness of the work product will be increased. Confidentiality is increased for those county property owners or clients wanting to receive professional services with anonymity i.e. buy/sell negotiations, potential litigation etc.

I support a grant to Cherry County to provide online access to public records.

Sincerely,

Loy Matthes, ARA
State Certified General Appraiser

- South Dakota
- Nebraska
- Wyoming

d.b.a. MATTHES LAND COMPANY, LLC



MICHELLE L. CONNOT, AGENT
541 WEST HIGHWAY 20
VALENTINE, NEBRASKA 69201
PHONE: OFF: (402) 376-1224
ACCESS ANYTIME: 1-800-MYAMFAM / amfam.com
E-MAIL: mconnot@amfam.com
WEBSITE: www.michelleconnotagency.com



April 8, 2011

To Whom It May Concern,

I am writing in regard to the potential grant available to the Cherry County Assessor's office from the State Records Board. I would like to express my support of the grant to enable to county to create an online website for county property records.

I am a self-employed insurance agent whose target market is Cherry County, Nebraska. I use the property records provided by the Cherry County Assessor's office to determine building data of the prospective insured's property. The implementation of such website would tremendously help my insurance agency run more efficiently.

First, there would be a significant time savings of having the ability to obtain records online, rather than physically going to the county assessor's office. Finding the time to leave the office to go request records is difficult in a busy agency. Also, using the assessor's office staff members' time to search and print the paper records for me is not very efficient, nor a good use of county tax dollars in my opinion.

Next, a new county website would provide much convenience to my agency to be able to view these records during off-hours and holidays. The county office is only open 8:30am to 4:30pm Monday - Friday, and closed many holidays during the year that my agency is not closed. I often work on weekends and holidays, and it would be wonderful to be able to access the property records during those times rather than waiting until the next business day. I find people who are searching for insurance only give me a few days notice, so if I can't obtain property records quickly, I am often not able to provide an accurate proposal for the prospect, which may result in lost business.

Finally, I love the idea of creating a website for the county in order to be "greener". I estimate that I ask for 80 pages of paper per month to be printed for me for use in my agency. Then, I must scan them into my computer for future use, and shred the pages given to me by the assessor's office. I am trying to implement a more "green" work environment in my office, so I do not like to physically file these away; rather I scan them so they are available electronically in the future. The cost of paper, ink and maintenance of printing devices would be significantly lower for the county if these records were available online.

Ultimately, a new website for the Cherry County Assessor would provide savings for the county, my agency, and the environment. Thank you for considering my request.

Sincerely,

A handwritten signature in blue ink that reads "Michelle L. Connot".

Michelle L. Connot, Agent

3/31/2011

Town & Country Insurance

130 S Hall St Suite 1

Valentine, NE 69201

To Whom It May Concern:

We would like to express our support of the Cherry County Assessor's Office implementing an on-line program for the Assessor's records. We frequently request information from the office for insurance purposes. This results in the employees of the Assessor's office having to print out and fax records to us at the agency. There are times that due to the faxing process, the records are difficult to read. Although the employees of the office are very prompt and cordial with our requests, it does disrupt their work each time we call.

We work with several other counties in Nebraska who have their Assessor's records on-line. This enables us to gather the information that we need when it is convenient for our work schedule. It saves time and paper for the County Assessor's office and also for the Insurance Agency.

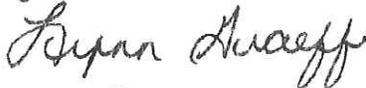
We believe that an on-line program would be economical for both Cherry County and for the Insurance Industry. We are very supportive of the idea of Cherry County joining other Nebraska counties in this service.

Sincerely,



Tom Lancaster

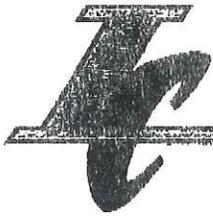
Agent



Lynn Graeff

CSR

Town & Country Insurance



— the —
INSURANCE
center



A DIVISION OF THE FARMERS STATE COMPANY

April 4, 2011

To Whom This May Concern:

I am an employce of The Insurancc Center in Valentine NE. Each time we insure a home or reevaluate a current policy, we like to have the tool from the assessor's office that gives us square footage, siding, heating & cooling, number of bathrooms, garages and so forth. At the present time we call the Cherry County Assessor's office and they fax the tool for the property we are looking for. When we reevaluate the property again in three years, we again order the tool from the Cherry County Assessor's office, as we are never sure if there has been an addition or something that would affect our numbers.

Some of the counties in Nebraska have this service on the Internet. When I need a tool from one of these counties I just go out to that county's site and get what I need. There is no need to call the assessor in that county.

The insurance industry will always glean information from the assessor's office. If it is a better flow for their office to get the information off the Internet, we would be happy to do that as we do for other counties now. A positive for this would be if we are working weekends or after hours with an insured, we would be able to get the information anytime.

Thank you.

Sincerely,

The Insurance Center
PO Box 132
Valentine NE 69201



—the—
INSURANCE
center



A DIVISION OF THE FARMERS STATE COMPANY

April 4, 2011

To Whom This May Concern:

I am an employee of The Insurance Center in Valentine NE. Each time we insure a home or reevaluate a current policy, we like to have the tool from the assessor's office that gives us square footage, siding, heating & cooling, number of bathrooms, garages and so forth. At the present time we call the Cherry County Assessor's office and they fax the tool for the property we are looking for. When we reevaluate the property again in three years, we again order the tool from the Cherry County Assessor's office, as we are never sure if there has been an addition or something that would affect our numbers.

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Thank you.

Sincerely,

The Insurance Center
PO Box 132
Valentine NE 69201



the
INSURANCE
center



April 4, 2011

A DIVISION OF THE FARMERS STATE COMPANY

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Thank you.

Sincerely,

The Insurance Center
PO Box 132
Valentine NE 69201



SANDHILLS
INSURANCE AGENCY

Cherry Co. Assessor's Office

c/o Betty Daugherty

Betty,

We, as tax payers of Cherry County, feel being online with the GIS web based public information system, would serve as a valuable asset to Cherry County.

Please take the necessary steps to initiate this program.

Thank you.

Sincerely,

Jeff Sparr
Jeff Sparr
3/30/11



SANDHILLS
INSURANCE AGENCY

Cherry Co. Assessor's Office

c/o Betty Daugherty

Betty,

We, as tax payers of Cherry County, feel being online with the GIS web based public information system, would serve as a valuable asset to Cherry County.

Please take the necessary steps to initiate this program.

Thank you.

Sincerely,

Barb Davis

Sandhills Insurance Agency



SANDHILLS
INSURANCE AGENCY

Cherry Co. Assessor's Office

c/o Betty Daugherty

Betty,

We, as tax payers of Cherry County, feel being online with the GIS web based public information system, would serve as a valuable asset to Cherry County.

Please take the necessary steps to initiate this program.

Thank you.

Sincerely,

Cherry County Assessor

From: "Patty Welch" <patty.welch@sandhillsfinancial.com>
To: <ccassessor@shwisp.net>
Sent: Wednesday, March 30, 2011 11:06 AM
Attach: ATT00104.htm
Subject: online GIS Web Base

Attn: Betty Daugherty

It would be help Cherry County if we would be included in the GIS Web base system. It would be a great benefit to us to utilize the system for properties our agency insures. Your office has been a great help to our office. It would definitely give you more time to work in different areas then to help us all the time. As tax payers we would like to see this move forward.

Thank you so much for all that you do.

Sincerely

Patty Welch

Sandhills Insurance Agency

132 North Main Street

Valentine, NE 69201-0286

Office: 402-376-1345

Fax: 402-376-1343

patty.welch@sandhillsfinancial.com

Please note: Coverage cannot be bound, changed or altered via this email system. Not FDIC Insured

www.SandhillsState.com <<http://www.sandhillsstate.com/>>

Cherry County Assessor

From: "Jason Kelber" <jason.kelber@sandhillsfinancial.com>
To: <ccassessor@shwisp.net>
Sent: Wednesday, March 30, 2011 11:04 AM
Attach: ATT00096.htm
Subject: Online HIS Web Base

Betty,

I would be very beneficial for us to be able to access Public Information On-line, as we would utilize this a ton, as we need Property/Building information on a regular basis, in order to write the insurance correctly on the Property.

