

Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is seventy-five percent of actual value. Neb. Rev. Stat. §77-201(1) and (2)(R.S. Supp., 2007). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2007) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Revenue Property Assessment Division, hereinafter referred to as the Division, is annually responsible for analyzing and measuring the assessment performance of each county. This responsibility includes requiring the Property Tax Administrator to prepare statistical and narrative reports for the Tax Equalization and Review Commission, hereinafter referred to as the Commission, and the county assessors. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2005):

(2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.

(3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

(4) In addition to an opinion of level of value and quality of assessment in the county, the Property Tax Administrator may make nonbinding recommendations for consideration by the commission.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator's opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all the data provided by the county assessor and gathered by the Division regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Division is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2007) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Division prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Division prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

The Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. Based on the information collected in developing this report the Property Tax Administrator may feel further recommendations must be stated for a county to assist the Commission in determining the level of value and quality of assessment within a county. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Division. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp., 2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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2008 Commission Summary

04 Banner

Residential Real Property - Current

Number of Sales	6	COD	36.48
Total Sales Price	\$329,980	PRD	87.06
Total Adj. Sales Price	\$329,980	COV	45.12
Total Assessed Value	\$320,922	STD	38.20
Avg. Adj. Sales Price	\$54,997	Avg. Abs. Dev.	30.61
Avg. Assessed Value	\$53,487	Min	30.00
Median	83.92	Max	138.33
Wgt. Mean	97.25	95% Median C.I.	30.00 to 138.33
Mean	84.67	95% Wgt. Mean C.I.	78.63 to 115.88
		95% Mean C.I.	44.57 to 124.77
% of Value of the Class of all Real Property Value in the County			2.17
% of Records Sold in the Study Period			6.45
% of Value Sold in the Study Period			11
Average Assessed Value of the Base			31,367

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	6	83.92	36.48	87.06
2007	7	93.07	25.10	99.91
2006	8	53.84	31.00	104.51
2005	8	64.25	31.65	108.51
2004	4	98.73	16.11	100.78
2003	3	99	0.61	100.04
2002	6	60	30.75	110.61
2001	9	68	33.12	93.74

2008 Commission Summary

04 Banner

Commercial Real Property - Current

Number of Sales	0	COD	0.00
Total Sales Price	\$0	PRD	0.00
Total Adj. Sales Price	\$0	COV	0.00
Total Assessed Value	\$0	STD	0.00
Avg. Adj. Sales Price	\$0	Avg. Abs. Dev.	0.00
Avg. Assessed Value	\$0	Min	0.00
Median	0.00	Max	0.00
Wgt. Mean	0.00	95% Median C.I.	N/A
Mean	0.00	95% Wgt. Mean C.I.	N/A
		95% Mean C.I.	N/A
% of Value of the Class of all Real Property Value in the County			0.2
% of Records Sold in the Study Period			0
% of Value Sold in the Study Period			0
Average Assessed Value of the Base			34,497

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	0	0.00	0.00	0.00
2007	0	0.00	0.00	0.00
2006	0	0.00	0.00	0.00
2005	0	0.00	0.00	0.00
2004	0	0.00	0.00	0.00
2003	1	127		
2002	1	90		
2001	1	99		

2008 Commission Summary

04 Banner

Agricultural Land - Current

Number of Sales	47	COD	21.07
Total Sales Price	\$8,014,274	PRD	107.21
Total Adj. Sales Price	\$8,014,274	COV	27.62
Total Assessed Value	\$5,395,531	STD	19.93
Avg. Adj. Sales Price	\$170,516	Avg. Abs. Dev.	14.79
Avg. Assessed Value	\$114,799	Min	36.84
Median	70.22	Max	144.44
Wgt. Mean	67.32	95% Median C.I.	62.82 to 78.22
Mean	72.18	95% Wgt. Mean C.I.	60.80 to 73.85
		95% Mean C.I.	66.48 to 77.88
% of Value of the Class of all Real Property Value in the County			90.47
% of Records Sold in the Study Period			2.94
% of Value Sold in the Study Period			9.42
Average Assessed Value of the Base			76,309

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	47	70.22	21.07	107.21
2007	36	69.72	19.65	104.23
2006	36	76.28	17.97	102.86
2005	29	79.79	18.94	110.35
2004	29	74.82	17.99	106.37
2003	20	75	19.13	96.69
2002	25	74	22.14	96.99
2001	23	75	16.23	102.44

2008 Opinions of the Property Tax Administrator for Banner County

My opinions and recommendations are stated as a conclusion based on all of the factors known to me about the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While I rely primarily on the median assessment sales ratio from the Qualified Statistical Reports for each class of real property, my opinion of level of value for a class of real property may be determined from other evidence contained in the RO. Although my primary resource regarding quality of assessment are the performance standards issued by the IAAO, my opinion of quality of assessment for a class of real property may be influenced by the assessment practices of the county assessor.

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Banner County is 100% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Banner County is not in compliance with generally accepted mass appraisal practices.

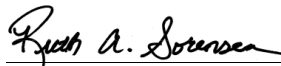
Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Banner County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Banner County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Banner County is 70.22% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Banner County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



Ruth A. Sorensen

Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	6	MEDIAN:	78	COV:	43.22	95% Median C.I.:	24.00 to 114.24
TOTAL Sales Price:	329,980	WGT. MEAN:	89	STD:	32.51	95% Wgt. Mean C.I.:	72.32 to 105.76
TOTAL Adj.Sales Price:	329,980	MEAN:	75	AVG.ABS.DEV:	26.10	95% Mean C.I.:	41.11 to 109.36
TOTAL Assessed Value:	293,814						
AVG. Adj. Sales Price:	54,996	COD:	33.36	MAX Sales Ratio:	114.24		
AVG. Assessed Value:	48,969	PRD:	84.49	MIN Sales Ratio:	24.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/05 TO 09/30/05	1	95.48	95.48	95.48			95.48	95.48	N/A	154,000	147,040
10/01/05 TO 12/31/05	2	104.26	104.26	96.92	9.58	107.56	94.27	114.24	N/A	56,500	54,762
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	1	61.22	61.22	61.22			61.22	61.22	N/A	980	600
10/01/06 TO 12/31/06	1	62.19	62.19	62.19			62.19	62.19	N/A	57,000	35,449
01/01/07 TO 03/31/07	1	24.00	24.00	24.00			24.00	24.00	N/A	5,000	1,200
04/01/07 TO 06/30/07											
____Study Years____											
07/01/05 TO 06/30/06	3	95.48	101.33	96.09	6.97	105.45	94.27	114.24	N/A	89,000	85,521
07/01/06 TO 06/30/07	3	61.22	49.14	59.14	20.79	83.08	24.00	62.19	N/A	20,993	12,416
____Calendar Yrs____											
01/01/06 TO 12/31/06	2	61.71	61.71	62.17	0.79	99.24	61.22	62.19	N/A	28,990	18,024
____ALL____											
	6	78.23	75.23	89.04	33.36	84.49	24.00	114.24	24.00 to 114.24	54,996	48,969

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HARRISBURG	3	61.22	49.14	59.14	20.79	83.08	24.00	62.19	N/A	20,993	12,416
RURAL	3	95.48	101.33	96.09	6.97	105.45	94.27	114.24	N/A	89,000	85,521
____ALL____											
	6	78.23	75.23	89.04	33.36	84.49	24.00	114.24	24.00 to 114.24	54,996	48,969

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	3	61.22	49.14	59.14	20.79	83.08	24.00	62.19	N/A	20,993	12,416
3	3	95.48	101.33	96.09	6.97	105.45	94.27	114.24	N/A	89,000	85,521
____ALL____											
	6	78.23	75.23	89.04	33.36	84.49	24.00	114.24	24.00 to 114.24	54,996	48,969

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	3	95.48	101.33	96.09	6.97	105.45	94.27	114.24	N/A	89,000	85,521
2	3	61.22	49.14	59.14	20.79	83.08	24.00	62.19	N/A	20,993	12,416
____ALL____											
	6	78.23	75.23	89.04	33.36	84.49	24.00	114.24	24.00 to 114.24	54,996	48,969

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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NUMBER of Sales:	6	MEDIAN:	78	COV:	43.22	95% Median C.I.:	24.00 to 114.24
TOTAL Sales Price:	329,980	WGT. MEAN:	89	STD:	32.51	95% Wgt. Mean C.I.:	72.32 to 105.76
TOTAL Adj.Sales Price:	329,980	MEAN:	75	AVG.ABS.DEV:	26.10	95% Mean C.I.:	41.11 to 109.36
TOTAL Assessed Value:	293,814						
AVG. Adj. Sales Price:	54,996	COD:	33.36	MAX Sales Ratio:	114.24		
AVG. Assessed Value:	48,969	PRD:	84.49	MIN Sales Ratio:	24.00		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	6	78.23	75.23	89.04	33.36	84.49	24.00	114.24	24.00 to 114.24	54,996	48,969
06											
07											
ALL	6	78.23	75.23	89.04	33.36	84.49	24.00	114.24	24.00 to 114.24	54,996	48,969

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	6	78.23	75.23	89.04	33.36	84.49	24.00	114.24	24.00 to 114.24	54,996	48,969
17-0009											
62-0021											
NonValid School											
ALL	6	78.23	75.23	89.04	33.36	84.49	24.00	114.24	24.00 to 114.24	54,996	48,969

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	4	61.71	60.72	84.93	29.35	71.49	24.00	95.48	N/A	54,245	46,072
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	114.24	114.24	114.24			114.24	114.24	N/A	15,000	17,136
1920 TO 1939	1	94.27	94.27	94.27			94.27	94.27	N/A	98,000	92,389
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	6	78.23	75.23	89.04	33.36	84.49	24.00	114.24	24.00 to 114.24	54,996	48,969

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	61.22	61.22	61.22			61.22	61.22	N/A	980	600	
5000 TO 9999	1	24.00	24.00	24.00			24.00	24.00	N/A	5,000	1,200	
Total \$ _____												
1 TO 9999	2	42.61	42.61	30.10	43.68	141.56	24.00	61.22	N/A	2,990	900	
10000 TO 29999	1	114.24	114.24	114.24			114.24	114.24	N/A	15,000	17,136	
30000 TO 59999	1	62.19	62.19	62.19			62.19	62.19	N/A	57,000	35,449	
60000 TO 99999	1	94.27	94.27	94.27			94.27	94.27	N/A	98,000	92,389	
150000 TO 249999	1	95.48	95.48	95.48			95.48	95.48	N/A	154,000	147,040	
ALL _____												
	6	78.23	75.23	89.04	33.36	84.49	24.00	114.24	24.00 to 114.24	54,996	48,969	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	42.61	42.61	30.10	43.68	141.56	24.00	61.22	N/A	2,990	900	
Total \$ _____												
1 TO 9999	2	42.61	42.61	30.10	43.68	141.56	24.00	61.22	N/A	2,990	900	
10000 TO 29999	1	114.24	114.24	114.24			114.24	114.24	N/A	15,000	17,136	
30000 TO 59999	1	62.19	62.19	62.19			62.19	62.19	N/A	57,000	35,449	
60000 TO 99999	1	94.27	94.27	94.27			94.27	94.27	N/A	98,000	92,389	
100000 TO 149999	1	95.48	95.48	95.48			95.48	95.48	N/A	154,000	147,040	
ALL _____												
	6	78.23	75.23	89.04	33.36	84.49	24.00	114.24	24.00 to 114.24	54,996	48,969	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	4	61.71	60.72	84.93	29.35	71.49	24.00	95.48	N/A	54,245	46,072	
20	1	114.24	114.24	114.24			114.24	114.24	N/A	15,000	17,136	
30	1	94.27	94.27	94.27			94.27	94.27	N/A	98,000	92,389	
ALL _____												
	6	78.23	75.23	89.04	33.36	84.49	24.00	114.24	24.00 to 114.24	54,996	48,969	

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	4	61.71	60.72	84.93	29.35	71.49	24.00	95.48	N/A	54,245	46,072	
101	1	94.27	94.27	94.27			94.27	94.27	N/A	98,000	92,389	
104	1	114.24	114.24	114.24			114.24	114.24	N/A	15,000	17,136	
ALL _____												
	6	78.23	75.23	89.04	33.36	84.49	24.00	114.24	24.00 to 114.24	54,996	48,969	

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AVG. Assessed Value:	48,969	PRD:	84.49	MIN Sales Ratio:	24.00		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
(blank)	4	61.71	60.72	84.93	29.35	71.49	24.00	95.48	N/A	54,245	46,072
30	1	114.24	114.24	114.24			114.24	114.24	N/A	15,000	17,136
40	1	94.27	94.27	94.27			94.27	94.27	N/A	98,000	92,389
<u>ALL</u>	<u>6</u>	<u>78.23</u>	<u>75.23</u>	<u>89.04</u>	<u>33.36</u>	<u>84.49</u>	<u>24.00</u>	<u>114.24</u>	<u>24.00 to 114.24</u>	<u>54,996</u>	<u>48,969</u>

Banner County 2008 Assessment Actions taken to address the following property classes/subclasses:

Residential

The MIPS CAMA program was installed in October, 2007. Fair-value outbuildings for the rural residential will have their dimensions entered and valued per square foot for 2008. New pictures of the mid-west Townships' improvements were developed and arrayed. For the residential improvements on agricultural land, the Assessor conducted a market analysis and the values for these were computed. The one-acre Farm Site value was increased \$2,500 (the value went from \$5,000 to \$7,500), for all rural improved properties.

