



**Phelps County Assessor**

**Phelps County Courthouse**  
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Monday, November 14, 2016

## **Did you notice a change in Acres on your tax bill?**

This may have occurred because of a correction in our mapping in general or as part of an intentional effort to more accurately and equally measure the amount of taxable land on a county wide basis.

**This change in methodology does not affect your ownership or specifically how many acres you legally own.**

If you desire to know the precise land area your property comprises, please consult a competent professional land surveyor. The land area calculations made by my office are for tax inventory and valuation purposes only and have no bearing or effect on your legal ownership. We thank you for your patience and understanding.

Previously, not all parcels had acreage calculations utilizing computerized mapping and the accuracy that it provides. These parcels may have had different total calculated acreages than has been assigned in the current tax year. Some of the methods employed by the Assessor's office in the past, albeit the most accurate and widely acceptable techniques available at the time, could be grossly inaccurate when compared to our currently employed computerized techniques.

One of the past techniques utilized by the Phelps County Assessor's office was the use of a "dot chart". In this method, a clear acetate/plastic dot acreage grid was placed over the mapped parcel on an actual paper map. The parcel acreage was determined by counting the number of dots inside the drawn boundaries of the parcel. Multiplying the number of dots counted by the dot conversion factor would result in the acreage estimate. This estimation technique had a stated degree of precision of 85% and is obviously inferior to that which is currently employed.

I hope this explanation helps you understand the situation better. Stop by the office sometime and we can show you how your acreage was calculated or you can see for yourself on our free webGIS at [www.phelpscomogis.com](http://www.phelpscomogis.com).

Very Truly Yours,

Phelps County Assessor

# Examples:

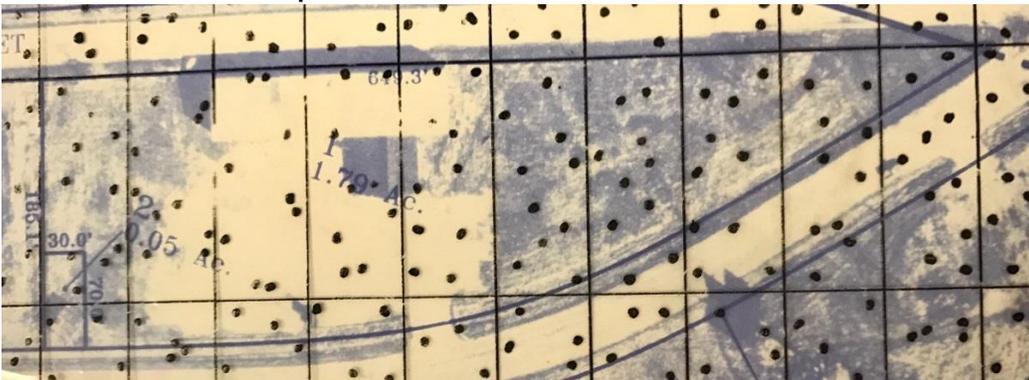
GIS Calculated: 2.13 Ac.



Hand Calculation Technique: 1.79 Ac. - 19% Error



Dot Chart Technique: 1.93 Ac. - 10% Error



# Examples:

GIS Calculated: 15.50 Ac.



Hand Calculation Technique: 15.30 Ac. - 1.3% Error



Dot Chart Technique: 16.19 Ac. - 4.3% Error