Please take the necessary steps to initiate this program.

Thank you.

Jason Kelber

Sandhills Insurance Agency

132 N. Main St., P.O. Box 286

Valentine, NE 69201

Ph. 402-376-1345

fax: 402-376-1343

At Sandhills Insurance Agency...

- * We understand our clients needs, their families, and their communities.
- * We develop solutions with the best markets, price, and coverage.
- * We prioritize customer service:
 - ...with Sandhills people.
 - ...with Sandhills values.
 - ...with Sandhills pride.

Please note that Insurance Coverage cannot be bound or changed via this

Cherry County Assessor

From: "Dick Roosa" <agency@droosa.cnc.net>
To: <ccassessor@shwisp.net>
Sent: Wednesday, March 30, 2011 10:37 AM
Attach: ATT00072.htm
Subject: GIS System

We would like to see the GIS implemented for Cherry County. In other counties where this has been available we find it to be a good service.

Dick Roosa

Roosa Agency

QUIGLEY, DILL & QUIGLEY
LAWYERS

229 NORTH MAIN STREET
P. O. BOX 748
VALENTINE, NEBRASKA
69201

W. B. QUIGLEY (1899-1995)
WILLIAM S. DILL
BILL QUIGLEY

TEL: (402) 376-3001
FAX: (402) 376-1422

April 6, 2011

CATHY DANAHY
RECORDS MANAGEMENT
SECRETARY OF STATE'S OFFICE
440 S. 8TH ST., SUITE 210
LINCOLN, NE 68508-2294

Re: County Assessor Records

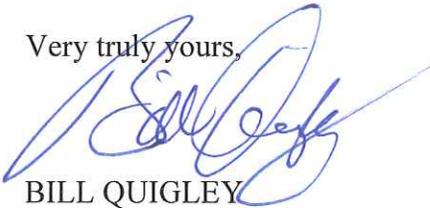
Dear Ms. Danahy:

I am a lawyer practicing law in North Central Nebraska. Like most small town lawyers much of my practice involves records of real estate and real estate descriptions and valuations, many of which records are maintained in the county assessor's office.

It would be a great aid to my office and the Nebraska citizens we serve if the county assessor's records were available online.

Please inform the board members of my interest in this matter and that I recommend and request the board's consideration of this request to put Cherry County Assessor's records online.

Very truly yours,



BILL QUIGLEY

BQ/ka



PETERSON LAW OFFICE

114 EAST THIRD STREET
P.O. BOX 46
VALENTINE, NE 69201

SCOTT D. PETERSON

ATTORNEY-AT-LAW

April 7, 2011

Betty Daugherty
Cherry County Assessor
365 N Main St.
Valentine, NE 69201

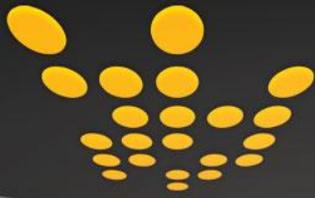
Dear Ms. Daugherty:

This letter is in support of the Cherry County Assessor's office updating to a geographic information system. Having access to information in GIS format would be extremely beneficial not only to our office but to the community as well. It would enable our office to be more efficient, saving time and money on overhead costs and ultimately fees/expenses to our clients. It would also be beneficial regarding strategic planning in the purchasing of land or determination of land ownership for our clients. Eventually, we could readily access the information we need online without expending your staff's valuable time. Please feel free to share our contact information with anyone who would like to visit with us more on this issue.

Sincerely,



Scott D. Peterson



CHERRY COUNTY, NE

Proposal for GIS Services
Assessor WebGIS

Prepared for Betty Daugherty, Assessor

March 21, 2011



Project No. 0286-004

CHERRY COUNTY

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THE GIS WORKSHOP DIFFERENCE

GIS Workshop, Inc., (GISW) has been providing quality Assessment GIS data and analysis solutions to over 50 assessment offices in Nebraska for more than 12 years. GISW staff has over 75 years combined experience in GIS implementation and are extremely experienced in Nebraska assessment systems. GISW is the only GIS Company in Nebraska that can provide the automatic database linking and other tools necessary to build a complete assessment Geographic Information System (GIS) for Cherry County to ensure compliance with Property Assessment Division (PAD) mandates. We are the only GIS Company recognized by the Nebraska Association of County Officials (NACO).

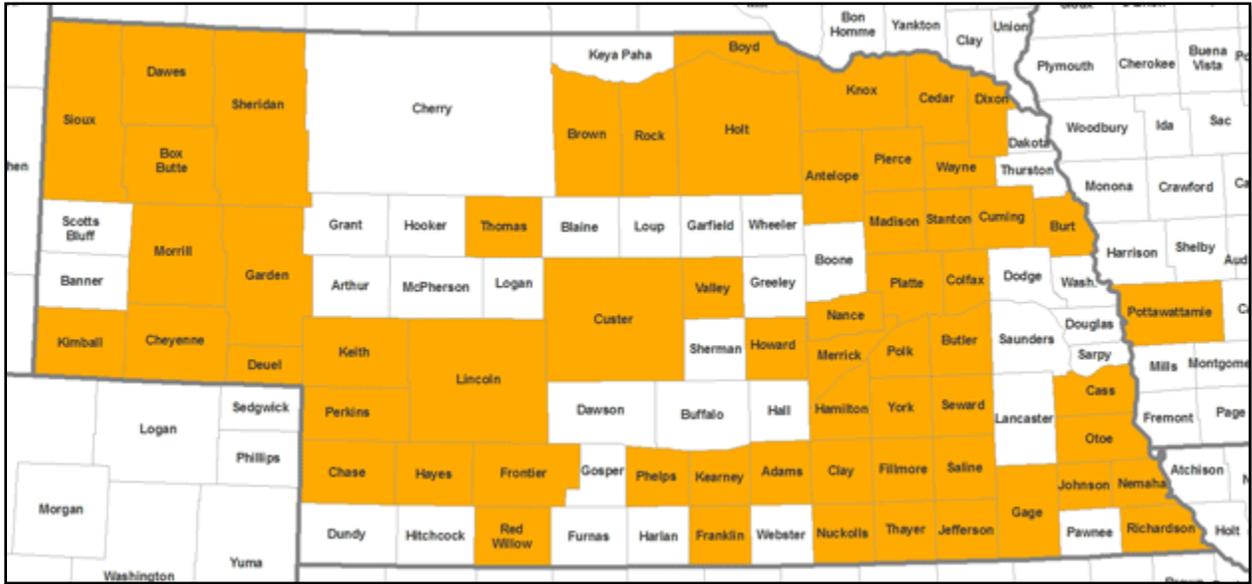


Figure 1: GISW is the most experienced Assessor GIS provider in the State

GISW is a full service GIS provider with a team of technicians ready to build your GIS. We will develop your GIS database, train your staff to use GIS information in their day-to-day workflow, provide unlimited phone/online support and develop internet mapping, or WebGIS, sites to make GIS more accessible to all your departments, real estate professionals and your constituents. If you choose our optional WebGIS application your staff won't need any additional desktop software.

GISW specializes in developing GIS datasets and providing easy access to the data. Below is a list of key differentiators:

- WebGIS – our product gives everyone ‘Google-like’ access to GIS data. No one else offers web access!
- Costs – our costs are lower because our experience translates into efficiency
- Training – we provide upfront and ongoing training to ensure clients can make use of their investment
- Support staff – we have a long list of satisfied clients who can attest to our excellent support services. We have a dedicated team of technical support staff ready and waiting on the phone.

CHERRY COUNTY

- Experience – we are the most experienced GIS company in the State and it shows in the quality of our products and services
- Software tools – we have customized tools we use internally to quickly perform routine operations such as land use calculation, survey data entry, aliquot part splits, etc.
- CAMA integration – we are the only company with tools to link directly into assessment databases such as TerraScan, MIPS, County Solutions and Tyler
- Complete package – we offer a turnkey solution including data conversion, data development data maintenance and the products to make the data accessible to everyone

GIS Workshop, Inc. is the most experienced Assessment GIS provider in the State. We will become an extension of your staff. Our extensive expertise together with our specialized tools helps us provide superior products and services.

CLIENT SATISFACTION

Please ask our clients about our support staff, training services, how they use GIS on a day-to-day basis, do they use desktop or WebGIS, did GIS help with the recent soil conversion mandate, flexible payment options, oblique photos, etc. We are confident that you will hear our level of service is second-to-none.