2008 Assessment Survey for Banner County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Assessor and her staff
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor and her staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	The RCN has a date of September, 2007.
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	The last year the depreciation schedule was developed for this property class was 2007.
6.	What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	The Market or Sales Comparison Approach to value is used only during the individual taxpayer protests.
7.	Number of market areas/neighborhoods for this property class:
	Two: Harrisburg and Rural.
8.	How are these defined?
	By Assessor Location
9.	Is "Assessor Location" a usable valuation identity?
	Yes, "Assessor Location" is a usable valuation identity for the residential property class.
10.	Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?)
	No, the County does not use the assessor location "suburban."

11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	There is no market significance of the suburban location as defined by Reg 10.
12.	Are the county's ag residential and rural residential improvements classified and valued in the same manner?
	Yes, both ag residential and rural residential improvements are classified and valued in the same manner.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
0	2	0	2

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	6	MEDIAN:	84	COV:	45.12	95% Median C.I.:	30.00 to 138.33
TOTAL Sales Price:	329,980	WGT. MEAN:	97	STD:	38.20	95% Wgt. Mean C.I.:	78.63 to 115.88
TOTAL Adj.Sales Price:	329,980	MEAN:	85	AVG.ABS.DEV:	30.61	95% Mean C.I.:	44.57 to 124.77
TOTAL Assessed Value:	320,922						
AVG. Adj. Sales Price:	54,996	COD:	36.48	MAX Sales Ratio:	138.33		
AVG. Assessed Value:	53,487	PRD:	87.06	MIN Sales Ratio:	30.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/05 TO 09/30/05	1	101.48	101.48	101.48			101.48	101.48	N/A	154,000	156,278
10/01/05 TO 12/31/05	2	122.19	122.19	110.33	13.21	110.74	106.04	138.33	N/A	56,500	62,336
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	1	65.82	65.82	65.82			65.82	65.82	N/A	980	645
10/01/06 TO 12/31/06	1	66.36	66.36	66.36			66.36	66.36	N/A	57,000	37,826
01/01/07 TO 03/31/07	1	30.00	30.00	30.00			30.00	30.00	N/A	5,000	1,500
04/01/07 TO 06/30/07											
____Study Years____											
07/01/05 TO 06/30/06	3	106.04	115.28	105.23	11.58	109.56	101.48	138.33	N/A	89,000	93,650
07/01/06 TO 06/30/07	3	65.82	54.06	63.47	18.41	85.18	30.00	66.36	N/A	20,993	13,323
____Calendar Yrs____											
01/01/06 TO 12/31/06	2	66.09	66.09	66.35	0.41	99.60	65.82	66.36	N/A	28,990	19,235
____ALL____											
	6	83.92	84.67	97.25	36.48	87.06	30.00	138.33	30.00 to 138.33	54,996	53,487

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
HARRISBURG	3	65.82	54.06	63.47	18.41	85.18	30.00	66.36	N/A	20,993	13,323
RURAL	3	106.04	115.28	105.23	11.58	109.56	101.48	138.33	N/A	89,000	93,650
____ALL____											
	6	83.92	84.67	97.25	36.48	87.06	30.00	138.33	30.00 to 138.33	54,996	53,487

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	3	65.82	54.06	63.47	18.41	85.18	30.00	66.36	N/A	20,993	13,323
3	3	106.04	115.28	105.23	11.58	109.56	101.48	138.33	N/A	89,000	93,650
____ALL____											
	6	83.92	84.67	97.25	36.48	87.06	30.00	138.33	30.00 to 138.33	54,996	53,487

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	3	106.04	115.28	105.23	11.58	109.56	101.48	138.33	N/A	89,000	93,650
2	3	65.82	54.06	63.47	18.41	85.18	30.00	66.36	N/A	20,993	13,323
____ALL____											
	6	83.92	84.67	97.25	36.48	87.06	30.00	138.33	30.00 to 138.33	54,996	53,487

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	6	MEDIAN:	84	COV:	45.12	95% Median C.I.:	30.00 to 138.33
TOTAL Sales Price:	329,980	WGT. MEAN:	97	STD:	38.20	95% Wgt. Mean C.I.:	78.63 to 115.88
TOTAL Adj.Sales Price:	329,980	MEAN:	85	AVG.ABS.DEV:	30.61	95% Mean C.I.:	44.57 to 124.77
TOTAL Assessed Value:	320,922						
AVG. Adj. Sales Price:	54,996	COD:	36.48	MAX Sales Ratio:	138.33		
AVG. Assessed Value:	53,487	PRD:	87.06	MIN Sales Ratio:	30.00		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	6	83.92	84.67	97.25	36.48	87.06	30.00	138.33	30.00 to 138.33	54,996	53,487
06											
07											
ALL	6	83.92	84.67	97.25	36.48	87.06	30.00	138.33	30.00 to 138.33	54,996	53,487

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	6	83.92	84.67	97.25	36.48	87.06	30.00	138.33	30.00 to 138.33	54,996	53,487
17-0009											
62-0021											
NonValid School											
ALL	6	83.92	84.67	97.25	36.48	87.06	30.00	138.33	30.00 to 138.33	54,996	53,487

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	4	66.09	65.92	90.45	27.24	72.88	30.00	101.48	N/A	54,245	49,062
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	138.33	138.33	138.33			138.33	138.33	N/A	15,000	20,750
1920 TO 1939	1	106.04	106.04	106.04			106.04	106.04	N/A	98,000	103,923
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	6	83.92	84.67	97.25	36.48	87.06	30.00	138.33	30.00 to 138.33	54,996	53,487

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	6	MEDIAN:	84	COV:	45.12	95% Median C.I.:	30.00 to 138.33
TOTAL Sales Price:	329,980	WGT. MEAN:	97	STD:	38.20	95% Wgt. Mean C.I.:	78.63 to 115.88
TOTAL Adj.Sales Price:	329,980	MEAN:	85	AVG.ABS.DEV:	30.61	95% Mean C.I.:	44.57 to 124.77
TOTAL Assessed Value:	320,922						
AVG. Adj. Sales Price:	54,996	COD:	36.48	MAX Sales Ratio:	138.33		
AVG. Assessed Value:	53,487	PRD:	87.06	MIN Sales Ratio:	30.00		

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	65.82	65.82	65.82			65.82	65.82	N/A	980	645	
5000 TO 9999	1	30.00	30.00	30.00			30.00	30.00	N/A	5,000	1,500	
Total \$ _____												
1 TO 9999	2	47.91	47.91	35.87	37.38	133.57	30.00	65.82	N/A	2,990	1,072	
10000 TO 29999	1	138.33	138.33	138.33			138.33	138.33	N/A	15,000	20,750	
30000 TO 59999	1	66.36	66.36	66.36			66.36	66.36	N/A	57,000	37,826	
60000 TO 99999	1	106.04	106.04	106.04			106.04	106.04	N/A	98,000	103,923	
150000 TO 249999	1	101.48	101.48	101.48			101.48	101.48	N/A	154,000	156,278	
ALL _____												
	6	83.92	84.67	97.25	36.48	87.06	30.00	138.33	30.00 to 138.33	54,996	53,487	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	47.91	47.91	35.87	37.38	133.57	30.00	65.82	N/A	2,990	1,072	
Total \$ _____												
1 TO 9999	2	47.91	47.91	35.87	37.38	133.57	30.00	65.82	N/A	2,990	1,072	
10000 TO 29999	1	138.33	138.33	138.33			138.33	138.33	N/A	15,000	20,750	
30000 TO 59999	1	66.36	66.36	66.36			66.36	66.36	N/A	57,000	37,826	
100000 TO 149999	1	106.04	106.04	106.04			106.04	106.04	N/A	98,000	103,923	
150000 TO 249999	1	101.48	101.48	101.48			101.48	101.48	N/A	154,000	156,278	
ALL _____												
	6	83.92	84.67	97.25	36.48	87.06	30.00	138.33	30.00 to 138.33	54,996	53,487	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	4	66.09	65.92	90.45	27.24	72.88	30.00	101.48	N/A	54,245	49,062	
20	1	138.33	138.33	138.33			138.33	138.33	N/A	15,000	20,750	
30	1	106.04	106.04	106.04			106.04	106.04	N/A	98,000	103,923	
ALL _____												
	6	83.92	84.67	97.25	36.48	87.06	30.00	138.33	30.00 to 138.33	54,996	53,487	

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	4	66.09	65.92	90.45	27.24	72.88	30.00	101.48	N/A	54,245	49,062	
101	1	106.04	106.04	106.04			106.04	106.04	N/A	98,000	103,923	
104	1	138.33	138.33	138.33			138.33	138.33	N/A	15,000	20,750	
ALL _____												
	6	83.92	84.67	97.25	36.48	87.06	30.00	138.33	30.00 to 138.33	54,996	53,487	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	6	MEDIAN:	84	COV:	45.12	95% Median C.I.:	30.00 to 138.33
TOTAL Sales Price:	329,980	WGT. MEAN:	97	STD:	38.20	95% Wgt. Mean C.I.:	78.63 to 115.88
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TOTAL Assessed Value:	320,922						
AVG. Adj. Sales Price:	54,996	COD:	36.48	MAX Sales Ratio:	138.33		
AVG. Assessed Value:	53,487	PRD:	87.06	MIN Sales Ratio:	30.00		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	66.09	65.92	90.45	27.24	72.88	30.00	101.48	N/A	54,245	49,062
30	1	138.33	138.33	138.33			138.33	138.33	N/A	15,000	20,750
40	1	106.04	106.04	106.04			106.04	106.04	N/A	98,000	103,923
<u>ALL</u>	<u>6</u>	<u>83.92</u>	<u>84.67</u>	<u>97.25</u>	<u>36.48</u>	<u>87.06</u>	<u>30.00</u>	<u>138.33</u>	<u>30.00 to 138.33</u>	<u>54,996</u>	<u>53,487</u>

**2008 Correlation Section
for Banner County**

Residential Real Property

I. Correlation

RESIDENTIAL: As the following tables and the accompanying narratives will show, of the three measures of central tendency shown in Table V below, only the weighted mean is within range. Since the qualified residential sample consists of only six sales, it would be meaningless to trim the file of outliers. Of the six sales that constitute the sample, the three found within Harrisburg are below the minimum of acceptable range: at 30.00, 65.82 and 66.36. The three sales coded "Rural" are above the upper limit of acceptable range: at 101.48, 106.04 and 138.33. No sale has an A/S ratio within acceptable range. It appears that the median is merely a factor of its lying in the middle between the highest Harrisburg sale (at 66.36%) and the lowest "Rural" sale (at 101.48). With an accompanying COD of 36.48%, it is difficult to accept the median as the level of value for the residential property class.

Regarding quality of assessment, neither the coefficient of dispersion nor the price-related differential is within range (at 36.48 and 87.06, respectively).

Therefore, because of the small sample size and the out of compliance qualitative statistics, it is believed that there is no statistical evidence that the County has not complied with the level of value for residential property.

**2008 Correlation Section
for Banner County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2008	6	6	100
2007	7	7	100
2006	10	8	80
2005	8	8	100
2004	4	4	100
2003	4	3	75
2002	8	6	75
2001	10	9	90

RESIDENTIAL: As indicated in the above table, the Banner County Assessor has used all of the residential sales that occurred during the timeframe of the sales study, and thus there is no sample bias caused by excessive trimming of the file.

**2008 Correlation Section
for Banner County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudeans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Banner County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	78.23	3.72	81.14	83.92
2007	87.99	60.67	141.37	93.07
2006	53.84	0	53.84	53.84
2005	62.63	-0.39	62.39	64.25
2004	102.46	-0.36	102.1	98.73
2003	57	3.66	59.09	99
2002	73	-37.89	45.34	60
2001	50	-4.91	47.55	68

RESIDENTIAL: Table III reveals an almost three point difference between the Trended Preliminary Ratio and the R&O Median (2.78) and therefore each statistic provides moderate support for the other.

**2008 Correlation Section
for Banner County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section
for Banner County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
7.32	2008	3.72
5.76	2007	60.67
0	2006	0
3.53	2005	-0.39
-13.06	2004	-0.36
75	2003	3.66
-16.47	2002	-37.89
23.46	2001	-4.91

RESIDENTIAL: Table IV reveals less than a four point difference between the percent change in the sales file and the percent change in the assessed base (3.6), and is really statistically insignificant. In fact this point difference may be due to the assessment actions affecting the sales file more than they affected the residential base. Summary of the assessment actions taken to address residential property is as follows: “Fair-value outbuildings for the rural residential will have their dimensions entered and valued per square foot for 2008...for the residential improvements on agricultural land, the Assessor conducted a market analysis and the values for these were computed. The one-acre Farm Site value was increased by \$2,500 (the value went from \$5,000 to \$7,500) for all rural improved properties.” Review of the statistical profile shows that half of the six sales that comprise the study sample are coded “Rural,” and would therefore be affected by the assessment actions. Only twenty of the ninety-three total residential parcels within the County are located in the “Rural” section of the County abstract, and comprise 21.5% of the residential base. Needless to say, the assessment actions would have a more profound effect on the sales file, than on the residential base—and this appears to be reflected in the difference between the two aforementioned figures.

