

April 25, 2006
Statewide Equalization
Residential property
Cass County

The County statistics for residential property meet the level of value and quality of assessment demanded by statute.

You are proposing an increase of 5% to our urban residential properties without any knowledge of the properties involved. To do so would undo the equalized appraisal work we have worked so hard to achieve. There are 16 towns (urban locations) in Cass County, Nebraska. Eleven of those towns meet the level of value and quality of assessment. An increase would put them over 100%.

Cass County has been working on a reappraisal of the entire county, beginning in 2003. The majority of the county has been completed. All rural agricultural, rural residential and rural subdivisions and eleven towns have been re-appraised as of 2006. There are five towns left to do and they are on the schedule for 2007. I could have put a percentage increase on those towns as other counties have and avoided this hearing, but I don't believe that would be fair or equitable until I have current and correct information on those properties.

The towns not meeting the level of value and quality of assessment are listed below:

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Town	#parcels	#sales	Median	COD	PRD
Alvo	86	6	88.40	0.1136	0.9866
Avoca	122	15	90.96	0.1504	1.0267
Plattsmouth	2405	265	88.71	0.1314	1.0273
Union	128	9	82.40	0.1314	1.0458
Weeping Wate	564	46	84.11	0.1755	1.0313

With the staff and resources available, it is nearly impossible to inspect and appraise enough properties to keep up with the growth and the increase in market values in our county, For instance, Plattsmouth had a ratio of 96% in 2004.

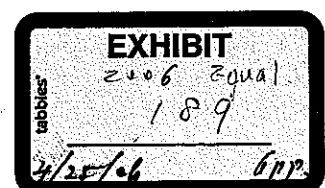
I respectfully request you allow us to do our job and we will complete the re-appraisal of all property in the county. The appraisal will be good, with correct data obtained on inspections, with reviews and a market analysis ensuring the values are correct and equitable.

Applying percentage increases across the board do nothing for equalization.

Veda Copenhaver *Veda Copenhaver*
Cass County Assessor

**Statistical Summaries attached

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CASS COUNTY ASSESSOR'S OFFICE
STATISTICAL SUMMARY
Date of Run : 04/20/2006

SALES SELECTION INFORMATION

Records Selected From File : SALEDATA
Index Name : 01ALVO
Index Creation Date : 12/31/99
Index Creation Time : 11:16:17
Index Notes : 01ALVO.510
Number Of Sales In The Index : 6
Ratios Calculated Using : ASSESSED @ SALE VALUES

STATISTICAL ANALYSIS

Sales Ratio Lo Range : 69.30%
Sales Ratio Hi Range : 105.88%
Mean : 88.67%
Median : 88.40%
Aggreagate Mean : 89.87%
Variance : 0.0164
Standard Deviation : 0.1281
Coefficient of Variation : 0.1445
Average Absolute Deviation : 0.1004
Coefficient of Dispersion : 0.1136
Price Related Differential : 0.9866

CASS COUNTY ASSESSOR'S OFFICE
STATISTICAL SUMMARY
Date of Run : 04/20/2006

SALES SELECTION INFORMATION

Records Selected From File : SALEDATA
Index Name : 02AVOCA
Index Creation Date : 12/31/99
Index Creation Time : 11:18:11
Index Notes : 02AVOCA.510
Number Of Sales In The Index : 15
Ratios Calculated Using : ASSESSED @ SALE VALUES

STATISTICAL ANALYSIS

Sales Ratio Lo Range : 67.62%
Sales Ratio Hi Range : 137.23%
Mean : 91.97%
Median : 90.96%
Aggreagate Mean : 89.58%
Variance : 0.0357
Standard Deviation : 0.1889
Coefficient of Variation : 0.2054
Average Absolute Deviation : 0.1368
Coefficient of Dispersion : 0.1504
Price Related Differential : 1.0267

CASS COUNTY ASSESSOR'S OFFICE
STATISTICAL SUMMARY
Date of Run : 04/20/2006

SALES SELECTION INFORMATION

Records Selected From File : SALEDATA
Index Name : 24PLATTS
Index Creation Date : 12/31/99
Index Creation Time : 11:43:02
Index Notes : 24PLATTS.510
Number Of Sales In The Index : 265
Ratios Calculated Using : ASSESSED @ SALE VALUES

STATISTICAL ANALYSIS

Sales Ratio Lo Range : 45.73%
Sales Ratio Hi Range : 328.95%
Mean : 90.65%
Median : 88.71%
Aggreagate Mean : 88.24%
Variance : 0.0472
Standard Deviation : 0.2173
Coefficient of Variation : 0.2397
Average Absolute Deviation : 0.1166
Coefficient of Dispersion : 0.1314
Price Related Differential : 1.0273

2405

000004

CASS COUNTY ASSESSOR'S OFFICE
STATISTICAL SUMMARY
Date of Run : 04/20/2006

SALES SELECTION INFORMATION

Records Selected From File : SALEDATA
Index Name : 32UNION
Index Creation Date : 12/31/99
Index Creation Time : 11:46:24
Index Notes : 32UNION.510
Number Of Sales In The Index : 9
Ratios Calculated Using : ASSESSED @ SALE VALUES

STATISTICAL ANALYSIS

Sales Ratio Lo Range : 68.51%
Sales Ratio Hi Range : 112.53%
Mean : 85.94%
Median : 82.40%
Aggreagate Mean : 82.18%
Variance : 0.0221
Standard Deviation : 0.1487
Coefficient of Variation : 0.1730
Average Absolute Deviation : 0.1083
Coefficient of Dispersion : 0.1314
Price Related Differential : 1.0458

CASS COUNTY ASSESSOR'S OFFICE
STATISTICAL SUMMARY
Date of Run : 04/20/2006

SALES SELECTION INFORMATION

Records Selected From File : SALEDATA
Index Name : 33WPGWTR
Index Creation Date : 12/31/99
Index Creation Time : 11:47:44
Index Notes : 33WPGWTR.510
Number Of Sales In The Index : 46
Ratios Calculated Using : ASSESSED @ SALE VALUES

STATISTICAL ANALYSIS

Sales Ratio Lo Range : 66.31%
Sales Ratio Hi Range : 157.90%
Mean : 90.16%
Median : 84.11%
Aggreagate Mean : 87.42%
Variance : 0.0393
Standard Deviation : 0.1982
Coefficient of Variation : 0.2198
Average Absolute Deviation : 0.1476
Coefficient of Dispersion : 0.1755
Price Related Differential : 1.0313