DATABASE DEVELOPMENT AND INTEGRATION

GISW will do all the database development for Cherry County. We will rely on the Assessment staff for their local knowledge and our staff will do all the GIS development. GISW has developed a suite of desktop GIS tools that communicate with your assessment database and help us develop databases more efficiently than our competitors. As an Esri (the leader in GIS technology) Gold Business Partner we know GIS better than anyone in the State.

Once the GIS database is ready we will integrate the GIS data into your existing system. **We not only build the databases but we help you learn how to make them useful to you.** With our online meeting technology Cherry County staff can visit with our technical staff at any point to provide guidance or to view project progress from the comfort of your own office.

TRAINING AND UNLIMITED SUPPORT

GISW staff members specialize in training assessment staff to effectively utilize GIS in their day-to-day workflow. We have four technicians dedicated to answering support calls and we strive to answer client questions immediately.

WEBGIS

GISW technology greatly increases the value of your GIS investment. We provide true GIS mapping, not just a database of derived information. Our WebGIS product makes your data available throughout the county without the need for expensive training and desktop software. County staff, real estate professionals and Cherry County residents have 24/7 access to assessment information. Easy access to data is great for economic development and reduces phone calls for assessment staff.

PROJECT APPROACH

The power of Geographic Information Systems (GIS) lies in the ability to overlay various datasets and perform complex analysis within a simple user interface. GIS Workshop specializes not only in building systems, but more importantly, helping clients leverage their investment to perform standardized, accurate assessment with limited staffing. Our training and support technicians provide proven results and our WebGIS site gives your constituents access to all their assessment information 24 hours a day.

Cherry County recognizes the value of implementing a GIS for analysis and record keeping in the Assessor's Office. **GIS helps provide equitable and accurate assessment across the entire county.** When State statute requires assessment changes, such as the recent NRCS soil conversion, GIS can automate the process of making universal changes to all parcels in the county. A county-wide soil conversion can be accomplished in a day with GIS and would take months to accomplish accurately with paper maps.

GISW will build the Cherry County GIS by:

- Converting the cadastral maps to a GIS layer
- Attributing Parcel Identification Number for each Parcel
- Developing a comprehensive land use layer
- Incorporating soil survey data
- Performing the analysis and conversion from old NRCS data to new soils data (this analysis would take months to do manually but the GIS can automatically calculate the changes!)

DATA DEVELOPMENT – BUILDING THE PARCEL GIS

REFINE PUBLIC LAND SURVEY SYSTEM DATASET

GISW will utilize all GPS corner control that the Surveyor provides. The system is constructed to incorporate new corner and quarter control the Surveyor may collect in the future. Incorporation of new survey control into the GIS over time will gradually “tighten” the accuracy of the GIS. The base dataset will utilize the Nebraska State Plane Coordinate System [NESPCS], NAD83 coordinate system (note: the Nebraska GIS Steering Committee and Nebraska State Surveyor recommend that counties use the NESPC system for assessment GIS).

PAPER TO DIGITAL PARCEL BOUNDARY CONVERSION

GISW will collect and scan the rural assessment cadastral maps from Cherry County. The cadastral maps together with the best available information will be used to draw the parcel layer based on the data layer described above. An example of this process can be seen in Figure 2 below.

ASSIGN PARCEL IDENTIFICATION NUMBER

After extracting the property boundaries from the scanned cadastral maps to create the digital parcel layer, GISW will populate the Parcel Identification Number for each parcel.

CHERRY COUNTY

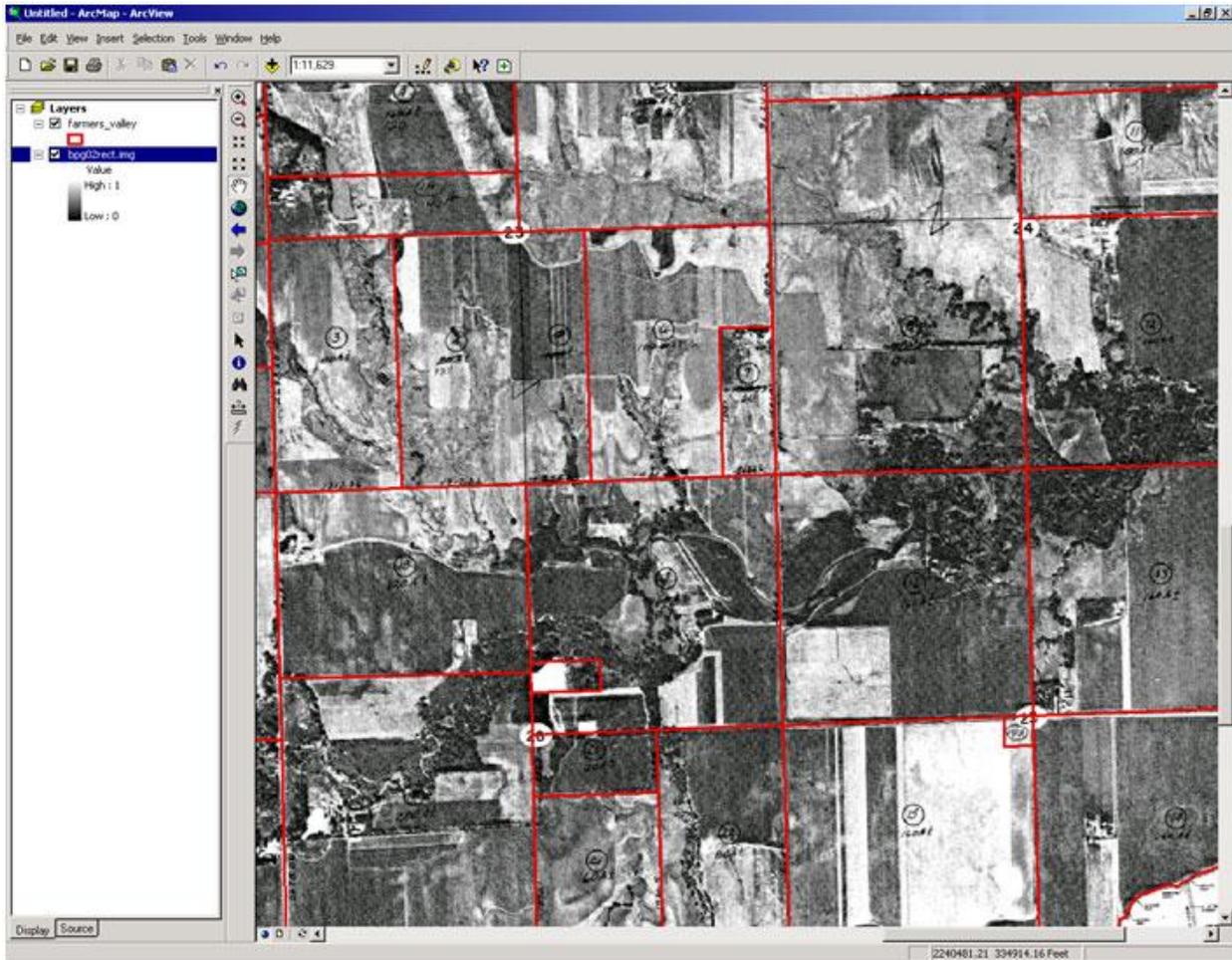


Figure 2: Scanned cadastral map with parcel lines digitized in red

DATA DEVELOPMENT - LAND USE LAYER CREATION

Upon completion of the parcel layer, GISW will create the Land Use layer, which identifies the land use codes for particular areas of a parcel. GISW will identify the various areas of a particular land use, digitize the boundaries of that land use, and incorporate those data into the GIS for analysis and reporting.