2008 Correlation Section for Banner County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2008 Correlation Section
for Banner County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	83.92	97.25	84.67

RESIDENTIAL: Of the three measures of central tendency shown in Table V above, only the weighted mean is within range. Since the qualified residential sample consists of only six sales, it would be meaningless to trim the file of outliers. Of the six sales that constitute the sample, the three found within Harrisburg are below the minimum of acceptable range: at 30.00, 65.82 and 66.36. The three sales coded "Rural" are above the upper limit of acceptable range: at 101.48, 106.04 and 138.33. No sale has an A/S within acceptable range.

**2008 Correlation Section
for Banner County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	36.48	87.06
Difference	21.48	-10.94

RESIDENTIAL: Neither qualitative statistic is within compliance, and due to the small sample size, it would be pointless to trim the file.

**2008 Correlation Section
for Banner County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	6	6	0
Median	78.23	83.92	5.69
Wgt. Mean	89.04	97.25	8.21
Mean	75.23	84.67	9.44
COD	33.36	36.48	3.12
PRD	84.49	87.06	2.57
Min Sales Ratio	24.00	30.00	6
Max Sales Ratio	114.24	138.33	24.09

RESIDENTIAL: Assessment actions taken to address the residential property class included the following: The MIPS CAMA program was installed in October, 2007. Fair-value outbuildings for the rural residential will have their dimensions entered and valued per square foot for 2008. New pictures of the mid-west Townships' improvements were developed and arrayed. For the residential improvements on agricultural land, the Assessor conducted a market analysis and the values for these were computed. The one-acre Farm Site value was increased \$2,500 (the value went from \$5,000 to \$7,500), for all rural improved properties.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Qrtrs_____											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
_____Study Years_____											
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06											
07/01/06 TO 06/30/07											
_____Calendar Yrs_____											
01/01/05 TO 12/31/05											
01/01/06 TO 12/31/06											
_____ALL_____											
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0
ASSESSOR LOCATION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ALL_____											
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0
LOCATIONS: URBAN, SUBURBAN & RURAL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ALL_____											
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0
STATUS: IMPROVED, UNIMPROVED & IOLL											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ALL_____											
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03											
04											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
17-0009											
62-0021											
NonValid School											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Low \$____											
____Total \$____											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ Low \$ ____	_____										
____ Total \$ ____	_____										
____ ALL ____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ ALL ____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ ALL ____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

Banner County 2008 Assessment Actions taken to address the following property classes/subclasses:

Commercial

No assessment actions were taken to address the very small commercial property class within Banner County for 2008. No qualified commercial sales occurred during the timeframe of the sales study period.

2008 Assessment Survey for Banner County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Assessor and her staff
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	In Banner County, there is virtually no pickup work for the commercial property class (due to so few commercial properties within the County).
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	The RCN is dated September, 2007.
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	The depreciation schedule was last developed for the commercial property class in 2003.
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	It is not known when and if the Income Approach was ever used to establish the market value for commercial property. This Approach was not used during the reappraisal, according to the Assessor.
7.	When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	The Market or Sales Comparison Approach is only used during individual taxpayer protests.
8.	Number of market areas/neighborhoods for this property class?
	There are only two: Harrisburg and Rural are considered the neighborhoods for this property class.
9.	How are these defined?
	By assessor location.
10.	Is "Assessor Location" a usable valuation identity?
	Yes, "Assessor Location" is a usable valuation identity for the commercial class.
11.	Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)

	No, the County does not use the assessor location “suburban.”
--	---

12.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	There is no market significance of the suburban location as defined in Reg. 10, due to the fact that there are so few commercial properties within the County.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
0	0	0	0

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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DATE OF SALE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
____Study Years____	_____										
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06											
07/01/06 TO 06/30/07											
____Calendar Yrs____	_____										
01/01/05 TO 12/31/05											
01/01/06 TO 12/31/06											
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ALL____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03											
04											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001											
17-0009											
62-0021											
NonValid School											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Low \$____											
____Total \$____											
____ALL____	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	0	MEDIAN:	0	COV:	0.00	95% Median C.I.:	N/A
TOTAL Sales Price:	0	WGT. MEAN:	0	STD:	0.00	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	0	MEAN:	0	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A
TOTAL Assessed Value:	0						
AVG. Adj. Sales Price:	0	COD:	0.00	MAX Sales Ratio:	0.00		
AVG. Assessed Value:	0	PRD:	0.00	MIN Sales Ratio:	0.00		

Printed: 03/31/2008 19:03:34

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ Low \$ _____	_____										
____ Total \$ _____	_____										
____ ALL _____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ ALL _____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____ ALL _____	_____										
	0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	N/A	0	0

**2008 Correlation Section
for Banner County**

Commerical Real Property

I. Correlation

COMMERCIAL: Only one commercial sale occurred during the three-year timeframe of the sales study, and this sale was found to not be qualified, since it included a residential parcel and no separate breakdown of the sale price for either the residential or commercial components of the sale.

Therefore, with the absence of any qualified commercial sales, there is no available statistical evidence to suggest that Banner County is not in compliance either with the overall level of value or assessment uniformity for the commercial property class.

**2008 Correlation Section
for Banner County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2008	1	0	0
2007	1	0	0
2006	0	0	
2005	0	0	
2004	0	0	
2003	1	1	100
2002	1	1	100
2001	1	1	100

COMMERCIAL: As Table II shows, there was one commercial sale that occurred within the timeframe of the current sales study. It was not deemed qualified by the Assessor, since it consisted of both residential and commercial property—with no sale price breakdown between the two types of property.

**2008 Correlation Section
for Banner County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudeans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Banner County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	0.00	42.96	0	0.00
2007	0.00	0	0	0.00
2006	0.00	0	0	0.00
2005	0.00	0	0	0.00
2004	0.00	0	0	0.00
2003	0	5.16	0	0
2002	0	2.08	0	0
2001	0	-15.69	0	0

COMMERCIAL: There is no statistical analysis of this table, since there were no commercial sales deemed qualified during the sales study period.

**2008 Correlation Section
for Banner County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section
for Banner County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
N/A	2008	42.96
N/A	2007	0
N/A	2006	0
0	2005	0
N/A	2004	0
0	2003	5.16
0	2002	2.08
14.91	2001	-15.69

COMMERCIAL: No analysis is possible, since there were no qualified commercial sales, nor were assessment actions taken to address this property class for assessment year 2008. Therefore, it is surprising that there is any figure reported for the percent change in the assessed value, and may be the result of a reporting error.

2008 Correlation Section for Banner County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2008 Correlation Section
for Banner County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	0.00	0.00	0.00

COMMERCIAL: There were no qualified commercial sales that occurred during the timeframe of the sales study, and thus there is no available statistical evidence that would suggest that Banner County is not in compliance with overall level of value for this property class.

**2008 Correlation Section
for Banner County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	0.00	0.00
Difference	0	-98

COMMERCIAL: Since there were no qualified commercial sales that occurred during the timeframe of the sale study, there is no available statistical evidence to suggest that the County level of value is outside of compliance.

**2008 Correlation Section
for Banner County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	0	0	0
Median	0.00	0.00	0
Wgt. Mean	0.00	0.00	0
Mean	0.00	0.00	0
COD	0.00	0.00	0
PRD	0.00	0.00	0
Min Sales Ratio	0.00	0.00	0
Max Sales Ratio	0.00	0.00	0

COMMERCIAL: No assessment actions were taken to address the very small commercial property class within Banner County for 2008. No qualified commercial sales occurred during the timeframe of the sales study period.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	47	MEDIAN:	61	COV:	28.53	95% Median C.I.:	57.91 to 70.11	(! : Derived)
(AgLand) TOTAL Sales Price:	8,010,751	WGT. MEAN:	58	STD:	18.10	95% Wgt. Mean C.I.:	51.07 to 65.59	
(AgLand) TOTAL Adj.Sales Price:	8,010,751	MEAN:	63	AVG.ABS.DEV:	14.44	95% Mean C.I.:	58.26 to 68.61	
(AgLand) TOTAL Assessed Value:	4,673,060							
AVG. Adj. Sales Price:	170,441	COD:	23.62	MAX Sales Ratio:	104.67			
AVG. Assessed Value:	99,426	PRD:	108.75	MIN Sales Ratio:	32.22			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	69.32	67.21	65.90	7.52	101.99	58.34	73.97	N/A	178,000	117,296
10/01/04 TO 12/31/04	1	59.35	59.35	59.35			59.35	59.35	N/A	46,000	27,299
01/01/05 TO 03/31/05	4	71.87	70.91	73.25	10.86	96.81	57.68	82.25	N/A	94,318	69,087
04/01/05 TO 06/30/05	5	79.01	71.08	76.16	15.36	93.33	49.95	87.72	N/A	162,165	123,506
07/01/05 TO 09/30/05	1	38.24	38.24	38.24			38.24	38.24	N/A	25,000	9,560
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	8	55.09	54.47	44.92	23.60	121.27	33.86	71.48	33.86 to 71.48	225,362	101,229
04/01/06 TO 06/30/06	6	91.76	81.07	81.80	22.98	99.11	35.18	104.67	35.18 to 104.67	140,994	115,340
07/01/06 TO 09/30/06	1	76.20	76.20	76.20			76.20	76.20	N/A	112,000	85,339
10/01/06 TO 12/31/06	5	50.57	60.70	50.12	28.55	121.09	42.77	82.67	N/A	323,720	162,263
01/01/07 TO 03/31/07	8	62.14	63.13	60.81	7.27	103.82	54.12	79.89	54.12 to 79.89	136,290	82,874
04/01/07 TO 06/30/07	5	41.93	47.28	43.98	26.08	107.51	32.22	72.78	N/A	149,572	65,779
<u>Study Years</u>											
07/01/04 TO 06/30/05	13	69.32	69.24	72.00	14.12	96.16	49.95	87.72	57.91 to 80.83	136,007	97,928
07/01/05 TO 06/30/06	15	60.88	64.03	56.53	33.02	113.28	33.86	104.67	39.60 to 85.07	178,257	100,762
07/01/06 TO 06/30/07	19	60.86	59.01	52.92	19.56	111.50	32.22	82.67	47.59 to 72.78	187,830	99,397
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	10	71.87	67.73	74.47	18.46	90.95	38.24	87.72	49.95 to 82.25	121,309	90,344
01/01/06 TO 12/31/06	20	64.15	65.10	54.77	29.36	118.86	33.86	104.67	47.59 to 79.88	218,973	119,926
<u>ALL</u>											
	47	61.12	63.44	58.33	23.62	108.75	32.22	104.67	57.91 to 70.11	170,441	99,426

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	47	MEDIAN:	61	COV:	28.53	95% Median C.I.:	57.91 to 70.11	(! : Derived)
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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1951	2	49.08	49.08	47.61	3.04	103.10	47.59	50.57	N/A	382,050	181,877	
1953	2	48.52	48.52	40.94	22.33	118.49	37.68	59.35	N/A	152,656	62,503	
1955	2	37.08	37.08	39.32	13.10	94.30	32.22	41.93	N/A	168,276	66,158	
1961	1	79.01	79.01	79.01			79.01	79.01	N/A	310,000	244,932	
2225	2	54.18	54.18	63.94	29.41	84.73	38.24	70.11	N/A	64,587	41,298	
2229	3	68.54	70.55	74.38	10.40	94.85	60.86	82.25	N/A	45,000	33,472	
2231	1	73.97	73.97	73.97			73.97	73.97	N/A	79,000	58,440	
2233	8	61.72	63.07	59.84	27.71	105.39	35.18	104.67	35.18 to 104.67	275,230	164,704	
2235	1	79.89	79.89	79.89			79.89	79.89	N/A	157,000	125,427	
2239	4	65.61	65.80	70.73	14.09	93.03	49.30	82.67	N/A	82,906	58,636	
2241	5	85.07	75.77	79.04	18.46	95.86	49.95	98.45	N/A	84,198	66,552	
2245	5	43.13	47.44	42.65	21.86	111.23	33.86	60.88	N/A	326,940	139,432	
2515	2	65.35	65.35	64.88	11.38	100.72	57.91	72.78	N/A	102,500	66,497	
2517	6	62.14	70.86	72.65	18.65	97.53	58.34	103.35	58.34 to 103.35	125,658	91,295	
2519	3	76.20	73.28	71.92	7.06	101.88	63.75	79.88	N/A	82,166	59,098	
ALL												
	47	61.12	63.44	58.33	23.62	108.75	32.22	104.67	57.91 to 70.11	170,441	99,426	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	28	67.98	67.45	63.80	21.61	105.72	33.86	104.67	58.34 to 75.19	155,578	99,258	
1	19	58.35	57.53	51.82	22.29	111.02	32.22	82.67	42.77 to 72.78	192,344	99,674	
ALL												
	47	61.12	63.44	58.33	23.62	108.75	32.22	104.67	57.91 to 70.11	170,441	99,426	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	47	61.12	63.44	58.33	23.62	108.75	32.22	104.67	57.91 to 70.11	170,441	99,426	
ALL												
	47	61.12	63.44	58.33	23.62	108.75	32.22	104.67	57.91 to 70.11	170,441	99,426	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	10	63.39	64.59	65.24	15.17	99.00	49.30	85.07	49.95 to 79.88	66,613	43,457	
DRY-N/A	8	71.85	71.96	75.24	14.92	95.63	57.68	87.72	57.68 to 87.72	107,359	80,777	
GRASS	20	56.23	58.43	55.50	28.66	105.28	32.22	104.67	41.93 to 72.78	209,707	116,387	
GRASS-N/A	6	54.23	57.66	46.90	29.17	122.95	35.18	98.45	35.18 to 98.45	293,059	137,441	
IRRGTD-N/A	3	79.01	81.84	82.49	16.96	99.21	63.16	103.35	N/A	177,741	146,621	
ALL												
	47	61.12	63.44	58.33	23.62	108.75	32.22	104.67	57.91 to 70.11	170,441	99,426	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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(AgLand) TOTAL Assessed Value:	4,673,060							
AVG. Adj. Sales Price:	170,441	COD:	23.62	MAX Sales Ratio:	104.67			
AVG. Assessed Value:	99,426	PRD:	108.75	MIN Sales Ratio:	32.22			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	13	63.75	65.17	67.02	14.28	97.23	49.30	85.07	57.68 to 79.88	74,953	50,236
DRY-N/A	5	80.83	74.86	77.68	11.49	96.38	59.72	87.72	N/A	110,125	85,543
GRASS	23	58.34	59.81	54.71	28.00	109.31	32.22	104.67	43.13 to 72.78	218,424	119,506
GRASS-N/A	3	42.77	46.36	43.47	20.22	106.63	35.18	61.12	N/A	309,585	134,586
IRRGTD	1	63.16	63.16	63.16			63.16	63.16	N/A	89,000	56,216
IRRGTD-N/A	2	91.18	91.18	86.36	13.35	105.58	79.01	103.35	N/A	222,112	191,823
ALL	47	61.12	63.44	58.33	23.62	108.75	32.22	104.67	57.91 to 70.11	170,441	99,426

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	18	65.61	67.86	70.87	15.40	95.75	49.30	87.72	58.35 to 79.89	84,723	60,044
GRASS	26	56.23	58.25	52.96	28.54	110.00	32.22	104.67	42.77 to 71.48	228,942	121,246
IRRGTD	3	79.01	81.84	82.49	16.96	99.21	63.16	103.35	N/A	177,741	146,621
ALL	47	61.12	63.44	58.33	23.62	108.75	32.22	104.67	57.91 to 70.11	170,441	99,426

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	46	61.00	63.10	57.50	23.54	109.74	32.22	104.67	57.68 to 70.11	167,407	96,263
17-0009											
62-0021	1	79.01	79.01	79.01			79.01	79.01	N/A	310,000	244,932
NonValid School											
ALL	47	61.12	63.44	58.33	23.62	108.75	32.22	104.67	57.91 to 70.11	170,441	99,426

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	50.57	50.57	50.57			50.57	50.57	N/A	3,500	1,770
30.01 TO 50.00	1	38.24	38.24	38.24			38.24	38.24	N/A	25,000	9,560
50.01 TO 100.00	1	60.86	60.86	60.86			60.86	60.86	N/A	24,000	14,607
100.01 TO 180.00	11	59.35	59.29	56.85	14.22	104.29	32.22	79.88	49.95 to 68.54	54,988	31,260
180.01 TO 330.00	12	72.13	70.73	68.20	19.10	103.71	35.18	103.35	60.88 to 82.25	94,140	64,199
330.01 TO 650.00	10	59.03	61.20	58.85	23.91	103.99	37.68	85.07	39.60 to 82.67	184,417	108,536
650.01 +	11	69.32	65.37	55.89	27.12	116.98	33.86	104.67	42.77 to 87.72	398,137	222,500
ALL	47	61.12	63.44	58.33	23.62	108.75	32.22	104.67	57.91 to 70.11	170,441	99,426

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	99,426	PRD:	108.75	MIN Sales Ratio:	32.22			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	50.57	50.57	50.57			50.57	50.57	N/A	3,500	1,770	
Total \$ _____												
1 TO 9999	1	50.57	50.57	50.57			50.57	50.57	N/A	3,500	1,770	
10000 TO 29999	2	49.55	49.55	49.32	22.83	100.47	38.24	60.86	N/A	24,500	12,083	
30000 TO 59999	11	63.80	66.06	65.04	15.48	101.58	49.95	98.45	51.79 to 79.88	47,134	30,655	
60000 TO 99999	8	63.46	62.29	61.93	17.18	100.58	32.22	82.25	32.22 to 82.25	85,887	53,187	
100000 TO 149999	7	70.11	73.35	74.46	17.50	98.52	57.91	103.35	57.91 to 103.35	111,162	82,770	
150000 TO 249999	9	75.19	64.59	62.49	23.06	103.37	35.18	87.72	39.60 to 82.67	191,950	119,941	
250000 TO 499999	5	69.32	64.91	63.94	32.35	101.51	33.86	104.67	N/A	292,152	186,811	
500000 +	4	45.36	46.90	46.35	8.71	101.19	42.77	54.12	N/A	696,555	322,871	
ALL												
	47	61.12	63.44	58.33	23.62	108.75	32.22	104.67	57.91 to 70.11	170,441	99,426	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	50.57	50.57	50.57			50.57	50.57	N/A	3,500	1,770	
5000 TO 9999	1	38.24	38.24	38.24			38.24	38.24	N/A	25,000	9,560	
Total \$ _____												
1 TO 9999	2	44.41	44.41	39.75	13.88	111.70	38.24	50.57	N/A	14,250	5,665	
10000 TO 29999	8	58.85	55.61	52.18	12.80	106.56	32.22	68.54	32.22 to 68.54	50,162	26,176	
30000 TO 59999	10	69.45	70.45	68.65	15.49	102.61	49.30	98.45	57.68 to 82.25	63,627	43,683	
60000 TO 99999	11	61.12	59.92	54.75	20.50	109.44	35.18	85.07	37.68 to 76.20	136,816	74,908	
100000 TO 149999	8	80.36	71.07	64.23	21.86	110.65	33.86	103.35	33.86 to 103.35	199,525	128,157	
150000 TO 249999	3	75.19	74.51	74.79	4.30	99.62	69.32	79.01	N/A	258,673	193,457	
250000 TO 499999	5	47.59	58.46	51.70	30.63	113.07	42.77	104.67	N/A	613,494	317,171	
ALL												
	47	61.12	63.44	58.33	23.62	108.75	32.22	104.67	57.91 to 70.11	170,441	99,426	

Banner County 2008 Assessment Actions taken to address the following property classes/subclasses:

Agricultural

One-third of agricultural land was reviewed for used through the FSA maps. The average selling price for each Land Capability Group was calculated using all sales, and sales in the 10 to 100 acre range were reviewed: all irrigated LCG's were reduced, with one exception (4A1, which was raised); dryland values were increased, with the exception of 4D1 (which was decreased); the upper three grassland categories (LCG's) were decreased, and the remaining three were increased. The special classification of 4GMT was also increased. All CRP values were also increased for assessment year 2008.

2008 Assessment Survey for Banner County

Agricultural Appraisal Information

1.	Data collection done by:		
	Assessor and her staff		
2.	Valuation done by:		
	Assessor		
3.	Pickup work done by whom:		
	The Assessor and her staff.		
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?		
	Yes, the County has developed a written policy to determine agricultural land versus rural residential acreages.		
a.	How is agricultural land defined in this county?		
	<p>Banner County makes the following distinctions between agricultural and rural residential land:</p> <p>“One of the following criteria will have to be met before the parcel will be classified as rural agland residential:</p> <ol style="list-style-type: none"> 1. Income derived from the use of the land whether by animal or crop production. 2. Land enrolled in a federal or state program whereby payments are received for removing such land from agricultural production. 3. Land leased to another person for agricultural uses. 4. Parcel is occupied by a person who owns or operates other land that qualifies as agricultural land. <p>“Owners of parcels less than 40 acres will be sent a questionnaire asking for the criteria that would apply for the rural agland classification. If no reply is received, the parcel will be classified as rural residential as of March 19th of each year. Owners will be notified that they may be asked to provide documentation to support their requested classification.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <p>Rural Residential Values: Home site: \$5,000 for one acre Remaining acres: \$500 per acre</p> </td> <td style="width: 50%; vertical-align: top;"> <p>Rural Agland Residential Values: Home site: \$5,000 for one acre Farm site: \$500 per acre Remaining acres: Valued according to soil type & use.</p> </td> </tr> </table>	<p>Rural Residential Values: Home site: \$5,000 for one acre Remaining acres: \$500 per acre</p>	<p>Rural Agland Residential Values: Home site: \$5,000 for one acre Farm site: \$500 per acre Remaining acres: Valued according to soil type & use.</p>
<p>Rural Residential Values: Home site: \$5,000 for one acre Remaining acres: \$500 per acre</p>	<p>Rural Agland Residential Values: Home site: \$5,000 for one acre Farm site: \$500 per acre Remaining acres: Valued according to soil type & use.</p>		

5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	According to the Assessor, it is unknown when the last time the Income Approach was used to estimate or establish the market value of agricultural land.
6.	What is the date of the soil survey currently used?
	1994
7.	What date was the last countywide land use study completed?
	In 2005. One-third of the Townships are reviewed for land use each year.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Strictly by FSA maps.
b.	By whom?
	Assessor's staff.
c.	What proportion is complete / implemented at this time ?
	Since this is an on-going study that covers approximately one-third of the County each year, at for assessment year 2008, the land use study is complete, and will start again.
8.	Number of market areas/neighborhoods in the agricultural property class:
	The Assessor has not developed market areas for this property class.

9.	How are market areas/neighborhoods defined in this property class?
	N/A
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	No.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
0	0	0	0

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	47	MEDIAN:	70	COV:	27.62	95% Median C.I.:	62.82 to 78.22	(! : Derived)
(AgLand) TOTAL Sales Price:	8,014,274	WGT. MEAN:	67	STD:	19.93	95% Wgt. Mean C.I.:	60.80 to 73.85	
(AgLand) TOTAL Adj.Sales Price:	8,014,274	MEAN:	72	AVG.ABS.DEV:	14.79	95% Mean C.I.:	66.48 to 77.88	
(AgLand) TOTAL Assessed Value:	5,395,531							
AVG. Adj. Sales Price:	170,516	COD:	21.07	MAX Sales Ratio:	144.44			
AVG. Assessed Value:	114,798	PRD:	107.21	MIN Sales Ratio:	36.84			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	83.00	82.24	83.24	9.50	98.79	70.03	93.68	N/A	178,000	148,170
10/01/04 TO 12/31/04	1	62.82	62.82	62.82			62.82	62.82	N/A	46,000	28,897
01/01/05 TO 03/31/05	4	77.72	76.02	80.38	13.26	94.58	60.89	87.77	N/A	94,380	75,866
04/01/05 TO 06/30/05	5	72.67	73.44	76.87	18.57	95.54	53.11	94.26	N/A	162,400	124,840
07/01/05 TO 09/30/05	1	42.80	42.80	42.80			42.80	42.80	N/A	25,000	10,700
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	8	62.29	61.75	54.90	18.20	112.48	45.64	78.22	45.64 to 78.22	225,362	123,725
04/01/06 TO 06/30/06	6	91.38	91.59	93.20	12.58	98.28	68.40	108.57	68.40 to 108.57	140,994	131,400
07/01/06 TO 09/30/06	1	83.16	83.16	83.16			83.16	83.16	N/A	112,000	93,144
10/01/06 TO 12/31/06	5	84.42	85.77	59.67	29.63	143.73	52.64	144.44	N/A	323,920	193,295
01/01/07 TO 03/31/07	8	68.01	68.12	70.24	6.73	96.98	58.98	79.73	58.98 to 79.73	136,427	95,833
04/01/07 TO 06/30/07	5	50.54	53.64	50.71	22.09	105.77	36.84	76.77	N/A	149,572	75,852
<u>Study Years</u>											
07/01/04 TO 06/30/05	13	72.67	75.45	79.18	16.14	95.29	53.11	94.26	60.89 to 87.77	136,117	107,774
07/01/05 TO 06/30/06	15	70.22	72.42	66.90	23.78	108.25	42.80	108.57	52.36 to 90.38	178,257	119,260
07/01/06 TO 06/30/07	19	67.97	69.75	61.76	21.88	112.92	36.84	144.44	57.05 to 79.73	187,941	116,081
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	10	71.61	71.41	77.26	19.35	92.43	42.80	94.26	53.11 to 87.77	121,452	93,836
01/01/06 TO 12/31/06	20	76.07	77.78	64.78	24.18	120.06	45.64	144.44	57.05 to 90.31	219,023	141,891
<u>ALL</u>											
	47	70.22	72.18	67.32	21.07	107.21	36.84	144.44	62.82 to 78.22	170,516	114,798