CHERRY COUNTY

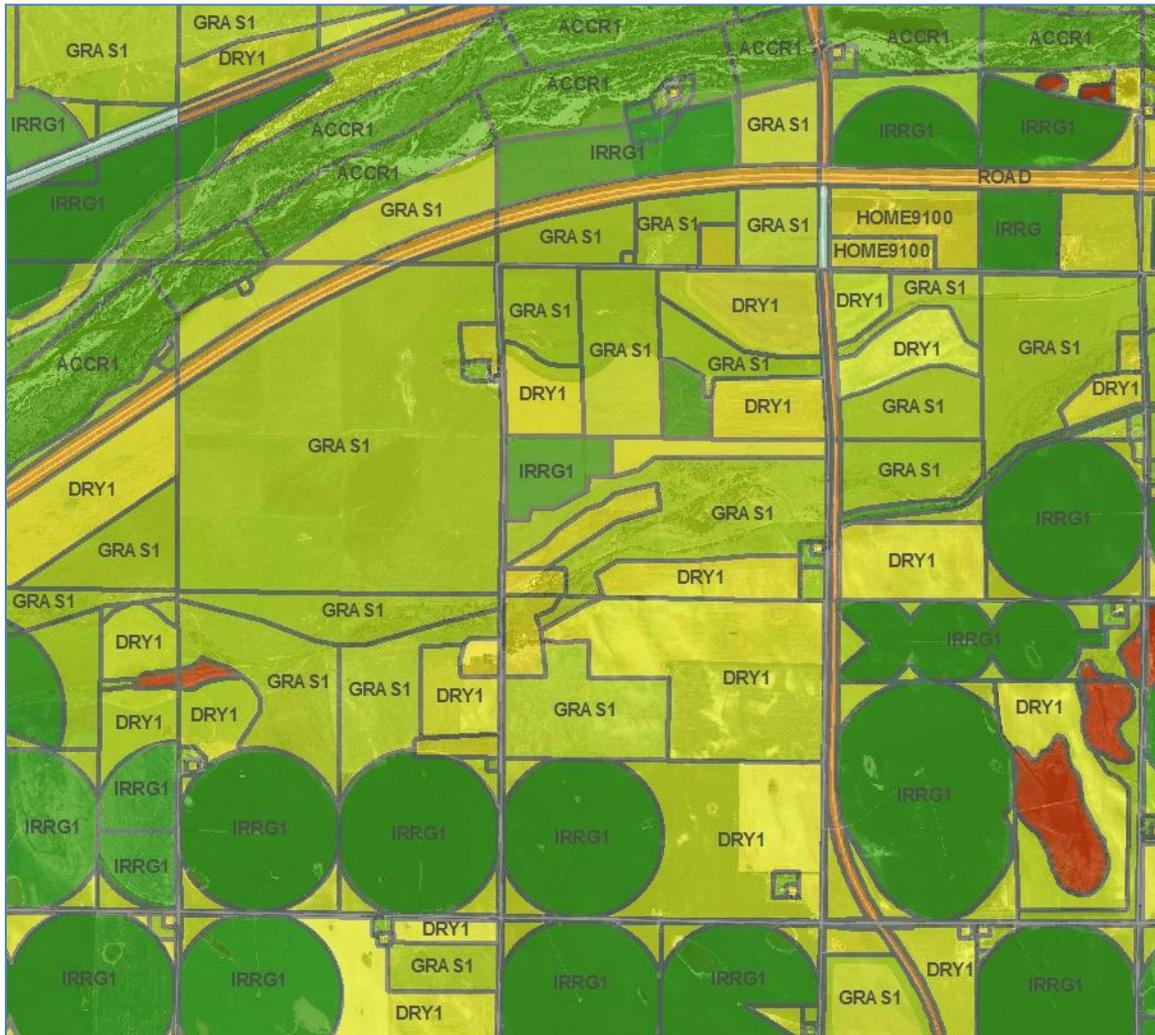


Figure 3: Example Land Use Map

DATA DEVELOPMENT - SOILS LAYER

GISW will acquire both the old and new NRCS soils layers to identify where soils have changed and to calculate the new acreage counts. The GISW land use calculator will help us use the land use, soil and parcel layers to evaluate every parcel in the County. **This type of analysis is one of the most powerful benefits of assessment GIS, it would take months to recount all the soils manually!**

CHERRY COUNTY



Figure 4: An example in Platte County showing the parcel lines (red), land use layer (transparent colors), and the soils (thin black lines), overlaid together for purposes of rural assessment acreage calculation

GIS DATA MAINTENANCE AND SUPPORT

GIS Workshop will edit and maintain the GIS data on our redundant servers. Cherry County will be responsible for sending parcel splits and land use changes to GIS Workshop. GIS Workshop will download a copy of the TerraScan data file every 24 hours to ensure that these data are up-to-date on the GIS Workshop server.

We will include the first 12 months of data maintenance fees at no cost. After the introductory period, an annual data maintenance fee will be due. See the Pricing Information section for more details.

GISW dedicated support staff is waiting to field your support call at all times during regular business hours. You will never have to wait for someone to return from a site visit to get the support you need.

GISW SPECIALIZED ASSESSOR GIS SOFTWARE TOOLS

No other vendor can offer these specialized assessor GIS tools because GISW designed and built them for Nebraska Assessors.

GISW technicians use our specialized GIS tools for digital cadastral map maintenance, soil calculations, and database connectivity. We are the only GIS company in Nebraska that offers a complete suite of tools to maintain assessment GIS. Our tools will communicate with the TerraScan appraisal database

CHERRY COUNTY

currently in use at Cherry County Assessor's office. We will use the following tools to efficiently manage your GIS data for you.

GISWORKS ASSESSOR EXTENSION

The **GISWorks Assessor Extension** incorporates those tools required for simplifying cadastral/parcel land management. It allows the GISW technicians to quickly and easily perform property splits and measurements.



Figure 5: Assessor Toolbar, built specifically for NE Assessment to manage parcels splits

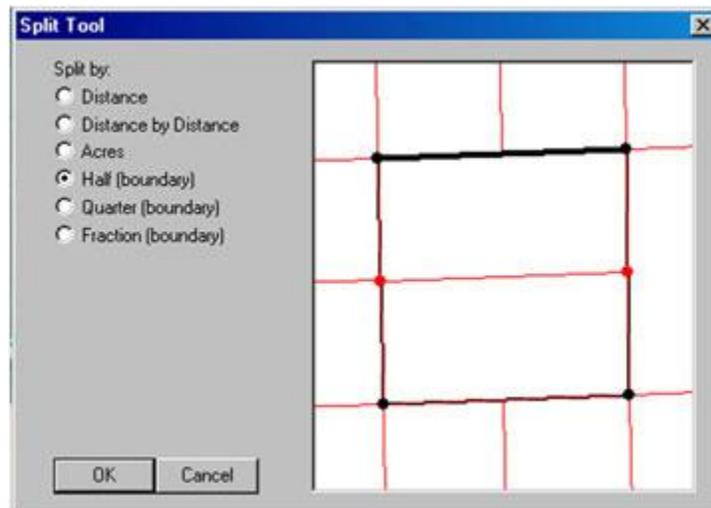


Figure 6: Split Tool allows user to quickly and easily cut out existing Parcel boundaries

GISWORKS ADVANCED EDITOR EXTENSION

The **GISWorks Advanced Editor Extension** enhances the editing capabilities of ArcView by allowing users to edit features based on survey data or using the advanced curve and deflection methods of editing. The tool allows GISW technicians to quickly input survey and meets and bounds style data.

CHERRY COUNTY

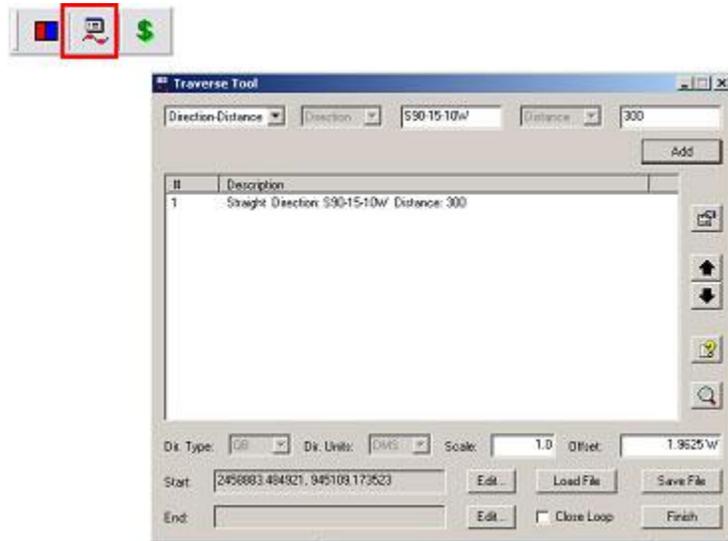


Figure 7: The GISWorks Advanced Editor Extension gives the assessor full survey (meets and bounds) data entry capability

GISWORKS LAND USE CALCULATOR EXTENSION

The *GISWorks Land Use Calculator Extension* allows the GISW technicians to quickly and easily calculate soil/land class acreages and values for each agricultural parcel in the county.