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

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AVG. Adj. Sales Price:	170,516	COD:	21.07	MAX Sales Ratio:	144.44			
AVG. Assessed Value:	114,798	PRD:	107.21	MIN Sales Ratio:	36.84			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1951	2	100.75	100.75	57.56	43.37	175.02	57.05	144.44	N/A	382,550	220,202	
1953	2	53.45	53.45	46.90	17.53	113.97	44.08	62.82	N/A	152,656	71,595	
1955	2	43.69	43.69	46.85	15.68	93.25	36.84	50.54	N/A	168,276	78,844	
1961	1	72.67	72.67	72.67			72.67	72.67	N/A	310,000	225,283	
2225	2	56.40	56.40	64.74	24.11	87.12	42.80	70.00	N/A	64,587	41,811	
2229	3	70.55	75.45	79.16	9.32	95.32	68.04	87.77	N/A	45,000	35,622	
2231	1	83.00	83.00	83.00			83.00	83.00	N/A	79,000	65,568	
2233	8	79.88	78.84	75.13	16.69	104.93	52.64	108.57	52.64 to 108.57	275,230	206,794	
2235	1	79.73	79.73	79.73			79.73	79.73	N/A	157,000	125,177	
2239	4	71.02	71.18	76.74	13.92	92.75	52.36	90.31	N/A	82,906	63,621	
2241	5	90.38	81.39	84.70	19.60	96.09	53.11	108.30	N/A	84,247	71,361	
2245	5	54.58	58.32	53.80	17.44	108.41	45.64	73.91	N/A	326,940	175,882	
2515	2	68.60	68.60	68.08	11.91	100.76	60.43	76.77	N/A	102,500	69,783	
2517	6	68.56	72.56	75.67	15.31	95.90	58.98	92.39	58.98 to 92.39	126,037	95,368	
2519	3	83.16	78.52	77.44	6.59	101.39	67.97	84.42	N/A	82,166	63,632	
ALL												
	47	70.22	72.18	67.32	21.07	107.21	36.84	144.44	62.82 to 78.22	170,516	114,798	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	47	70.22	72.18	67.32	21.07	107.21	36.84	144.44	62.82 to 78.22	170,516	114,798	
ALL												
	47	70.22	72.18	67.32	21.07	107.21	36.84	144.44	62.82 to 78.22	170,516	114,798	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	47	70.22	72.18	67.32	21.07	107.21	36.84	144.44	62.82 to 78.22	170,516	114,798	
ALL												
	47	70.22	72.18	67.32	21.07	107.21	36.84	144.44	62.82 to 78.22	170,516	114,798	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	10	66.41	67.44	68.02	14.56	99.15	52.36	90.38	53.11 to 84.42	66,723	45,386	
DRY-N/A	8	75.78	77.20	80.20	13.10	96.26	60.89	94.26	60.89 to 94.26	107,537	86,246	
GRASS	20	72.56	72.09	66.65	27.03	108.16	36.84	144.44	50.54 to 83.16	209,757	139,797	
GRASS-N/A	6	67.57	72.44	59.94	20.00	120.86	52.64	108.30	52.64 to 108.30	293,059	175,660	
IRRGTD-N/A	3	72.67	74.68	75.35	15.32	99.11	58.98	92.39	N/A	177,741	133,925	
ALL												
	47	70.22	72.18	67.32	21.07	107.21	36.84	144.44	62.82 to 78.22	170,516	114,798	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	5,395,531							
AVG. Adj. Sales Price:	170,516	COD:	21.07	MAX Sales Ratio:	144.44			
AVG. Assessed Value:	114,798	PRD:	107.21	MIN Sales Ratio:	36.84			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	13	67.97	67.92	69.49	13.08	97.74	52.36	90.38	60.13 to 79.73	75,056	52,160
DRY-N/A	5	86.75	81.80	84.41	9.64	96.91	68.40	94.26	N/A	110,360	93,150
GRASS	23	71.21	72.83	65.57	27.27	111.07	36.84	144.44	54.58 to 83.16	218,467	143,257
GRASS-N/A	3	67.09	67.09	59.76	14.35	112.27	52.64	81.53	N/A	309,585	184,998
IRRGTD	1	58.98	58.98	58.98			58.98	58.98	N/A	89,000	52,489
IRRGTD-N/A	2	82.53	82.53	78.63	11.95	104.96	72.67	92.39	N/A	222,112	174,643
ALL	47	70.22	72.18	67.32	21.07	107.21	36.84	144.44	62.82 to 78.22	170,516	114,798

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	18	70.11	71.78	74.88	14.25	95.86	52.36	94.26	60.89 to 84.42	84,863	63,546
GRASS	26	70.62	72.17	64.67	26.12	111.60	36.84	144.44	54.58 to 83.00	228,981	148,073
IRRGTD	3	72.67	74.68	75.35	15.32	99.11	58.98	92.39	N/A	177,741	133,925
ALL	47	70.22	72.18	67.32	21.07	107.21	36.84	144.44	62.82 to 78.22	170,516	114,798

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	46	70.13	72.17	67.11	21.48	107.54	36.84	144.44	60.89 to 79.73	167,484	112,396
17-0009											
62-0021	1	72.67	72.67	72.67			72.67	72.67	N/A	310,000	225,283
NonValid School											
ALL	47	70.22	72.18	67.32	21.07	107.21	36.84	144.44	62.82 to 78.22	170,516	114,798

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500
30.01 TO 50.00	1	42.80	42.80	42.80			42.80	42.80	N/A	25,000	10,700
50.01 TO 100.00	1	68.04	68.04	68.04			68.04	68.04	N/A	24,000	16,330
100.01 TO 180.00	11	60.89	62.70	59.87	13.56	104.74	36.84	84.42	53.11 to 71.82	55,111	32,994
180.01 TO 330.00	12	79.88	79.37	78.94	12.50	100.55	52.36	108.30	67.97 to 87.77	94,140	74,310
330.01 TO 650.00	10	69.20	66.59	63.95	17.47	104.13	44.08	90.38	49.07 to 90.31	184,417	117,939
650.01 +	11	79.73	75.36	66.84	21.33	112.76	45.64	108.57	52.64 to 94.26	398,244	266,176
ALL	47	70.22	72.18	67.32	21.07	107.21	36.84	144.44	62.82 to 78.22	170,516	114,798

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	5,395,531							
AVG. Adj. Sales Price:	170,516	COD:	21.07	MAX Sales Ratio:	144.44			
AVG. Assessed Value:	114,798	PRD:	107.21	MIN Sales Ratio:	36.84			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500	
Total \$ _____												
1 TO 9999	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500	
10000 TO 29999	2	55.42	55.42	55.16	22.77	100.47	42.80	68.04	N/A	24,500	13,515	
30000 TO 59999	11	70.22	70.95	69.93	15.07	101.46	53.11	108.30	59.97 to 84.42	47,256	33,046	
60000 TO 99999	8	70.94	67.20	66.81	18.55	100.58	36.84	87.77	36.84 to 87.77	85,887	57,383	
100000 TO 149999	7	70.00	75.98	76.62	14.29	99.16	60.43	92.39	60.43 to 92.39	111,162	85,174	
150000 TO 249999	9	81.53	76.35	74.17	14.56	102.93	49.07	94.26	50.54 to 90.31	192,080	142,471	
250000 TO 499999	5	72.67	72.93	71.60	30.97	101.85	44.08	108.57	N/A	292,152	209,182	
500000 +	4	55.82	58.87	57.97	9.42	101.56	52.64	71.21	N/A	696,555	403,762	
ALL												
	47	70.22	72.18	67.32	21.07	107.21	36.84	144.44	62.82 to 78.22	170,516	114,798	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500	
Total \$ _____												
1 TO 9999	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500	
10000 TO 29999	5	62.82	60.87	61.78	11.35	98.52	42.80	70.55	N/A	36,000	22,241	
30000 TO 59999	11	60.89	66.83	62.88	22.65	106.29	36.84	108.30	52.36 to 84.42	58,402	36,722	
60000 TO 99999	11	73.91	75.35	74.87	10.72	100.64	60.43	90.38	67.09 to 87.77	97,946	73,333	
100000 TO 149999	8	74.88	70.20	66.08	22.40	106.23	44.08	94.26	44.08 to 94.26	195,155	128,968	
150000 TO 249999	6	85.82	78.99	75.28	13.12	104.93	45.64	93.68	45.64 to 93.68	246,870	185,842	
250000 TO 499999	5	57.05	68.81	62.61	25.44	109.91	52.64	108.57	N/A	613,494	384,081	
ALL												
	47	70.22	72.18	67.32	21.07	107.21	36.84	144.44	62.82 to 78.22	170,516	114,798	

**2008 Correlation Section
for Banner County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: As Tables II through VII will indicate, of the three measures of central tendency, both the median and the mean are within acceptable range—only the weighted mean lies below the lower parameter of range. The removal of two extreme outliers would fail to bring the weighted mean within compliance. For purposes of direct equalization, the median will be used as the point estimate for the overall level of value for agricultural land.

Regarding quality of assessment, neither the coefficient of dispersion, nor the price-related differential is in compliance. The removal of extreme outliers would fail to move either qualitative measure within its respective acceptable parameters.

Further review of the statistical profile indicates under the heading "Majority Land Use>95%," ten "Dry" sales with a median of 66.41, a mean of 67.44, and a weighted mean of 68.02, a COD of 14.56, and a PRD of 99.15. The total dry acres that comprise these ten sales are 2,495.17. The total dry acres reported in the abstract are 119,366. Therefore, the sample is approximately 2% of the total dry acres within the County. In order to bring the class to the mid-point of acceptable range, an increase to all dry land within the "Majority Land Use>95%" of 8.4% is offered as a non-binding recommendation.

**2008 Correlation Section
for Banner County**

II. Analysis of Percentage of Sales Used

This section documents the utilization of total sales compared to qualified sales in the sales file. Neb. Rev. Stat. §77-1327(2) (R. S. Supp., 2007) provides that all sales are deemed to be arm's length transactions unless determined to be otherwise under professionally accepted mass appraisal techniques. The county assessor is responsible for the qualification of the sales included in the residential sales file. The Division periodically reviews the procedures utilized by the county assessor to qualify/disqualify sales.

The Standard on Ratio Studies, International Association of Assessing Officials, (2007), indicates that low levels of sale utilization may indicate excessive trimming by the county assessor. Excessive trimming, the arbitrary exclusion or adjustment of arm's length transactions, may indicate an attempt to inappropriately exclude arm's length transactions to create the appearance of a higher level of value and quality of assessment. The sales file, in a case of excess trimming, will fail to properly represent the level of value and quality of assessment of the population of residential real property.

	Total Sales	Qualified Sales	Percent Used
2008	58	47	81.03
2007	46	36	78.26
2006	45	36	80
2005	42	29	69.05
2004	47	29	61.7
2003	39	20	51.28
2002	41	25	60.98
2001	37	23	62.16

AGRICULTURAL UNIMPROVED: Table II shows that the percentage of sales used for assessment year 2008 is historically the high point, and suggests that the Banner Assessor uses all truly qualified sales, and does not excessively trim the sample.

**2008 Correlation Section
for Banner County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels ("sales chasing") is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

Gloudeans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Banner County**

III. Analysis of the Preliminary, Trended Preliminary and R&O Median Ratio Continued

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	61.12	11.49	68.14	70.22
2007	69.61	-0.77	69.08	69.72
2006	74.58	-0.11	74.5	76.28
2005	69.96	13.25	79.23	79.79
2004	71.48	5.83	75.65	74.82
2003	71	1.84	72.31	75
2002	75	-0.57	74.57	74
2001	71	6.77	75.81	75

AGRICULTURAL UNIMPROVED: There is slightly more than a two point difference between the Trended Preliminary Ratio and the R&O Median (2.08), and thus each figure provides moderate support for the other.

**2008 Correlation Section
for Banner County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

This section analyzes the percentage change of the assessed values in the sales file, between the 2008 Preliminary Statistical Reports and the 2008 R&O Statistical Reports, to the percentage change in the assessed value of all real property base, by class, reported in the 2008 County Abstract of Assessment for Real Property, Form 45, excluding growth valuation, compared to the 2007 Certificate of Taxes Levied (CTL) Report. For purposes of calculating the percentage change in the sales file, only the sales in the most recent year of the study period are used. If assessment practices treat sold and unsold properties consistently, the percentage change in the sales file and assessed base will be similar. The analysis of this data assists in determining if the statistical representations calculated from the sales file are an accurate measure of the population. The following is justification for such an analysis:

Comparison of Average Value Changes

If sold and unsold properties are similarly appraised, they should experience similar changes in value over time. Accordingly, it is possible to compute the average change in value over a selected period for sold and unsold parcels and, if necessary, test to determine whether observed differences are significant. If, for example, values for vacant sold parcels in an area have increased by 45 percent since the previous reappraisal, but values for vacant unsold parcels have increased only 10 percent, sold and unsold parcels appear to have not been equally appraised. This apparent disparity between the treatment of sold and unsold properties provides an initial indication of poor assessment practices and should trigger further inquiry into the reasons for the disparity.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section
for Banner County**

IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value Continued

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
16.7	2008	11.49
-0.16	2007	-0.77
15.96	2006	-0.11
14.33	2005	13.25
9.38	2004	5.83
5.8	2003	1.84
-40.31	2002	-0.57
1.16	2001	6.77

AGRICULTURAL UNIMPROVED: The percent change in the sales file compared to the percent change in assessed value for agricultural land shows a difference of 5.21 points, and at this point a summary of the assessment actions to address agricultural land would help: “One-third of agricultural land was reviewed for used through the FSA maps. The average selling price for each Land Capability Group was calculated using all sales, and sales in the 10 to 100 acre range were reviewed: all irrigated LCG’s were reduced, with one exception (4A1, which was raised); dryland values were increased, with the exception of 4D1 (which was decreased); the upper three grassland categories (LCG’s) were decreased, and the remaining three were increased. The special classification of 4GMT was also increased. All CRP values were also increased for assessment year 2008.”