This tool allows GISW technicians to recalculate valuations based on the GIS data, or calculates valuations based on the deeded acreage for the parcel. Along with the automatic generation of a Property Assessment Division (PAD) code, the tool calculates the number of acres for each land use/soil type combination. It also includes a built in acreage tolerance permitting the user to exclude any acreages calculated below the tolerance level.

GISW's Land Use Calculator is the **ONLY GIS tool that works directly with TerraScan appraisal database.**

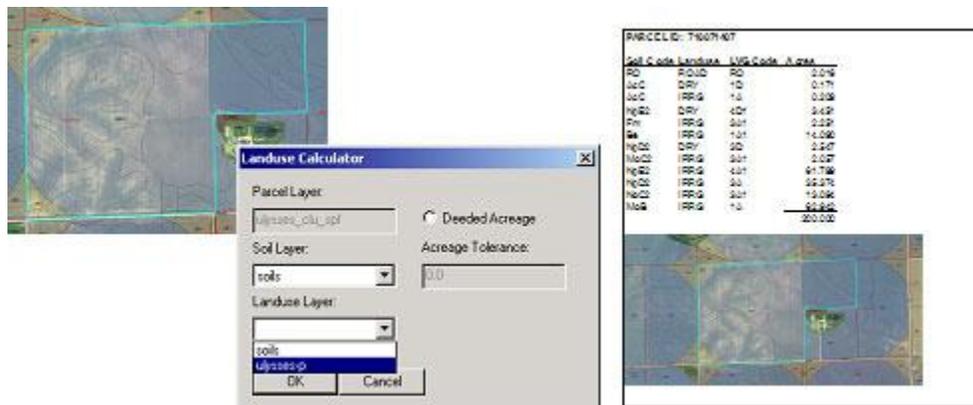


Figure 8: Acreage counting is made simple, fast, and accurate using the GISWorks Land Use Calculator Extension.

GIS WORKSHOPS WEBGIS FEATURES

The WebGIS will allow anyone with Internet access to search for and look at maps concerning property ownership and sales information, assessment and appraisal data, and any other data associated with future tabs.

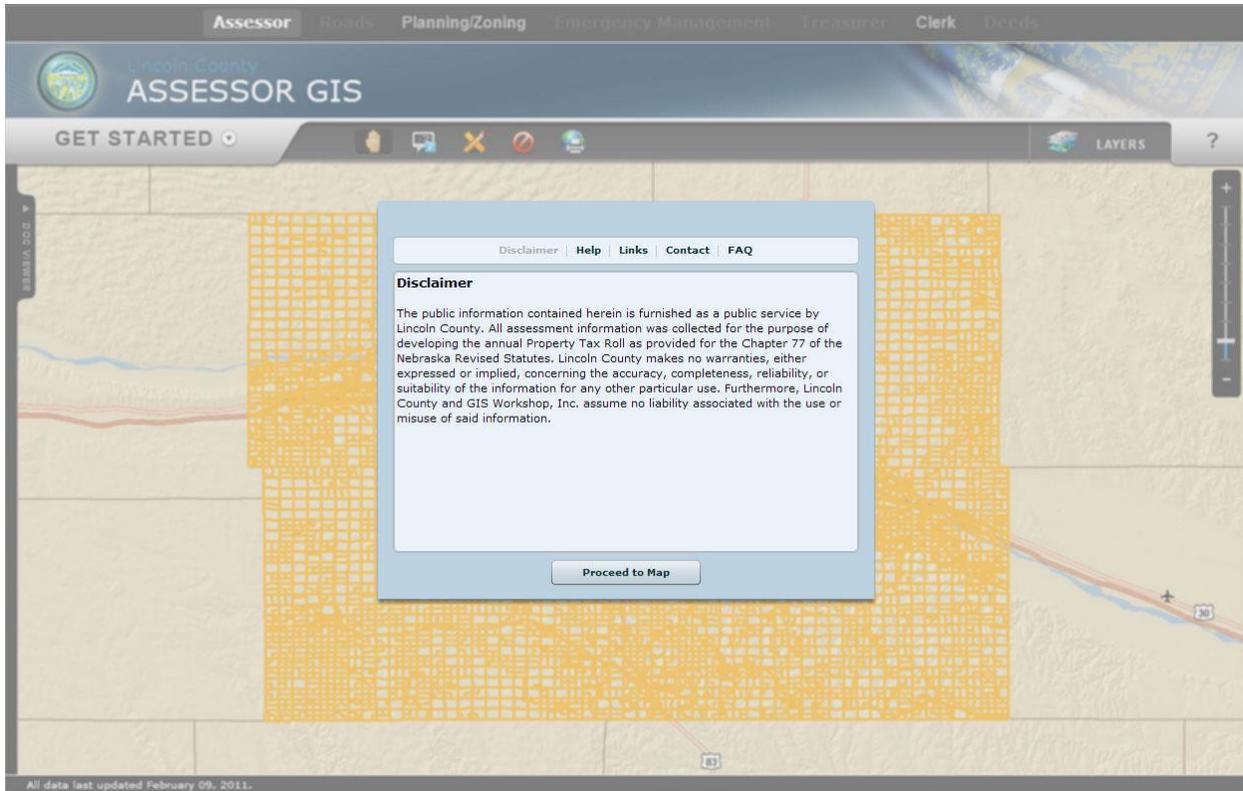


Figure 10: Opening screen (Assessor Tab) of GIS Workshop’s Enterprise WebGIS for Lincoln County, NE.

SEARCHING FOR PROPERTY INFORMATION (GET STARTED)

Complete property and sales information is available within seconds via the search function. Search for properties/maps via:

- Name
- Address
- Legal Description

Perform detailed searches for sales information via:

- Sale date
- Price range
- Property size
- Year of construction, etc.

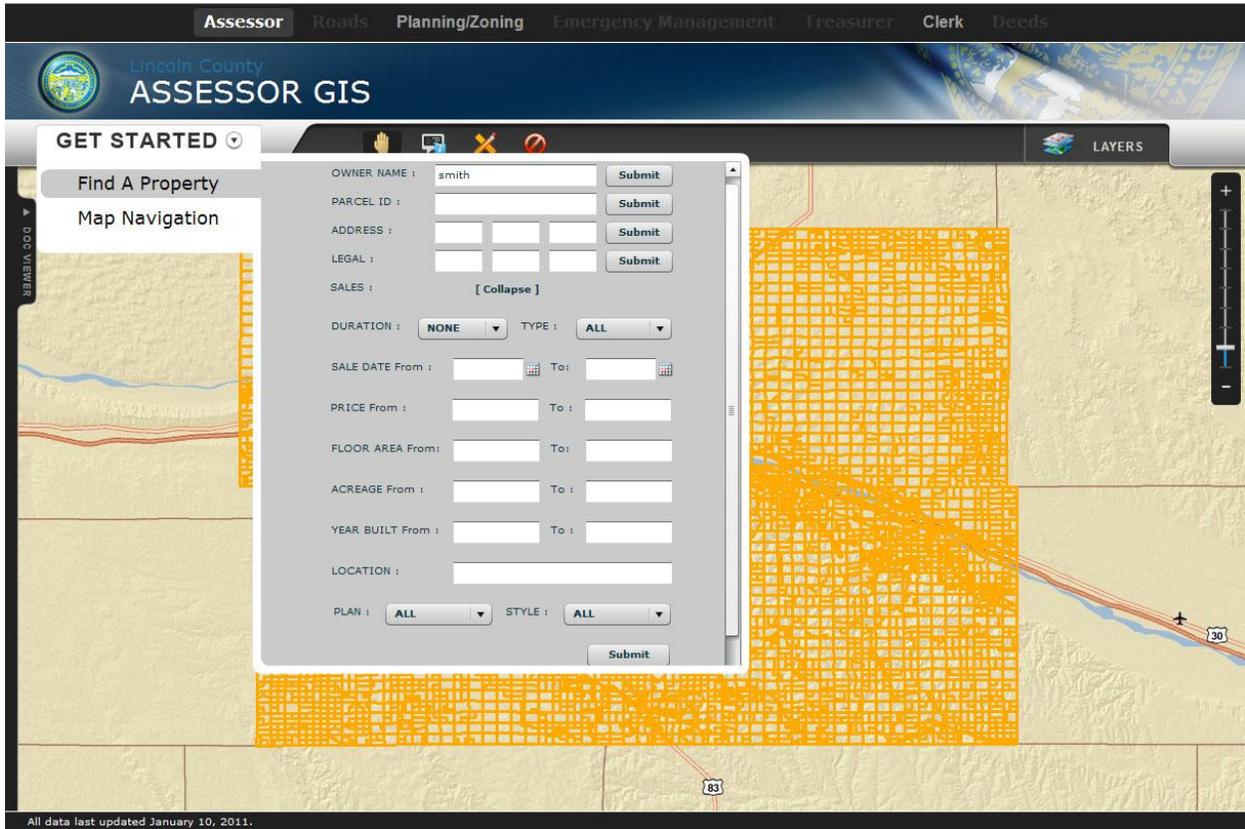


Figure 11: Assessor tab showing property search box

Results are presented in an easy to read format. The “digital property record card” shows all the pertinent information for a residential, agricultural or commercial property, including the sketches and pictures.

CHERRY COUNTY

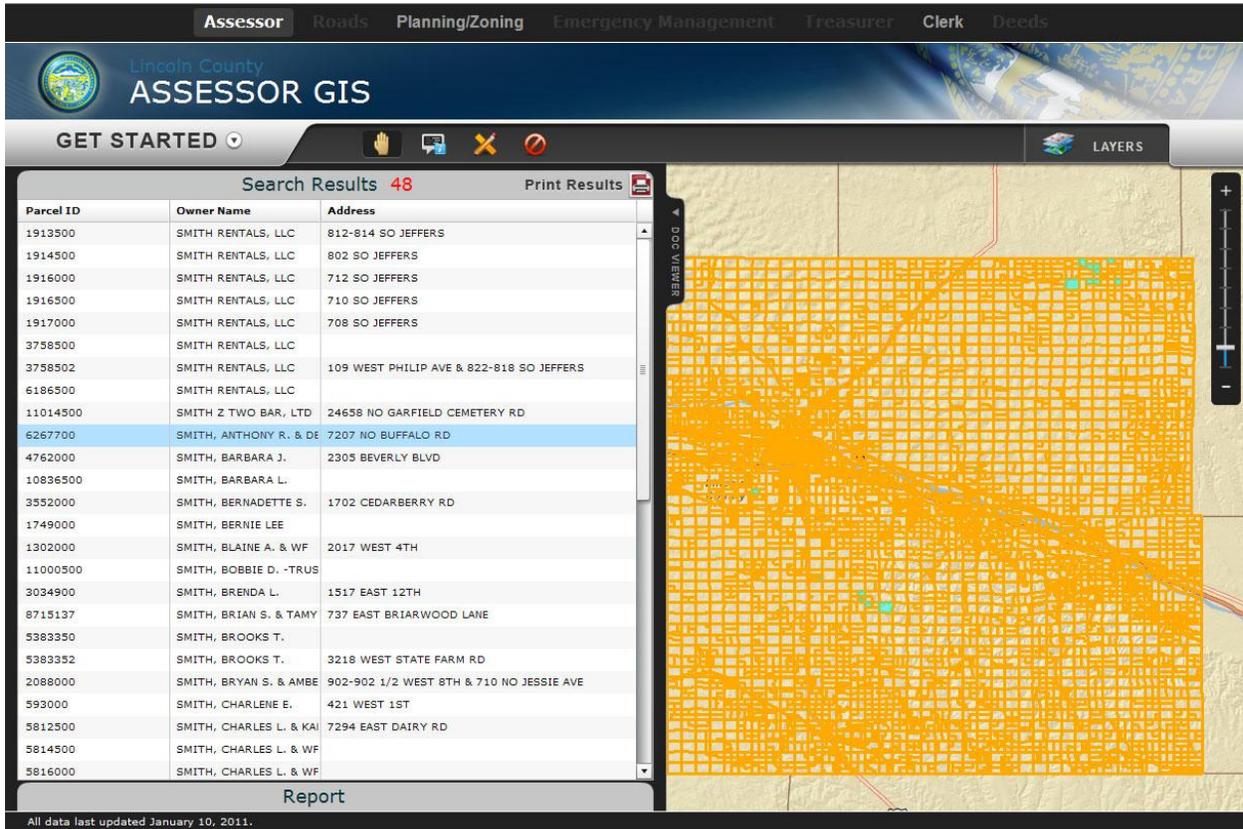


Figure 12: Property search results



Figure 13: Property Record Card (note the map zoomed in and highlighted the chosen parcel)

CHERRY COUNTY

MAP NAVIGATION

Of course the Web GIS can be used by anyone interested in taking a look at Cherry County. Think of it as Cherry County's own "Google Map" but with all of the latest Cherry County data loaded and available.

Users can zoom in and out and pan around the map just like in Google:

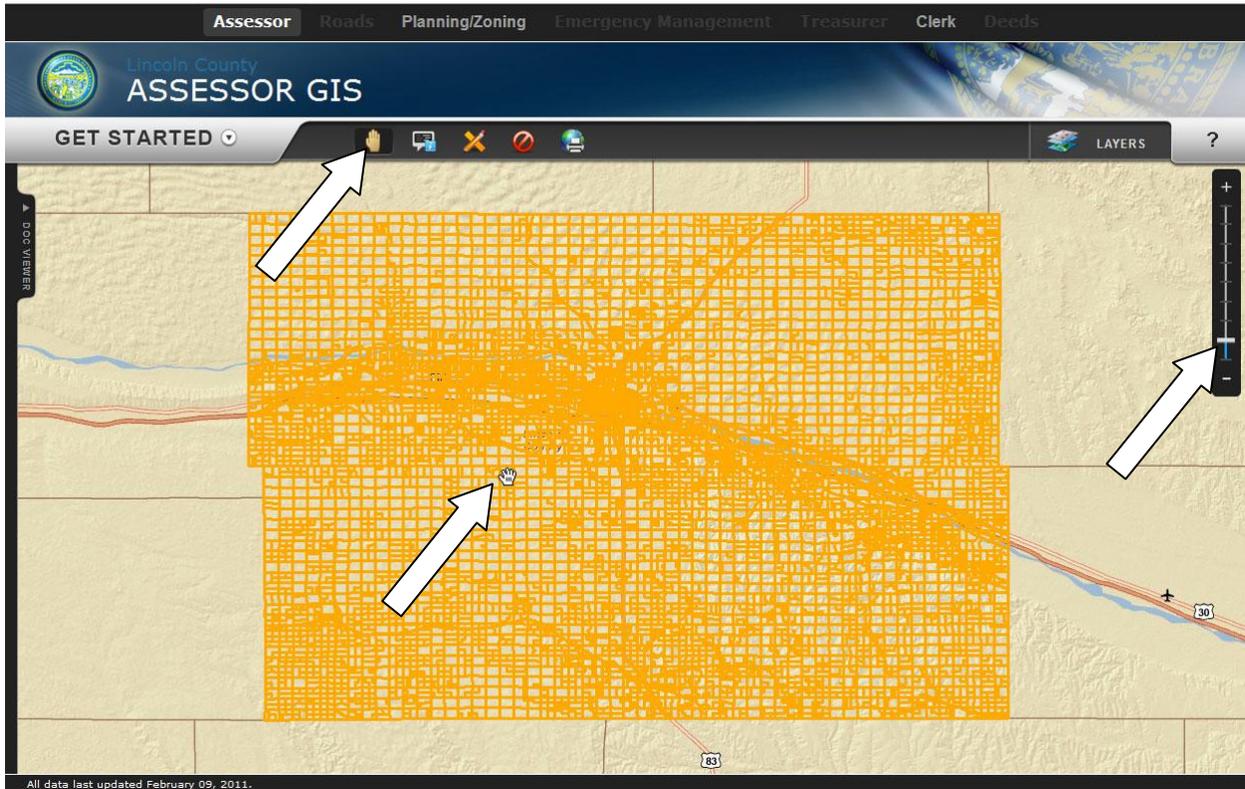


Figure 14: Zoom slider bar (right side), activated pan tool icon (hand) in horizontal toolbar and the hand cursor on the map

Users can look at the latest detailed aerial photography of Cherry County. GISW has the newest 2010 imagery available for Cherry County.