Review of the sales file indicates that for the Majority Land Use > 95% the total acres affected by the aforementioned assessment actions would be approximately 16,092.02. Out of a total of 25,139.33 acres that sold, this would be about 64% of the sample. Thus, the assessment actions would clearly have a more pronounced affect on the relatively small sample consisting of forty-seven sales, than it would have on the agricultural land base as a whole.

2008 Correlation Section for Banner County

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for “direct” equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for “indirect” equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county’s assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2008 Correlation Section
for Banner County**

V. Analysis of the R&O Median, Wgt. Mean, and Mean Ratios Continued

	Median	Wgt. Mean	Mean
R&O Statistics	70.22	67.32	72.18

AGRICULTURAL UNIMPROVED: Of the three measures of central tendency, both the median and the mean are within acceptable range—only the weighted mean lies below the lower parameter of range. The removal of two extreme outliers would fail to bring the weighted mean within compliance.

**2008 Correlation Section
for Banner County**

VI. Analysis of R&O COD and PRD

In analyzing the statistical data of assessment quality, there are two measures primarily relied upon by assessment officials. The Coefficient of Dispersion, COD, is produced to measure assessment uniformity. A low COD tends to indicate good assessment uniformity as there is a smaller “spread” or dispersion of the ratios in the sales file. A COD of less than 15 suggests that there is good assessment uniformity. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 235-237. The IAAO has issued performance standards for major property groups:

Single-family residences: a COD of 15 percent or less.

For newer and fairly homogeneous areas: a COD of 10 or less.

Income-producing property: a COD of 20 or less, or in larger urban jurisdictions, 15 or less.

Vacant land and other unimproved property, such as agricultural land: a COD of 20 or less.

Rural residential and seasonal properties: a COD of 20 or less.

Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 246.

The Price Related Differential, PRD, is produced to measure assessment vertical uniformity (progressivity or regressivity). For example, assessments are considered regressive if high value properties are under-assessed relative to low value properties. A PRD of greater than 100 suggests that high value properties are relatively under-assessed. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), pp. 239-240. A PRD of less than 100 indicates that high value properties are relatively over-assessed. As a general rule, except for small samples, a PRD should range between 98 and 103. This range is centered slightly above 100 to allow for a slightly upward measurement bias inherent in the PRD. Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 247.

The analysis in this section indicates whether the COD and PRD meet the performance standards described above.

	COD	PRD
R&O Statistics	21.07	107.21
Difference	1.07	4.21

AGRICULTURAL UNIMPROVED: Table VI reveals that both the COD and PRD are outside of compliance with measures of uniformity for this property class. Removal of the two outlying sales would fail to move either statistic within compliance.

**2008 Correlation Section
for Banner County**

VII. Analysis of Change in Statistics Due to Assessor Actions

This section compares the statistical indicators from the Preliminary Statistical Reports to the same statistical indicators from the R&O Statistical Reports. The analysis that follows explains the changes in the statistical indicators in consideration of the assessment actions taken by the county assessor.

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	47	47	0
Median	61.12	70.22	9.1
Wgt. Mean	58.33	67.32	8.99
Mean	63.44	72.18	8.74
COD	23.62	21.07	-2.55
PRD	108.75	107.21	-1.54
Min Sales Ratio	32.22	36.84	4.62
Max Sales Ratio	104.67	144.44	39.77

AGRICULTURAL UNIMPROVED: Assessment actions taken to address agricultural land included: “One-third of agricultural land was reviewed for used through the FSA maps. The average selling price for each Land Capability Group was calculated using all sales, and sales in the 10 to 100 acre range were reviewed: all irrigated LCG’s were reduced, with one exception (4A1, which was raised); dryland values were increased, with the exception of 4D1 (which was decreased); the upper three grassland categories (LCG’s) were decreased, and the remaining three were increased. The special classification of 4GMT was also increased. All CRP values were also increased for assessment year 2008.”

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6452

What If ID: 5349

Desc: New Whatif for Query ID: 6452

<u>Strata Hdg.</u>	<u>Strata</u>	<u>Chg.Value</u>	<u>Chg.Type</u>	<u>Pct.Chg.</u>	<u>Group</u>	<u>Priority</u>
Majority Land Use > 95%	Dry	Land	Increase	8.400	A	1

PAD 2008 R&O Statistics

Query: 6452

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	47	MEDIAN:	72	COV:	27.13	95% Median C.I.:	67.09 to 78.22	(! : Derived)
(AgLand) TOTAL Sales Price:	8,014,274	WGT. MEAN:	68	STD:	19.91	95% Wgt. Mean C.I.:	61.18 to 74.42	
(AgLand) TOTAL Adj.Sales Price:	8,014,274	MEAN:	73	AVG.ABS.DEV:	14.88	95% Mean C.I.:	67.69 to 79.08	
(AgLand) TOTAL Assessed Value:	5,433,655							
AVG. Adj. Sales Price:	170,516	COD:	20.72	MAX Sales Ratio:	144.44			
AVG. Assessed Value:	115,609	PRD:	108.24	MIN Sales Ratio:	36.84			

Printed: 04/03/2008 11:00:01

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	83.00	82.24	83.24	9.50	98.79	70.03	93.68	N/A	178,000	148,170
10/01/04 TO 12/31/04	1	68.10	68.10	68.10			68.10	68.10	N/A	46,000	31,324
01/01/05 TO 03/31/05	4	80.69	77.51	81.01	10.93	95.67	60.89	87.77	N/A	94,380	76,459
04/01/05 TO 06/30/05	5	72.67	75.35	77.87	15.94	96.76	57.57	94.26	N/A	162,400	126,464
07/01/05 TO 09/30/05	1	42.80	42.80	42.80			42.80	42.80	N/A	25,000	10,700
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	8	65.33	63.77	55.57	18.76	114.77	45.64	78.22	45.64 to 78.22	225,362	125,228
04/01/06 TO 06/30/06	6	95.18	92.86	94.16	12.70	98.62	68.40	108.57	68.40 to 108.57	140,994	132,763
07/01/06 TO 09/30/06	1	83.16	83.16	83.16			83.16	83.16	N/A	112,000	93,144
10/01/06 TO 12/31/06	5	90.31	87.19	59.84	27.96	145.70	52.64	144.44	N/A	323,920	193,841
01/01/07 TO 03/31/07	8	68.01	68.75	70.45	5.80	97.59	58.98	79.73	58.98 to 79.73	136,427	96,117
04/01/07 TO 06/30/07	5	50.54	53.64	50.71	22.09	105.77	36.84	76.77	N/A	149,572	75,852
<u>Study Years</u>											
07/01/04 TO 06/30/05	13	76.48	77.05	79.91	13.64	96.42	57.57	94.26	65.51 to 87.77	136,117	108,768
07/01/05 TO 06/30/06	15	75.88	74.01	67.66	22.13	109.39	42.80	108.57	54.58 to 92.39	178,257	120,607
07/01/06 TO 06/30/07	19	67.97	70.39	61.90	22.04	113.70	36.84	144.44	57.05 to 79.73	187,941	116,344
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	10	74.58	72.96	78.13	17.53	93.39	42.80	94.26	57.57 to 87.77	121,452	94,885
01/01/06 TO 12/31/06	20	77.17	79.32	65.31	23.74	121.46	45.64	144.44	57.05 to 91.51	219,023	143,038
<u>ALL</u>											
	47	71.82	73.38	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,609

PAD 2008 R&O Statistics

Query: 6452

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	47	MEDIAN:	72	COV:	27.13	95% Median C.I.:	67.09 to 78.22	(! : Derived)
(AgLand) TOTAL Sales Price:	8,014,274	WGT. MEAN:	68	STD:	19.91	95% Wgt. Mean C.I.:	61.18 to 74.42	
(AgLand) TOTAL Adj.Sales Price:	8,014,274	MEAN:	73	AVG.ABS.DEV:	14.88	95% Mean C.I.:	67.69 to 79.08	
(AgLand) TOTAL Assessed Value:	5,433,655							
AVG. Adj. Sales Price:	170,516	COD:	20.72	MAX Sales Ratio:	144.44			
AVG. Assessed Value:	115,609	PRD:	108.24	MIN Sales Ratio:	36.84			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1951	2	100.75	100.75	57.56	43.37	175.02	57.05	144.44	N/A	382,550	220,202	
1953	2	56.09	56.09	47.69	21.41	117.60	44.08	68.10	N/A	152,656	72,808	
1955	2	43.69	43.69	46.85	15.68	93.25	36.84	50.54	N/A	168,276	78,844	
1961	1	72.67	72.67	72.67			72.67	72.67	N/A	310,000	225,283	
2225	2	59.34	59.34	69.48	27.87	85.41	42.80	75.88	N/A	64,587	44,873	
2229	3	76.48	77.43	80.92	8.60	95.69	68.04	87.77	N/A	45,000	36,412	
2231	1	83.00	83.00	83.00			83.00	83.00	N/A	79,000	65,568	
2233	8	79.88	78.84	75.13	16.69	104.93	52.64	108.57	52.64 to 108.57	275,230	206,794	
2235	1	79.73	79.73	79.73			79.73	79.73	N/A	157,000	125,177	
2239	4	73.97	73.75	78.52	12.79	93.93	56.76	90.31	N/A	82,906	65,095	
2241	5	94.26	83.80	87.26	18.63	96.03	57.57	108.30	N/A	84,247	73,514	
2245	5	54.58	58.32	53.80	17.44	108.41	45.64	73.91	N/A	326,940	175,882	
2515	2	71.14	71.14	70.78	7.91	100.51	65.51	76.77	N/A	102,500	72,550	
2517	6	68.56	73.40	75.97	14.08	96.62	58.98	92.39	58.98 to 92.39	126,037	95,747	
2519	3	83.16	80.88	78.55	9.44	102.97	67.97	91.51	N/A	82,166	64,542	
ALL	47	71.82	73.38	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,609	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	47	71.82	73.38	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,609	
ALL	47	71.82	73.38	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,609	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	47	71.82	73.38	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,609	
ALL	47	71.82	73.38	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,609	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	10	71.99	73.11	73.74	14.56	99.15	56.76	97.97	57.57 to 91.51	66,723	49,198	
DRY-N/A	8	75.78	77.20	80.20	13.10	96.26	60.89	94.26	60.89 to 94.26	107,537	86,246	
GRASS	20	72.56	72.09	66.65	27.03	108.16	36.84	144.44	50.54 to 83.16	209,757	139,797	
GRASS-N/A	6	67.57	72.44	59.94	20.00	120.86	52.64	108.30	52.64 to 108.30	293,059	175,660	
IRRGTD-N/A	3	72.67	74.68	75.35	15.32	99.11	58.98	92.39	N/A	177,741	133,925	
ALL	47	71.82	73.38	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,609	

PAD 2008 R&O Statistics

Query: 6452

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	47	MEDIAN:	72	COV:	27.13	95% Median C.I.:	67.09 to 78.22	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	8,014,274	MEAN:	73	AVG.ABS.DEV:	14.88	95% Mean C.I.:	67.69 to 79.08	
(AgLand) TOTAL Assessed Value:	5,433,655							
AVG. Adj. Sales Price:	170,516	COD:	20.72	MAX Sales Ratio:	144.44			
AVG. Assessed Value:	115,609	PRD:	108.24	MIN Sales Ratio:	36.84			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	13	68.10	72.28	73.40	13.99	98.47	56.76	97.97	60.89 to 79.73	75,056	55,093
DRY-N/A	5	86.75	81.80	84.41	9.64	96.91	68.40	94.26	N/A	110,360	93,150
GRASS	23	71.21	72.83	65.57	27.27	111.07	36.84	144.44	54.58 to 83.16	218,467	143,257
GRASS-N/A	3	67.09	67.09	59.76	14.35	112.27	52.64	81.53	N/A	309,585	184,998
IRRGTD	1	58.98	58.98	58.98			58.98	58.98	N/A	89,000	52,489
IRRGTD-N/A	2	82.53	82.53	78.63	11.95	104.96	72.67	92.39	N/A	222,112	174,643
ALL	47	71.82	73.38	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,609

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	18	73.85	74.93	77.38	13.86	96.83	56.76	97.97	65.51 to 86.75	84,863	65,664
GRASS	26	70.62	72.17	64.67	26.12	111.60	36.84	144.44	54.58 to 83.00	228,981	148,073
IRRGTD	3	72.67	74.68	75.35	15.32	99.11	58.98	92.39	N/A	177,741	133,925
ALL	47	71.82	73.38	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,609