CHERRY COUNTY

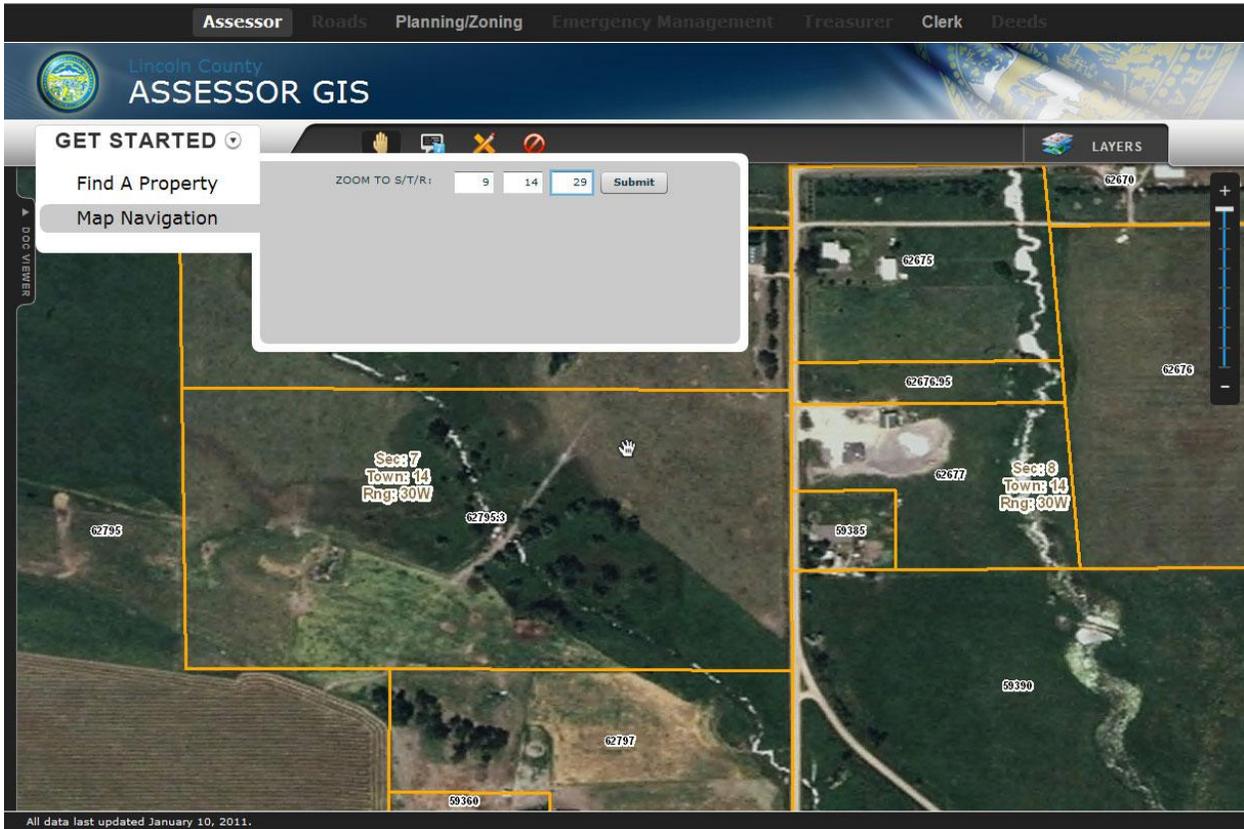


Figure 15: User enters section/township/range

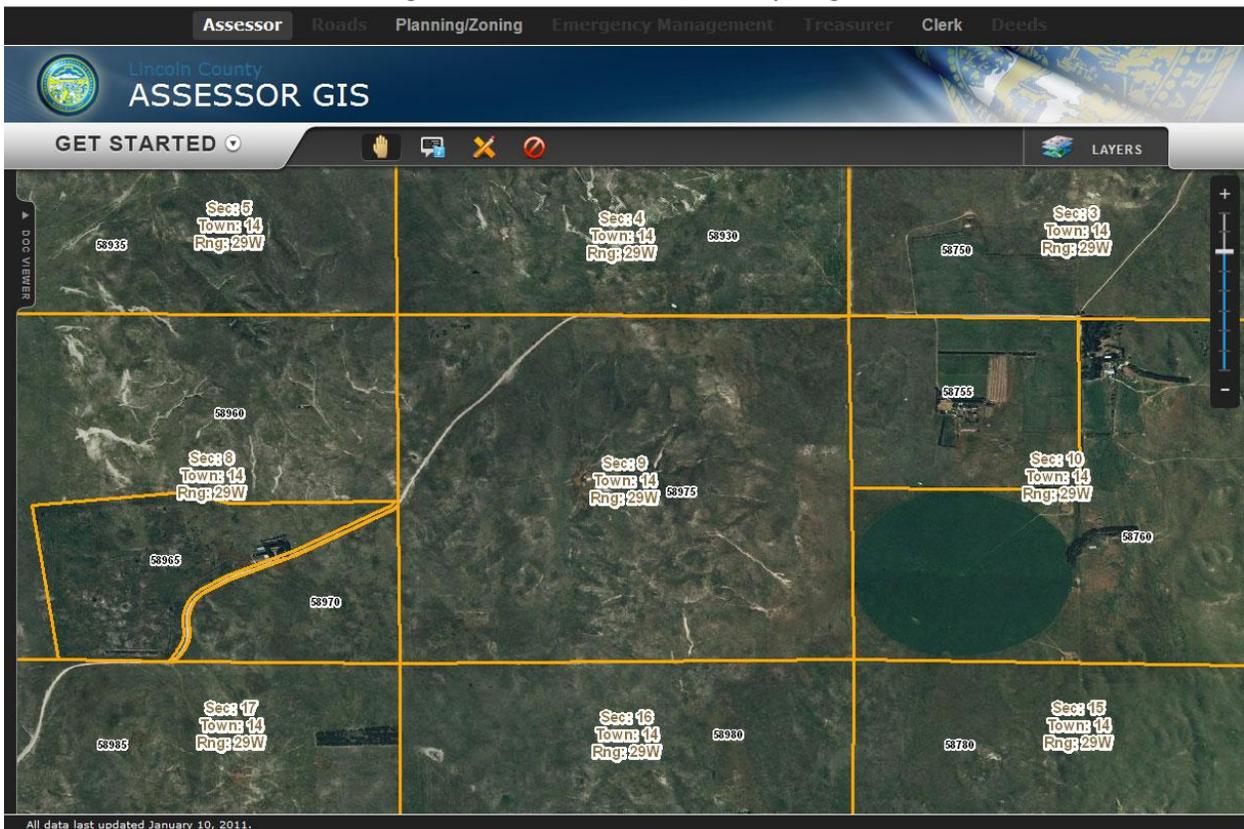


Figure 16: Application zooms into the specified section

QUICK IDENTIFY TOOL

The quick identify tool allows a user to click inside a parcel on the map to see a pop-up window appear with basic parcel, owner name, and address information. The quick identify tool is shown in Figure 17 below. Property card information is also available through the identify tool.