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
04-0001	46	71.51	73.40	67.60	21.23	108.57	36.84	144.44	65.51 to 79.73	167,484	113,225
17-0009											
62-0021	1	72.67	72.67	72.67			72.67	72.67	N/A	310,000	225,283
NonValid School											
ALL	47	71.82	73.38	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,609

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500
30.01 TO 50.00	1	42.80	42.80	42.80			42.80	42.80	N/A	25,000	10,700
50.01 TO 100.00	1	68.04	68.04	68.04			68.04	68.04	N/A	24,000	16,330
100.01 TO 180.00	11	65.18	65.77	62.35	15.31	105.49	36.84	91.51	57.57 to 76.48	55,111	34,361
180.01 TO 330.00	12	79.88	79.74	79.22	12.04	100.65	56.76	108.30	67.97 to 87.77	94,140	74,581
330.01 TO 650.00	10	69.22	68.45	65.03	18.68	105.26	44.08	97.97	49.07 to 90.31	184,417	119,922
650.01 +	11	79.73	75.36	66.84	21.33	112.76	45.64	108.57	52.64 to 94.26	398,244	266,176
ALL	47	71.82	73.38	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,609

PAD 2008 R&O Statistics

Query: 6452

Type: Qualified

Date Range: 07/01/2004 to 06/30/2007 Posted Before: 01/18/2008

NUMBER of Sales:	47	MEDIAN:	72	COV:	27.13	95% Median C.I.:	67.09 to 78.22	(! : Derived)
(AgLand) TOTAL Sales Price:	8,014,274	WGT. MEAN:	68	STD:	19.91	95% Wgt. Mean C.I.:	61.18 to 74.42	
(AgLand) TOTAL Adj.Sales Price:	8,014,274	MEAN:	73	AVG.ABS.DEV:	14.88	95% Mean C.I.:	67.69 to 79.08	
(AgLand) TOTAL Assessed Value:	5,433,655							
AVG. Adj. Sales Price:	170,516	COD:	20.72	MAX Sales Ratio:	144.44			
AVG. Assessed Value:	115,609	PRD:	108.24	MIN Sales Ratio:	36.84			

Printed: 04/03/2008 11:00:01

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500	
Total \$ _____												
1 TO 9999	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500	
10000 TO 29999	2	55.42	55.42	55.16	22.77	100.47	42.80	68.04	N/A	24,500	13,515	
30000 TO 59999	11	71.82	74.01	72.82	15.05	101.64	57.57	108.30	59.97 to 91.51	47,256	34,412	
60000 TO 99999	8	70.94	67.75	67.29	17.78	100.69	36.84	87.77	36.84 to 87.77	85,887	57,790	
100000 TO 149999	7	75.88	78.63	79.17	13.65	99.32	65.51	97.97	65.51 to 97.97	111,162	88,007	
150000 TO 249999	9	81.53	76.35	74.17	14.56	102.93	49.07	94.26	50.54 to 90.31	192,080	142,471	
250000 TO 499999	5	72.67	72.93	71.60	30.97	101.85	44.08	108.57	N/A	292,152	209,182	
500000 +	4	55.82	58.87	57.97	9.42	101.56	52.64	71.21	N/A	696,555	403,762	
ALL												
	47	71.82	73.38	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,609	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500	
Total \$ _____												
1 TO 9999	1	144.44	144.44	144.44			144.44	144.44	N/A	4,500	6,500	
10000 TO 29999	5	68.04	64.12	65.71	10.76	97.58	42.80	76.48	N/A	36,000	23,655	
30000 TO 59999	11	60.89	68.82	64.62	23.27	106.49	36.84	108.30	56.76 to 91.51	58,402	37,741	
60000 TO 99999	11	75.88	77.04	76.71	10.28	100.43	65.51	97.97	67.09 to 87.77	97,946	75,137	
100000 TO 149999	8	74.88	70.20	66.08	22.40	106.23	44.08	94.26	44.08 to 94.26	195,155	128,968	
150000 TO 249999	6	85.82	78.99	75.28	13.12	104.93	45.64	93.68	45.64 to 93.68	246,870	185,842	
250000 TO 499999	5	57.05	68.81	62.61	25.44	109.91	52.64	108.57	N/A	613,494	384,081	
ALL												
	47	71.82	73.38	67.80	20.72	108.24	36.84	144.44	67.09 to 78.22	170,516	115,609	

County 4 - Banner

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,777	Value 134,695,276	Total Growth 255,625 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	27	17,339	0	0	3	11,700	30	29,039	
2. Res Improv Land	43	277,178	0	0	19	207,883	62	485,061	
3. Res Improvements	43	1,509,431	0	0	20	893,567	63	2,402,998	
4. Res Total	70	1,803,948	0	0	23	1,113,150	93	2,917,098	22,190
% of Total	75.26	61.84	0.00	0.00	24.73	38.15	5.23	2.16	8.68
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	70	1,803,948	0	0	23	1,113,150	93	2,917,098	22,190
% of Total	75.26	61.84	0.00	0.00	24.73	38.15	5.23	2.16	8.68

County 4 - Banner

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,777	Value 134,695,276	Total Growth 255,625 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	0	0	0	0	3	2,000	3	2,000	
10. Comm Improv Land	1	1,150	0	0	1	2,706	2	3,856	
11. Comm Improvements	2	240,644	0	0	3	29,475	5	270,119	
12. Comm Total	2	241,794	0	0	6	34,181	8	275,975	0
% of Total	25.00	87.61	0.00	0.00	75.00	12.38	0.45	0.20	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	2	241,794	0	0	6	34,181	8	275,975	0
% of Total	25.00	87.61	0.00	0.00	75.00	12.38	0.45	0.20	0.00
17. Taxable Total	72	2,045,742	0	0	29	1,147,331	101	3,193,073	22,190
% of Total	71.28	64.06	0.00	0.00	28.71	34.86	5.68	2.37	8.68

County 4 - Banner

2008 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				0	0	0

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	79	9,637,200
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	79	9,637,200	0	0		
24. Mineral Interest-Non-Producing	0	0	0	0		
25. Mineral Interest Total	79	9,637,200	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	13	1	202	216

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,193	73,009,817	1,193	73,009,817
28. Ag-Improved Land	0	0	0	0	367	29,266,335	367	29,266,335
29. Ag-Improvements	0	0	0	0	404	19,588,851	404	19,588,851
30. Ag-Total Taxable							1,597	121,865,003

County 4 - Banner

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	8	6.666	42,996	8	6.666	42,996	
32. HomeSite Improv Land	248	295.334	2,017,715	248	295.334	2,017,715	
33. HomeSite Improvements	253		15,352,256	253		15,352,256	217,810
34. HomeSite Total				509	302.000	17,412,967	
35. FarmSite UnImp Land	57	146.019	74,039	57	146.019	74,039	
36. FarmSite Impr Land	340	1,432.951	1,051,684	340	1,432.951	1,051,684	
37. FarmSite Improv	368		4,236,595	368		4,236,595	15,625
38. FarmSite Total				765	1,578.970	5,362,318	
39. Road & Ditches		3,241.643			3,241.643		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,274	5,122.613	22,775,285	233,435

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	10	2,566.260	409,927	10	2,566.260	409,927

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0

County 4 - Banner

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	1,686.820	1,147,035	1,686.820	1,147,035
48. 2A	0.000	0	0.000	0	8,893.290	4,446,648	8,893.290	4,446,648
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	5,785.240	2,834,777	5,785.240	2,834,777
51. 4A1	0.000	0	0.000	0	6,229.089	2,740,800	6,229.089	2,740,800
52. 4A	0.000	0	0.000	0	2,073.460	729,795	2,073.460	729,795
53. Total	0.000	0	0.000	0	24,667.899	11,899,055	24,667.899	11,899,055
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	15,588.954	3,507,581	15,588.954	3,507,581
57. 2D	0.000	0	0.000	0	64,131.341	13,788,342	64,131.341	13,788,342
58. 3D1	0.000	0	0.000	0	115.480	22,519	115.480	22,519
59. 3D	0.000	0	0.000	0	20,372.155	3,565,222	20,372.155	3,565,222
60. 4D1	0.000	0	0.000	0	14,651.239	2,197,836	14,651.239	2,197,836
61. 4D	0.000	0	0.000	0	4,776.848	573,228	4,776.848	573,228
62. Total	0.000	0	0.000	0	119,636.017	23,654,728	119,636.017	23,654,728
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	8,036.719	2,082,464	8,036.719	2,082,464
66. 2G	0.000	0	0.000	0	61,675.730	15,092,345	61,675.730	15,092,345
67. 3G1	0.000	0	0.000	0	144.960	32,068	144.960	32,068
68. 3G	0.000	0	0.000	0	46,763.502	10,471,849	46,763.502	10,471,849
69. 4G1	0.000	0	0.000	0	68,300.507	12,824,647	68,300.507	12,824,647
70. 4G	0.000	0	0.000	0	132,246.869	22,348,666	132,246.869	22,348,666
71. Total	0.000	0	0.000	0	317,168.287	62,852,039	317,168.287	62,852,039
72. Waste	0.000	0	0.000	0	6,297.066	157,545	6,297.066	157,545
73. Other	0.000	0	0.000	0	2,737.128	510,058	2,737.128	510,058
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	470,506.397	99,073,425	470,506.397	99,073,425

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	24,667.899	11,899,055	24,667.899	11,899,055
77.Dry Land	0.000	0	0.000	0	119,636.017	23,654,728	119,636.017	23,654,728
78.Grass	0.000	0	0.000	0	317,168.287	62,852,039	317,168.287	62,852,039
79.Waste	0.000	0	0.000	0	6,297.066	157,545	6,297.066	157,545
80.Other	0.000	0	0.000	0	2,737.128	510,058	2,737.128	510,058
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	0.000	0	470,506.397	99,073,425	470,506.397	99,073,425

2008 Agricultural Land Detail

County 4 - Banner

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	1,686.820	6.84%	1,147,035	9.64%	679.998
2A	8,893.290	36.05%	4,446,648	37.37%	500.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	5,785.240	23.45%	2,834,777	23.82%	490.001
4A1	6,229.089	25.25%	2,740,800	23.03%	440.000
4A	2,073.460	8.41%	729,795	6.13%	351.969
Irrigated Total	24,667.899	100.00%	11,899,055	100.00%	482.370
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	15,588.954	13.03%	3,507,581	14.83%	225.004
2D	64,131.341	53.61%	13,788,342	58.29%	215.001
3D1	115.480	0.10%	22,519	0.10%	195.003
3D	20,372.155	17.03%	3,565,222	15.07%	175.004
4D1	14,651.239	12.25%	2,197,836	9.29%	150.010
4D	4,776.848	3.99%	573,228	2.42%	120.001
Dry Total	119,636.017	100.00%	23,654,728	100.00%	197.722
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	8,036.719	2.53%	2,082,464	3.31%	259.118
2G	61,675.730	19.45%	15,092,345	24.01%	244.704
3G1	144.960	0.05%	32,068	0.05%	221.219
3G	46,763.502	14.74%	10,471,849	16.66%	223.932
4G1	68,300.507	21.53%	12,824,647	20.40%	187.767
4G	132,246.869	41.70%	22,348,666	35.56%	168.992
Grass Total	317,168.287	100.00%	62,852,039	100.00%	198.166
<hr/>					
Irrigated Total	24,667.899	5.24%	11,899,055	12.01%	482.370
Dry Total	119,636.017	25.43%	23,654,728	23.88%	197.722
Grass Total	317,168.287	67.41%	62,852,039	63.44%	198.166
Waste	6,297.066	1.34%	157,545	0.16%	25.018
Other	2,737.128	0.58%	510,058	0.51%	186.347
Exempt	0.000	0.00%			
Market Area Total	470,506.397	100.00%	99,073,425	100.00%	210.567

As Related to the County as a Whole

Irrigated Total	24,667.899	100.00%	11,899,055	100.00%	
Dry Total	119,636.017	100.00%	23,654,728	100.00%	
Grass Total	317,168.287	100.00%	62,852,039	100.00%	
Waste	6,297.066	100.00%	157,545	100.00%	
Other	2,737.128	100.00%	510,058	100.00%	
Exempt	0.000	0.00%			
Market Area Total	470,506.397	100.00%	99,073,425	100.00%	

2008 Agricultural Land Detail

County 4 - Banner

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	24,667.899	11,899,055
Dry	0.000	0	0.000	0	119,636.017	23,654,728
Grass	0.000	0	0.000	0	317,168.287	62,852,039
Waste	0.000	0	0.000	0	6,297.066	157,545
Other	0.000	0	0.000	0	2,737.128	510,058
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	0.000	0	470,506.397	99,073,425

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	24,667.899	11,899,055	24,667.899	5.24%	11,899,055	12.01%	482.370
Dry	119,636.017	23,654,728	119,636.017	25.43%	23,654,728	23.88%	197.722
Grass	317,168.287	62,852,039	317,168.287	67.41%	62,852,039	63.44%	198.166
Waste	6,297.066	157,545	6,297.066	1.34%	157,545	0.16%	25.018
Other	2,737.128	510,058	2,737.128	0.58%	510,058	0.51%	186.347
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	470,506.397	99,073,425	470,506.397	100.00%	99,073,425	100.00%	210.567

* Department of Property Assessment & Taxation Calculates

**2008 County Abstract of Assessment for Real Property, Form 45 Compared with the
2007 Certificate of Taxes Levied (CTL)**

04 Banner

	2007 CTL County Total	2008 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2008 Growth (New Construction Value)	% Change excl. Growth
1. Residential	2,790,976	2,917,098	126,122	4.52	22,190	3.72
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	15,488,937	17,412,967	1,924,030	12.42	*-----	12.42
4. Total Residential (sum lines 1-3)	18,279,913	20,330,065	2,050,152	11.22	22,190	11.09
5. Commercial	193,042	275,975	82,933	42.96	0	42.96
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	4,161,380	5,362,318	1,200,938	28.86	233,435	23.25
8. Minerals	7,086,010	9,637,200	2,551,190	36	0	36
9. Total Commercial (sum lines 5-8)	11,440,432	15,275,493	3,835,061	33.52	15,625	33.39
10. Total Non-Agland Real Property	29,720,345	35,605,558	5,885,213	19.8	255,625	18.94
11. Irrigated	13,041,444	11,899,055	-1,142,389	-8.76		
12. Dryland	22,360,091	23,654,728	1,294,637	5.79		
13. Grassland	52,954,122	62,852,039	9,897,917	18.69		
14. Wasteland	126,128	157,545	31,417	24.91		
15. Other Agland	378,544	378,544	131,514	34.74		
16. Total Agricultural Land	88,860,329	99,073,425	10,213,096	11.49		
17. Total Value of All Real Property (Locally Assessed)	118,580,674	134,695,276	16,114,602	13.59	255,625	13.37

*Growth is not typically identified separately within a parcel between ag-residential dwellings (line 3) and ag outbuildings (line 7), so for this display, all growth from ag-residential dwellings and ag outbuildings is shown in line 7.