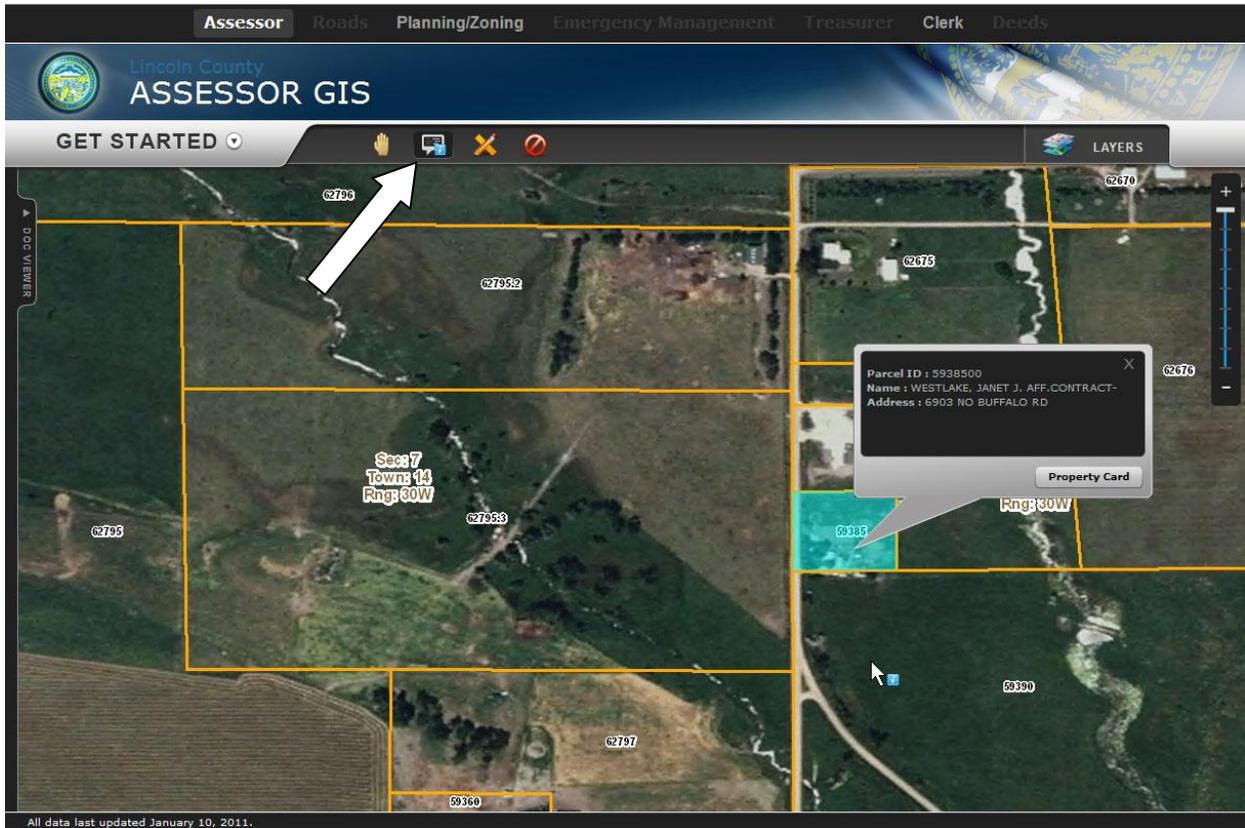


Figure 17: Activated Quick Identifier tool and information box result with link to Property Card

MEASUREMENT TOOL

Length and area measurements in acres, feet, meters, miles, and kilometers can be easily performed via the measurement tool on the tab. Using this tool, simply click at the starting point and again at the ending point to measure a length or draw a polygon by clicking at each vertex location to measure the area. The total measurement appears in a box at the top of the screen as seen in Figure 18 below.

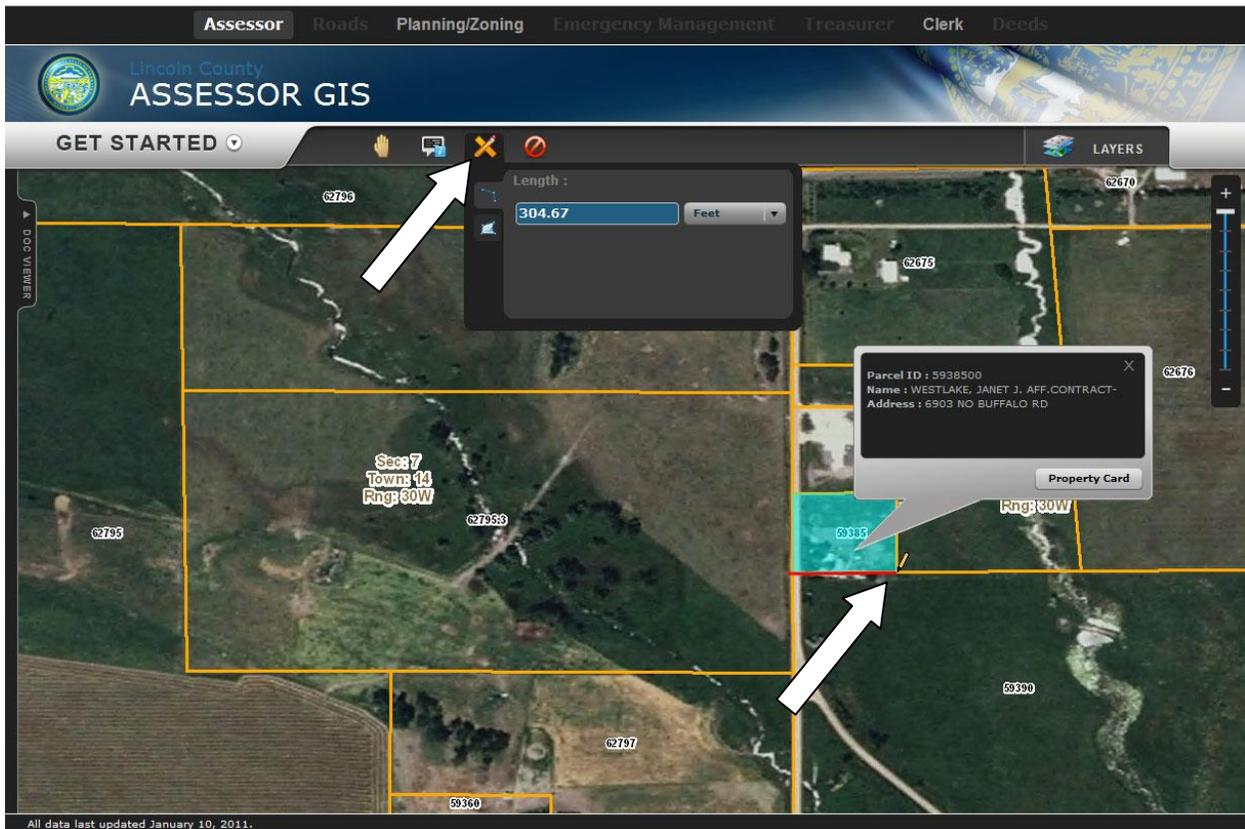


Figure 18: Measurement tool showing total length of the user-drawn line segment along the parcel boundary.

SCHEDULE

The GISW team is ready to start the Cherry County, NE Assessor GIS project after acceptance and receipt of a signed contract according to the tasks described in this proposal. **We anticipate project completion in 26 weeks after notice to proceed based on the above outlined steps.**

PROJECT COSTS

The following pricing and package is **FULLY INCLUSIVE**, providing the Assessor with everything needed for a fully functional assessment GIS. There are no hidden charges or expenses. The cost is based on the size of the county. This provides the total and detailed costs for the services and deliverables described in this scope of work (maintenance schedule begins on the 1st day after product acceptance). Variations and/or additions to those tasks/features/service stated within are subject to additional costs at our standard consulting rate of \$95 per hour. Any change orders must be documented and added as an addendum to this scope with the additional costs for said change order added to the following costs.

GIS WORKSHOP WILL NOT SEND A SINGLE INVOICE UNTIL THE PROJECT IS COMPLETE AND YOU ARE 100% SATISFIED WITH YOUR PRODUCT

Services	Cost (\$)
GIS Build-out Services and Assessor Tab on WebGIS Site	\$65,000
Parcel map development and associated layers (with towns)	
Deliverable: Complete Sections Layer	
Deliverable: Complete Rural Parcel Layer	
Deliverable: Complete Land Use Layer	
Deliverable: Complete Digital Ortho-Photography Layer (Latest FSA imagery)	
Deliverable: Complete New and Old Soils Layer	
<i>GIS Data Maintenance and Telephone/Online Support (1st 12 months)</i>	<i>No Cost</i>
<i>Training</i>	<i>No Cost</i>
Total Costs for above listed Services	\$65,000

ANNUAL MAINTENANCE COSTS

GIS Data Maintenance (<i>after 12 month free period, billed annually</i>)	\$4,000
GIS Workshop WebGIS Maintenance and Support (<i>after 12-month free period, billed annually</i>)	\$4,800
Total Annual Maintenance Costs:	\$8,800