2007 Plan of Assessment for Banner County, Nebraska
Assessment Years 2008, 2009, and 2010
Date: June 15, 2007

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment (herein after referred to as the "plan") which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

All property in the State of Nebraska is subject to property tax unless expressly exempt by Nebraska Constitution, Article VIII, or is permitted by the constitution and enabling legislation adopted by the legislature. The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as "the market value of real property in the ordinary course of trade." Neb. Rev. Stat. 77-112 (Reissue 2003)

Assessment levels required for real property for 2007 are as follows:

- (1) 100% of actual value for all classes of real property excluding agricultural and horticultural land
- (2) 75% of actual value for agricultural land and horticultural land (as amended by LB 968); and
- (3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 80% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Reference, Neb Rev Stat 77-201 (R S Supp 2004)

General Description of Real Property in Banner County

Per the 2007 County Abstract, Banner County consists of the following real property types:

	Parcels	% of Total Parcels	Value	% of Taxable Value Base
Residential	96	5.27%	2,545,055	2.13%
Commercial	10	0.55%	193,042	0.16%
Recreational	0	0.00%	0	0.00%
Agricultural	1602	88.02%	109,250,410	91.47%
Mineral Interest - Producing	102	5.60%	7,153,750	5.99%
Game & Parks	10	0.55%	292,820	0.25%
Special Value	0	0.00%		0.00%
	1820		119,435,077	

Agricultural land – taxable acres

Other pertinent facts: county is predominately agricultural consisting of the following sub classes

Irrigation	25,290.59 acres
Dry crop	119,153.43 acres
Grass & CRP	315,865.79 acres
Waste	6,289.66 acres
Other (feedlot & shelterbelt)	2,711.84 acres

Total of 469,311.31 acres with a value of 88,791,199

New property : For assessment year 2007, an estimated 2 information statements were filed for new property construction within the county, however 4 parcels were on the pickup list

For more information see 2007 Reports & Opinions, Abstract and Assessor Survey

Current Resources

A. Staff/Budget/Training

Presently have 2 permanent part time employees – Both employed since February of 2006

The 2007 budget for the assessor's office was \$ 28,810 plus \$16,500 included in Miscellaneous General for Appraisal (which includes pickup work and oil and gas appraisal) Since this is an ex/officio office there are also amounts budgeted in the clerk, clerk of the district court, and election budget for the salaries of employees, etc.

Training – Both employees have attended Class 101 and one employee has passed the assessor's test.. Plans are to alternate attending courses in the next year

B Cadastral Maps accuracy/condition, other land use maps, aerial photos

Cadastral maps are in a large book which is updated periodically. Aerial photos with individual mylar overlays containing ownership information, land use, and soil types are approximately 20 years old. The aerial photos are updated as deeds are filed

C Property Record Cards – new cards were prepared for the 2006 year.

For strictly ag land parcels, the land valuation sheets are printed on both Terra Scan and the new MIPS program and placed behind the property record card in a plastic page protector.

Property Records Cards for parcels with improvements are a manila folder with the property record card imprinted on the front. A listing of each individual building with values for each year is permanently attached to the back of the manila folder. Each building is numbered on the site photo. A small snapshot in a photo sleeve has a corresponding number . This number is also noted on the Terra Scan improvement printouts and the yearly listing as mentioned.

House sketches, house photos, and farm site sketches are loaded in the Terra Scan program and will be transferred to the MIPS CAMA when it has been installed.

D We have changed to the real estate administration program through MIPS. We received a grant for an ESRI software and instructions in August of 2005. At the present time we have the maps and the ownership overlays completed in the GIS program. We will be networking the GIS program with the MIPS real estate administrative program as soon as the set up is complete.

E Web based – property record information access – There are no plans at this time to supply this information through a web site.

Current Assessment Procedures for Real Property

A. Discover, List & Inventory all property.

Since this is an ex/officio office the deeds and Form 521's are processed as they are filed. A copy of the 521 is filed in a notebook with a copy of the deed and agland inventory sheets if applicable. At the time the 521's are processed a form letter is sent to the seller and the buyer requesting information concerning the sale.

Information statements are not filed on a regular basis – discovery of new improvements is usually through personal observation of county officials or other reports

B Data Collection

All parcels were reviewed for the 2005 year. One third of the improvements were physically reviewed for 2007. Photos were taken for any improvements missed in previous reviews and any new improvements.

Market data is obtained from the Form 521 and the questionnaire mailed to buyers and sellers.

C Review assessment sales ratio studies

Market data is entered on an Excel spreadsheet with formulas which figure average selling price, median, COD, and PRD for irrigated, dry crop, grass, CRP, shelterbelts, waste, and sites. All sales (improved sales are used with the value of improvements being subtracted from the assessed value and also the selling price) are used in these computations. With time permitting the above studies are also computed with the unimproved sales only.

D Approaches to Value

- 1 Market approach; sales comparison – Used for agland sales. Have had an increasing number of sales in recent years so that sales comparison approach is more accurate than previous years. Strictly residential sales are still limited. Usually the agland sales where purchaser is actually occupying home are also included in the residential sales for computations.
- 2 Cost approach; cost manual used and date of manual and latest depreciation study- The Marshall Swift costing manual for 2005 available in conjunction with the Terra Scan program were used for 2007. Depreciation was figured on the 8 qualified sales and

the current depreciation schedules were checked with these figures.

- 3 Income Approach, income and expense data collection – Because of the wide variety of rental and lease arrangements on agland, this method is not an accurate measure of value. Banner County also has few rental houses available for any kind of an income study.
 - 4. Land valuation studies, establish market areas, special value – sales are plotted on a large map using different colors for each years sales. This is used to determine if market areas would be appropriate. Banner County does not have zoning at the present time so special value is not a consideration
- E Reconciliation of Final Value and documentation – statements are attached to the property record card explaining the method used for final valuations
 - F Review assessment sales ratio studies after assessment actions – New values for the current year are reported on the Assessed Value Update
 - G Notices and Public Relations. Change of value notices are sent to every landowner in Banner County irregardless if the value changed or not. For 2005 the assessment summary for agland was also included with the COV notice as a convenience for the landowner in having a record of acreages and values. However, there were scattered problems with Terra Scan printing double the acreages on the assessment summaries. One taxpayer used this as the basis for 2 protests to the CBOE so that this practice was discontinued for 2006 with just a notice being sent telling the landowner that if they so requested we would furnish this information.

Level of Value, Quality and Uniformity for assessment year 2007:

Property Class	Median	COD	PRD
Residential	93%	25.10	99.91
Commercial	no sales		
Agricultural Land	70%	19.52	104.19

*COD means coefficient of dispersion and PRD means price related differential
 For more information regarding statistical measures see 2007 Reports & Opinions

Assessment Actions Planned for Assessment Year 2008

Residential – The improvements located in the two middle ranges will be reviewed. At the present time plans are not definite whether it will be done in house or if a data collector will be hired. The costing tables will be updated in the MIPS CAMA program when it is installed. If time permits new photos will be taken of the houses in the other 4 ranges and will be used for a photo array to help determine quality.

Commercial - Commercial properties that are located in the middle two ranges will be reviewed at the same time as the residential and farm buildings.

Agricultural Land – – We have mailed post cards to landowners requesting permission to obtain maps from the FSA office for 1/3 of the sections for the 2008 year. Our local FSA office is still scheduled to close in the future and it is unknown if the maps can be obtained from other FSA offices. Supposedly land owners will be given a choice of which office will handle their programs so could be a problem determining which county FSA to contact for maps.

Special Value – Agland - no special value anticipated

Assessment Actions Planned for Assessment Year 2009

Residential – The improvements in the east two ranges will be reviewed. The same problem of who will be the data collector as the previous year

Commercial – Commercial property in the east two ranges will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- If maps from the FSA offices can not be obtained, hopefully enough of the GIS program will be in place to allow acreage checks for 2009

Special Value – Agland – no special value anticipated

Assessment Actions Planned for Assessment Year 2010

Residential – The improvements in the west two ranges will be reviewed. The same problem of who will be the data collector as the previous year

Commercial – Commercial property in the west two ranges will be reviewed at the same time as the rural residential and farm outbuildings

Agricultural Land- If maps from the FSA offices can not be obtained, hopefully enough of the GIS program will be in place to allow acreage checks for 2009 or 2010

Special Value – Agland – no special value anticipated

Other Functions performed by the assessor's office, but not limited to:

1. Record Maintenance, mapping updates, and ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters and annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Educational Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
- 3 Personal Property; administer annual filing of 200 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required
- 4 Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
- 5 Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc
6. Homestead Exemptions: administer 20 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
- 7 Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
- 8 Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- 10 Tax List Corrections – prepare tax list correction documents for county board approval
County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide

information. Since this is an ex/officio office, we also take minutes of the CBOE meeting, and complete the Form 422 and mail to protestor

9 TERC appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation

10 TERC State wide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC

11 Education: Assessor and or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification . The 2 employees have both attended Class 101 and hopefully will attend a measurement class in the next year. One employee has successfully passed the assessor’s test. The assessor and all employees will take the ESRI classes for the GIS program

Conclusion:

The 2007-2008 budget request will be approximately the same as the previous year. I am going to request that \$5,000 again be budgeted for the ESRI program that we are receiving through a grant. However, Banner County is at the statutory limit for budget and with the increase in expense for fuel, repairs, and etc for the road department, I don’t know if this will be approved.

Respectfully submitted:

Assessor’s signature _____ Date: _____

2008 Assessment Survey for Banner County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	None
2.	Appraiser(s) on staff
	None
3.	Other full-time employees
	One
4.	Other part-time employees
	One
5.	Number of shared employees
	None
6.	Assessor's requested budget for current fiscal year
	\$36,990
7.	Part of the budget that is dedicated to the computer system
	None—all data processing, whether of the Assessor's office, Payroll, Register of Deeds, Treasurer, etc., is budgeted together in the miscellaneous general fund.
8.	Adopted budget, or granted budget if different from above
	Same
9.	Amount of the total budget set aside for appraisal work
	None
10.	Amount of the total budget set aside for education/workshops
	\$700
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$5,100 and this is budgeted in the miscellaneous general fund.
12.	Other miscellaneous funds
	The assessor is also the Clerk of the District Court, etc., so the office is funded for the other duties as well.
13.	Total budget
	\$42,090 = (\$36,990 granted budget + \$5,100 appraisal budget)

a.	Was any of last year's budget not used:
	Yes: \$6,000.

B. Computer, Automation Information and GIS

1.	Administrative software
	New MIPS
2.	CAMA software
	New MIPS
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	When deeds are filed, the assessor's staff updates the cadastral maps.
5.	Does the county have GIS software?
	Yes, (ERSI), but the County is still in the process of collecting the data.
6.	Who maintains the GIS software and maps?
	The overlays are kept at the Schaff office, and the system is at the County office. Susan Meyers is helping the County with training of entering data.
7.	Personal Property software:
	New MIPS

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	N/A
4.	When was zoning implemented?
	N/A

D. Contracted Services

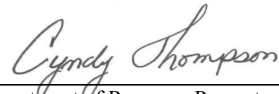
1.	Appraisal Services
	Most, at present, is done in-house. Pritchard and Abbott is used for oil and gas appraisal.
2.	Other services
	MIPS for Administrative, CAMA and personal property software.

Certification

This is to certify that the 2008 Reports and Opinions of the Property Tax Administrator have been sent to the following:

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Banner County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5364.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts