

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.

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Residential Reports Section

Preliminary Statistical Reports
 Residential Real Property, Qualified
Residential Assessment Actions
Residential Appraisal Information
R&O Statistical Reports
 Residential Real Property, Qualified

Residential Correlation Section

Residential Real Property
 I. Correlation
 II. Analysis of Percentage of Sales Used
 III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
 IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to
 Percentage Change in Assessed Value
 V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
 VI. Analysis of R&O COD and PRD
 VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Residential (What If) Recommendation Statistics if necessary

Commercial Reports Section

Preliminary Statistical Reports
 Commercial Real Property, Qualified
Commercial Assessment Actions
Commercial Appraisal Information
R&O Statistical Reports
 Commercial Real Property, Qualified

Commercial Correlation Section

Commercial Real Property
 I. Correlation
 II. Analysis of Percentage of Sales Used
 III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
 IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to
 Percentage Change in Assessed Value

- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Commercial (What If) Recommendation Statistics if necessary

Agricultural Reports Section

- Preliminary Statistical Reports
 - Agricultural Unimproved, Qualified
- Agricultural Assessment Actions
- Agricultural Appraisal Information
- R&O Statistical Reports
 - Agricultural Unimproved, Qualified

Agricultural Correlation Section

- Agricultural Land
 - I. Correlation
 - II. Analysis of Percentage of Sales Used
 - III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
 - IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
 - V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
 - VI. Analysis of R&O COD and PRD
 - VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Agricultural (What If) Recommendation Statistics if necessary

Special Valuation Section

County Reports Section

- 2008 County Abstract of Assessment for Real Property, Form 45
- 2008 County Agricultural Land Detail
- 2008 County Abstract of Assessment for Real Property Compared with the 2007 Certificate of Taxes Levied (CTL) Report
- County Assessor's Three Year Plan of Assessment
- Assessment Survey – General Information

Certification

Map Section

Valuation History Chart Section

2008 Commission Summary

07 Box Butte

Residential Real Property - Current

Number of Sales	434	COD	15.49
Total Sales Price	\$34,868,092	PRD	106.09
Total Adj. Sales Price	\$34,963,092	COV	37.60
Total Assessed Value	\$34,037,772	STD	38.83
Avg. Adj. Sales Price	\$80,560	Avg. Abs. Dev.	15.31
Avg. Assessed Value	\$78,428	Min	23.97
Median	98.85	Max	554.55
Wgt. Mean	97.35	95% Median C.I.	98.63 to 99.06
Mean	103.28	95% Wgt. Mean C.I.	95.73 to 98.98
		95% Mean C.I.	99.62 to 106.93
% of Value of the Class of all Real Property Value in the County			46.89
% of Records Sold in the Study Period			9.69
% of Value Sold in the Study Period			12.33
Average Assessed Value of the Base			61,643

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	434	98.85	15.49	106.09
2007	402	97.30	22.63	109.00
2006	323	98.79	15.15	105.15
2005	275	98.93	9.39	103.66
2004	269	94.57	21.52	107.64
2003	264	94	18.42	103.28
2002	298	93	17.58	102.03
2001	380	94	19.64	103.39

2008 Commission Summary

07 Box Butte

Commercial Real Property - Current

Number of Sales	60	COD	27.99
Total Sales Price	\$8,991,060	PRD	107.75
Total Adj. Sales Price	\$8,853,060	COV	45.42
Total Assessed Value	\$8,579,101	STD	47.42
Avg. Adj. Sales Price	\$147,551	Avg. Abs. Dev.	27.21
Avg. Assessed Value	\$142,985	Min	18.51
Median	97.22	Max	305.75
Wgt. Mean	96.91	95% Median C.I.	91.01 to 100.03
Mean	104.42	95% Wgt. Mean C.I.	87.88 to 105.93
		95% Mean C.I.	92.42 to 116.42
% of Value of the Class of all Real Property Value in the County			14.12
% of Records Sold in the Study Period			7.59
% of Value Sold in the Study Period			10.32
Average Assessed Value of the Base			105,262

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	60	97.22	27.99	107.75
2007	58	98.21	39.86	127.03
2006	56	98.52	17.68	109.75
2005	42	99.32	25.07	98.09
2004	39	98.65	24.66	120.91
2003	39	99	31.26	140.5
2002	52	97	45.64	133.42
2001	49	95	42.12	100.94

2008 Commission Summary

07 Box Butte

Agricultural Land - Current

Number of Sales	34	COD	16.97
Total Sales Price	\$4,961,912	PRD	107.25
Total Adj. Sales Price	\$4,674,562	COV	22.14
Total Assessed Value	\$3,008,542	STD	15.28
Avg. Adj. Sales Price	\$137,487	Avg. Abs. Dev.	11.88
Avg. Assessed Value	\$88,487	Min	36.11
Median	70.04	Max	102.86
Wgt. Mean	64.36	95% Median C.I.	58.41 to 74.84
Mean	69.03	95% Wgt. Mean C.I.	59.03 to 69.69
		95% Mean C.I.	63.89 to 74.16
% of Value of the Class of all Real Property Value in the County			38.99
% of Records Sold in the Study Period			1.23
% of Value Sold in the Study Period			3.86
Average Assessed Value of the Base			82,864

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	34	70.04	16.97	107.25
2007	46	72.69	15.14	104.45
2006	53	75.84	15.08	104.86
2005	57	77.05	13.87	103.51
2004	50	75.12	17.38	103.81
2003	66	77	19.43	106.68
2002	71	75	21.35	103.88
2001	71	75	18.32	104.82

2008 Opinions of the Property Tax Administrator for Box Butte 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 Box Butte County is 98.85% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Box Butte County is in compliance with generally accepted mass appraisal practices. In order to move the level of value of Assessor Location of Rural Res1 with-in the acceptable range, I have recommended an adjustment of 13.45%. In order to move the level of value of Assessor Location of Rural Res2 with-in the acceptable range, I have recommended an adjustment of 19.18%.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Box Butte County is 97.22% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Box Butte County is in compliance with generally accepted mass appraisal practices. In order to move the level of value of Assessor Location of "Status: Impr, Unimp & IOLL," range 2, Unimproved with-in the acceptable range, I have recommended an adjustment of 19%.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Box Butte County is 70.04% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Box Butte County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



Ruth A. Sorensen

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:	438	MEDIAN:	89	COV:	46.44	95% Median C.I.:	87.18 to 91.36	(! : Derived)
TOTAL Sales Price:	35,110,537	WGT. MEAN:	88	STD:	44.93	95% Wgt. Mean C.I.:	85.77 to 89.54	
TOTAL Adj.Sales Price:	35,205,537	MEAN:	97	AVG.ABS.DEV:	22.14	95% Mean C.I.:	92.54 to 100.95	
TOTAL Assessed Value:	30,859,289							
AVG. Adj. Sales Price:	80,377	COD:	24.91	MAX Sales Ratio:	554.55			
AVG. Assessed Value:	70,455	PRD:	110.37	MIN Sales Ratio:	18.02			

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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>											
07/01/05 TO 09/30/05	52	97.21	105.90	95.29	24.57	111.13	25.60	216.02	91.32 to 102.29	76,372	72,776
10/01/05 TO 12/31/05	46	93.87	94.63	91.34	13.97	103.60	29.00	164.86	88.87 to 98.18	76,900	70,241
01/01/06 TO 03/31/06	57	95.70	115.15	92.96	36.32	123.88	39.78	554.55	91.19 to 100.64	77,073	71,644
04/01/06 TO 06/30/06	60	87.63	91.37	87.37	21.48	104.58	27.07	329.03	83.79 to 94.71	80,565	70,391
07/01/06 TO 09/30/06	59	80.30	87.61	81.14	22.03	107.98	53.75	324.14	76.57 to 86.65	82,559	66,987
10/01/06 TO 12/31/06	60	84.33	92.20	82.34	26.41	111.98	25.56	256.29	79.96 to 90.68	79,174	65,189
01/01/07 TO 03/31/07	40	90.93	100.63	90.04	23.42	111.75	57.55	247.23	83.64 to 95.51	81,790	73,645
04/01/07 TO 06/30/07	64	83.19	89.72	84.77	20.60	105.84	18.02	221.83	80.68 to 87.77	87,135	73,861
<u>Study Years</u>											
07/01/05 TO 06/30/06	215	94.17	101.89	91.56	24.95	111.28	25.60	554.55	91.32 to 96.23	77,841	71,268
07/01/06 TO 06/30/07	223	84.06	91.79	84.12	23.41	109.11	18.02	324.14	82.02 to 87.18	82,823	69,670
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	236	87.47	96.39	85.79	27.54	112.35	25.56	554.55	84.75 to 90.30	79,866	68,520
<u>ALL</u>											
	438	88.86	96.74	87.65	24.91	110.37	18.02	554.55	87.18 to 91.36	80,377	70,455

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALLIANCE RES	348	89.52	96.35	88.83	20.99	108.46	25.56	329.03	87.28 to 91.36	80,874	71,844
HEMINGFORD RES	36	86.73	93.15	90.81	34.00	102.58	27.07	247.23	81.84 to 99.06	55,907	50,769
RAINBOW SUBDV	11	94.06	96.67	79.68	25.99	121.33	39.78	230.00	66.04 to 98.31	52,972	42,208
RURAL RES1	34	85.96	109.69	79.19	57.08	138.51	18.02	554.55	66.60 to 99.96	95,935	75,971
RURAL RES2	9	80.55	77.68	81.59	15.02	95.21	58.15	103.41	58.82 to 94.26	133,777	109,143
<u>ALL</u>											
	438	88.86	96.74	87.65	24.91	110.37	18.02	554.55	87.18 to 91.36	80,377	70,455

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	384	89.19	96.05	88.97	22.20	107.96	25.56	329.03	87.28 to 91.36	78,533	69,868
3	54	83.66	101.70	79.82	46.12	127.42	18.02	554.55	74.46 to 95.10	93,491	74,622
<u>ALL</u>											
	438	88.86	96.74	87.65	24.91	110.37	18.02	554.55	87.18 to 91.36	80,377	70,455

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	409	88.47	94.16	87.66	20.91	107.42	25.56	329.03	87.04 to 91.11	85,144	74,635
2	29	97.00	133.16	87.43	74.01	152.31	18.02	554.55	74.65 to 119.06	13,154	11,499
<u>ALL</u>											
	438	88.86	96.74	87.65	24.91	110.37	18.02	554.55	87.18 to 91.36	80,377	70,455

PAD 2008 Preliminary Statistics

Base Stat

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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	428	89.19	97.28	88.01	24.63	110.54	25.56	554.55	87.28 to 91.54	80,433	70,787
06	1	18.02	18.02	18.02			18.02	18.02	N/A	18,500	3,333
07	9	70.69	80.04	73.39	29.08	109.07	49.49	149.11	57.55 to 96.80	84,611	62,092
<u>ALL</u>	<u>438</u>	<u>88.86</u>	<u>96.74</u>	<u>87.65</u>	<u>24.91</u>	<u>110.37</u>	<u>18.02</u>	<u>554.55</u>	<u>87.18 to 91.36</u>	<u>80,377</u>	<u>70,455</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	378	89.19	96.47	88.09	22.93	109.52	18.02	474.10	87.27 to 91.36	80,800	71,173
07-0010	59	87.73	98.66	84.81	37.87	116.32	27.07	554.55	81.84 to 97.62	78,389	66,484
62-0021	1	87.04	87.04	87.04			87.04	87.04	N/A	38,000	33,076
62-0063											
NonValid School											
<u>ALL</u>	<u>438</u>	<u>88.86</u>	<u>96.74</u>	<u>87.65</u>	<u>24.91</u>	<u>110.37</u>	<u>18.02</u>	<u>554.55</u>	<u>87.18 to 91.36</u>	<u>80,377</u>	<u>70,455</u>

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	41	88.85	114.40	80.45	67.41	142.20	18.02	554.55	65.40 to 103.07	19,457	15,652
Prior TO 1860											
1860 TO 1899	8	80.19	85.51	73.09	26.50	116.99	53.81	163.69	53.81 to 163.69	63,062	46,092
1900 TO 1919	73	90.27	100.40	88.66	27.13	113.25	25.56	324.14	86.26 to 96.23	56,511	50,100
1920 TO 1939	81	88.87	102.12	89.36	28.45	114.27	43.23	329.03	84.75 to 93.57	62,469	55,824
1940 TO 1949	42	93.83	97.76	93.16	18.20	104.94	61.68	247.23	87.18 to 101.17	63,000	58,690
1950 TO 1959	26	96.21	99.04	90.57	18.15	109.35	66.30	175.26	83.87 to 102.27	78,750	71,325
1960 TO 1969	17	88.41	86.08	85.04	10.72	101.22	70.13	108.99	76.57 to 94.62	97,997	83,332
1970 TO 1979	90	89.38	90.12	87.93	13.25	102.49	58.15	133.57	83.91 to 93.17	110,095	96,807
1980 TO 1989	30	83.04	84.47	82.96	13.70	101.82	49.49	149.11	79.65 to 90.28	99,670	82,684
1990 TO 1994	6	95.49	89.85	87.90	10.58	102.22	57.55	103.03	57.55 to 103.03	158,250	139,101
1995 TO 1999	17	83.31	83.15	82.90	15.67	100.30	60.31	111.50	65.41 to 98.41	179,726	148,996
2000 TO Present	7	98.21	93.85	94.35	9.34	99.47	76.08	106.85	76.08 to 106.85	207,857	196,111
<u>ALL</u>	<u>438</u>	<u>88.86</u>	<u>96.74</u>	<u>87.65</u>	<u>24.91</u>	<u>110.37</u>	<u>18.02</u>	<u>554.55</u>	<u>87.18 to 91.36</u>	<u>80,377</u>	<u>70,455</u>

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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	9	97.00	191.43	189.91	102.21	100.80	81.67	554.55	94.06 to 256.29	3,196	6,070	
5000 TO 9999	9	105.99	170.77	155.24	102.13	110.00	34.19	474.10	36.75 to 324.14	6,877	10,676	
Total \$ _____												
1 TO 9999	18	104.53	181.10	166.24	99.68	108.94	34.19	554.55	94.06 to 252.28	5,037	8,373	
10000 TO 29999	49	118.97	128.34	130.73	40.42	98.17	18.02	329.03	98.98 to 154.20	18,833	24,621	
30000 TO 59999	96	91.89	94.75	94.60	18.04	100.16	39.78	175.26	88.30 to 97.99	43,901	41,531	
60000 TO 99999	156	87.94	89.13	89.27	13.80	99.84	25.56	134.94	85.77 to 90.65	79,523	70,994	
100000 TO 149999	77	83.06	83.90	83.59	12.81	100.37	57.18	118.81	80.56 to 87.24	120,500	100,728	
150000 TO 249999	36	77.27	79.53	79.88	16.76	99.56	43.23	106.85	70.69 to 90.28	183,705	146,743	
250000 TO 499999	6	86.06	83.55	83.41	11.20	100.17	65.41	103.41	65.41 to 103.41	279,990	233,529	
ALL	438	88.86	96.74	87.65	24.91	110.37	18.02	554.55	87.18 to 91.36	80,377	70,455	

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	13	81.67	85.49	49.28	59.43	173.47	18.02	230.00	29.00 to 97.00	7,173	3,535	
5000 TO 9999	7	103.07	111.44	79.75	48.74	139.74	45.42	256.29	45.42 to 256.29	9,442	7,530	
Total \$ _____												
1 TO 9999	20	87.87	94.57	61.92	57.13	152.73	18.02	256.29	45.42 to 103.07	7,967	4,933	
10000 TO 29999	49	88.85	119.16	85.49	59.50	139.38	25.56	554.55	80.17 to 106.91	23,733	20,290	
30000 TO 59999	127	91.11	100.77	91.62	25.18	109.98	49.49	247.23	87.27 to 96.74	49,968	45,782	
60000 TO 99999	164	87.30	90.16	86.02	15.29	104.81	43.23	329.03	83.89 to 90.30	91,906	79,059	
100000 TO 149999	55	91.19	91.38	88.56	14.11	103.18	61.80	133.57	84.06 to 95.51	134,486	119,106	
150000 TO 249999	21	88.61	87.80	86.49	12.51	101.52	65.24	106.85	76.08 to 98.41	212,897	184,138	
250000 TO 499999	2	95.47	95.47	95.25	8.31	100.24	87.54	103.41	N/A	298,500	284,315	
ALL	438	88.86	96.74	87.65	24.91	110.37	18.02	554.55	87.18 to 91.36	80,377	70,455	

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:	438	MEDIAN:	89	COV:	46.44	95% Median C.I.:	87.18 to 91.36	(! : Derived)
TOTAL Sales Price:	35,110,537	WGT. MEAN:	88	STD:	44.93	95% Wgt. Mean C.I.:	85.77 to 89.54	
TOTAL Adj.Sales Price:	35,205,537	MEAN:	97	AVG.ABS.DEV:	22.14	95% Mean C.I.:	92.54 to 100.95	
TOTAL Assessed Value:	30,859,289							
AVG. Adj. Sales Price:	80,377	COD:	24.91	MAX Sales Ratio:	554.55			
AVG. Assessed Value:	70,455	PRD:	110.37	MIN Sales Ratio:	18.02			

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QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	41	88.85	114.40	80.45	67.41	142.20	18.02	554.55	65.40 to 103.07		19,457	15,652
10	6	94.63	91.04	75.80	22.65	120.11	53.02	142.97	53.02 to 142.97		97,583	73,970
15	4	118.49	122.59	107.60	34.93	113.94	80.39	172.99	N/A		32,975	35,479
20	75	91.63	99.95	84.11	29.80	118.83	43.23	324.14	81.03 to 98.60		55,746	46,888
25	72	91.10	99.41	91.33	21.34	108.85	61.68	199.73	87.15 to 97.62		66,889	61,088
30	202	88.18	92.34	88.34	16.53	104.53	25.56	329.03	86.29 to 91.01		90,012	79,513
35	20	84.19	88.54	85.84	15.02	103.15	65.88	133.57	76.08 to 100.89		138,075	118,522
40	18	96.61	87.27	87.61	14.07	99.61	49.49	104.94	71.74 to 100.48		208,291	182,481
<u>ALL</u>												
	438	88.86	96.74	87.65	24.91	110.37	18.02	554.55	87.18 to 91.36		80,377	70,455

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	41	88.85	114.40	80.45	67.41	142.20	18.02	554.55	65.40 to 103.07		19,457	15,652
100	7	79.65	76.28	73.64	16.74	103.59	49.49	96.80	49.49 to 96.80		64,000	47,128
101	249	89.14	96.17	87.15	22.07	110.35	43.23	324.14	86.71 to 92.06		79,278	69,090
102	20	86.14	87.48	87.08	14.03	100.47	57.18	134.94	79.95 to 94.56		109,650	95,478
103	28	88.78	89.71	89.32	10.43	100.43	66.04	118.81	83.27 to 96.10		115,939	103,562
104	37	90.77	99.98	89.98	25.61	111.12	53.81	221.83	85.77 to 106.85		83,745	75,352
106	5	77.70	75.42	79.20	28.32	95.23	25.56	104.94	N/A		127,510	100,981
111	43	91.55	90.11	89.19	10.75	101.04	65.88	120.57	83.64 to 96.11		103,284	92,118
301	3	90.68	90.98	90.87	3.23	100.12	86.73	95.53	N/A		83,666	76,030
302	3	88.47	84.90	84.91	7.00	99.99	73.82	92.41	N/A		79,566	67,557
304	1	329.03	329.03	329.03			329.03	329.03	N/A		20,000	65,806
308	1	133.57	133.57	133.57			133.57	133.57	N/A		93,000	124,223
<u>ALL</u>												
	438	88.86	96.74	87.65	24.91	110.37	18.02	554.55	87.18 to 91.36		80,377	70,455

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:	438	MEDIAN:	89	COV:	46.44	95% Median C.I.:	87.18 to 91.36	(!: Derived)
TOTAL Sales Price:	35,110,537	WGT. MEAN:	88	STD:	44.93	95% Wgt. Mean C.I.:	85.77 to 89.54	
TOTAL Adj.Sales Price:	35,205,537	MEAN:	97	AVG.ABS.DEV:	22.14	95% Mean C.I.:	92.54 to 100.95	
TOTAL Assessed Value:	30,859,289							
AVG. Adj. Sales Price:	80,377	COD:	24.91	MAX Sales Ratio:	554.55			
AVG. Assessed Value:	70,455	PRD:	110.37	MIN Sales Ratio:	18.02			

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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)	41	88.85	114.40	80.45	67.41	142.20	18.02	554.55	65.40 to 103.07	19,457	15,652
10	15	103.89	107.62	101.04	27.55	106.52	54.33	172.99	78.12 to 142.97	24,366	24,619
15	2	216.59	216.59	128.59	49.66	168.43	109.03	324.14	N/A	38,500	49,507
20	103	91.01	99.83	91.41	25.79	109.21	25.56	221.83	87.27 to 96.20	57,075	52,172
25	26	96.42	93.65	91.63	16.34	102.20	56.32	123.03	79.85 to 105.30	67,275	61,645
30	237	87.34	91.66	86.27	16.70	106.24	43.23	329.03	84.96 to 90.30	100,465	86,675
35	2	95.79	95.79	96.42	5.75	99.35	90.28	101.30	N/A	179,500	173,071
40	12	88.08	83.59	86.92	14.92	96.17	57.55	103.41	67.21 to 100.48	180,666	157,029
<u>ALL</u>	<u>438</u>	<u>88.86</u>	<u>96.74</u>	<u>87.65</u>	<u>24.91</u>	<u>110.37</u>	<u>18.02</u>	<u>554.55</u>	<u>87.18 to 91.36</u>	<u>80,377</u>	<u>70,455</u>

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

Residential

For Assessment Year 2008, the Assessor implemented a new depreciation schedule for the city of Alliance, based on the market. Hemingford lot values in Uhrig's Addition were increased by \$1 per square foot. Houses in the Rural Residential 1 Assessor Location were increased by 5%.

2008 Assessment Survey for Box Butte County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Contracted appraisal firm and office staff.
2.	Valuation done by:
	Assessor, assisted by the contracted appraisal company.
3.	Pickup work done by whom:
	Contracted appraisal firm and office staff.
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	Alliance 2004; Hemingford & rural 1999.
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	Alliance 2005; Hemingford & rural 2001
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?
	As defined by the IAAO, the Market or Sales Comparison Approach is not regularly used as an estimate of market value. It is more likely used during the protest period, on an individual property basis.
7.	Number of market areas/neighborhoods for this property class:
	In Alliance, 5; Hemingford, 6; Rural 3
8.	How are these defined?
	Mostly by geographic location and physical characteristics.
9.	Is “Assessor Location” a usable valuation identity?
	Yes, as presently used by the assessor.
10.	Does the assessor location “suburban” mean something other than rural residential? (That is, does the “suburban” location have its own market?)
	The Assessor does not use “suburban” as an identifiable market area, or as an Assessor Location.

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>)
	Property fitting the Regulation definition is classified as part of the city and valued as such.
12.	Are the county's ag residential and rural residential improvements classified and valued in the same manner?
	Both are classified the same, but are valued from different RCN indexes, and both have a different depreciation schedule.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
160	0	0	160

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:	434	MEDIAN:	99	COV:	37.60	95% Median C.I.:	98.63 to 99.06	(!: Derived)
TOTAL Sales Price:	34,868,092	WGT. MEAN:	97	STD:	38.83	95% Wgt. Mean C.I.:	95.73 to 98.98	
TOTAL Adj.Sales Price:	34,963,092	MEAN:	103	AVG.ABS.DEV:	15.31	95% Mean C.I.:	99.62 to 106.93	
TOTAL Assessed Value:	34,037,772							
AVG. Adj. Sales Price:	80,560	COD:	15.49	MAX Sales Ratio:	554.55			
AVG. Assessed Value:	78,428	PRD:	106.09	MIN Sales Ratio:	23.97			

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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>											
07/01/05 TO 09/30/05	52	99.72	110.22	102.32	20.64	107.72	25.60	231.49	98.69 to 108.99	76,372	78,144
10/01/05 TO 12/31/05	46	98.59	99.63	97.46	7.45	102.23	66.04	135.84	97.77 to 99.80	76,900	74,945
01/01/06 TO 03/31/06	57	99.17	119.58	101.98	29.48	117.26	44.57	554.55	98.36 to 100.89	77,073	78,600
04/01/06 TO 06/30/06	60	98.79	101.06	97.40	11.39	103.76	36.75	329.03	98.07 to 99.20	81,340	79,224
07/01/06 TO 09/30/06	57	98.68	96.18	94.61	12.51	101.66	58.82	192.67	97.80 to 99.08	80,281	75,951
10/01/06 TO 12/31/06	60	97.97	99.43	91.90	18.59	108.19	45.42	256.29	95.15 to 99.06	79,174	72,763
01/01/07 TO 03/31/07	37	99.19	103.80	98.29	13.01	105.61	65.40	277.35	97.79 to 99.41	82,354	80,943
04/01/07 TO 06/30/07	65	98.75	97.53	96.49	9.48	101.08	23.97	221.83	97.66 to 99.18	89,340	86,201
<u>Study Years</u>											
07/01/05 TO 06/30/06	215	99.05	107.88	99.78	17.64	108.12	25.60	554.55	98.69 to 99.26	78,057	77,882
07/01/06 TO 06/30/07	219	98.68	98.76	95.12	13.36	103.83	23.97	277.35	98.14 to 98.95	83,017	78,963
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	234	98.74	103.97	96.39	17.94	107.86	36.75	554.55	98.36 to 99.05	79,487	76,618
<u>ALL</u>											
	434	98.85	103.28	97.35	15.49	106.09	23.97	554.55	98.63 to 99.06	80,560	78,428

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALLIANCE RES	345	99.04	103.25	100.12	10.36	103.12	25.60	329.03	98.81 to 99.20	80,793	80,894
HEMINGFORD RES	36	93.15	103.18	93.53	31.55	110.32	36.75	277.35	84.75 to 100.00	55,907	52,288
RAINBOW SUBDV	11	96.44	104.43	88.68	23.25	117.76	66.04	215.00	69.89 to 142.16	52,972	46,975
RURAL RES1	33	84.62	110.25	83.52	54.11	132.00	23.97	554.55	69.38 to 99.96	99,691	83,264
RURAL RES2	9	80.55	77.68	81.59	15.02	95.21	58.15	103.41	58.82 to 94.26	133,777	109,143
<u>ALL</u>											
	434	98.85	103.28	97.35	15.49	106.09	23.97	554.55	98.63 to 99.06	80,560	78,428

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	381	99.00	103.25	99.68	12.27	103.58	25.60	329.03	98.75 to 99.17	78,442	78,191
3	53	84.62	103.51	83.65	42.96	123.74	23.97	554.55	76.07 to 97.00	95,783	80,127
<u>ALL</u>											
	434	98.85	103.28	97.35	15.49	106.09	23.97	554.55	98.63 to 99.06	80,560	78,428

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:	434	MEDIAN:	99	COV:	37.60	95% Median C.I.:	98.63 to 99.06	(! : Derived)
TOTAL Sales Price:	34,868,092	WGT. MEAN:	97	STD:	38.83	95% Wgt. Mean C.I.:	95.73 to 98.98	
TOTAL Adj.Sales Price:	34,963,092	MEAN:	103	AVG.ABS.DEV:	15.31	95% Mean C.I.:	99.62 to 106.93	
TOTAL Assessed Value:	34,037,772							
AVG. Adj. Sales Price:	80,560	COD:	15.49	MAX Sales Ratio:	554.55			
AVG. Assessed Value:	78,428	PRD:	106.09	MIN Sales Ratio:	23.97			

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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
1	395	98.83	100.82	97.43	12.19	103.48	25.60	329.03	98.60 to 99.06	84,481	82,312
2	38	98.85	128.44	94.30	49.80	136.20	23.97	554.55	94.06 to 108.75	39,287	37,048
3	1	116.63	116.63	116.63			116.63	116.63	N/A	99,900	116,512
<u>ALL</u>											
	434	98.85	103.28	97.35	15.49	106.09	23.97	554.55	98.63 to 99.06	80,560	78,428

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	424	98.87	103.89	97.66	14.98	106.38	36.75	554.55	98.66 to 99.08	80,770	78,882
06	2	24.79	24.79	25.23	3.29	98.24	23.97	25.60	N/A	40,250	10,155
07	8	85.28	90.25	89.82	29.80	100.47	50.38	154.71	50.38 to 154.71	79,487	71,398
<u>ALL</u>											
	434	98.85	103.28	97.35	15.49	106.09	23.97	554.55	98.63 to 99.06	80,560	78,428

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	374	98.94	103.15	99.11	12.50	104.08	23.97	354.10	98.70 to 99.16	80,486	79,770
07-0010	59	92.97	104.36	86.47	35.71	120.68	36.75	554.55	83.04 to 98.91	81,745	70,687
62-0021	1	87.04	87.04	87.04			87.04	87.04	N/A	38,000	33,076
62-0063											
NonValid School											
<u>ALL</u>											
	434	98.85	103.28	97.35	15.49	106.09	23.97	554.55	98.63 to 99.06	80,560	78,428

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:	434	MEDIAN:	99	COV:	37.60	95% Median C.I.:	98.63 to 99.06	(! : Derived)
TOTAL Sales Price:	34,868,092	WGT. MEAN:	97	STD:	38.83	95% Wgt. Mean C.I.:	95.73 to 98.98	
TOTAL Adj.Sales Price:	34,963,092	MEAN:	103	AVG.ABS.DEV:	15.31	95% Mean C.I.:	99.62 to 106.93	
TOTAL Assessed Value:	34,037,772							
AVG. Adj. Sales Price:	80,560	COD:	15.49	MAX Sales Ratio:	554.55			
AVG. Assessed Value:	78,428	PRD:	106.09	MIN Sales Ratio:	23.97			

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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	41	97.00	121.44	93.86	53.48	129.38	23.97	554.55	81.67 to 105.99	20,591	19,327	
Prior TO 1860												
1860 TO 1899	8	98.35	98.73	84.60	26.04	116.69	55.49	163.69	55.49 to 163.69	63,062	53,353	
1900 TO 1919	71	98.95	103.07	97.10	15.42	106.15	54.33	231.49	97.97 to 99.34	57,546	55,878	
1920 TO 1939	80	98.90	105.71	98.30	16.84	107.53	44.57	329.03	97.77 to 99.36	62,975	61,904	
1940 TO 1949	42	98.97	102.58	98.78	10.30	103.85	61.68	277.35	98.14 to 99.56	63,000	62,233	
1950 TO 1959	26	98.85	101.57	97.70	10.68	103.97	68.78	185.72	97.66 to 99.37	78,750	76,935	
1960 TO 1969	17	99.31	101.56	101.01	3.64	100.55	92.91	112.44	98.66 to 108.66	97,997	98,986	
1970 TO 1979	90	98.99	99.32	97.83	6.78	101.53	58.15	139.64	98.37 to 99.43	110,095	107,702	
1980 TO 1989	30	97.45	94.25	92.84	11.07	101.52	50.38	154.71	91.80 to 98.39	99,670	92,533	
1990 TO 1994	6	95.98	92.83	91.15	5.68	101.85	71.11	100.02	71.11 to 100.02	168,333	153,430	
1995 TO 1999	16	98.70	95.71	96.11	5.72	99.59	60.31	113.72	94.08 to 99.92	172,962	166,227	
2000 TO Present	7	103.41	106.87	106.70	6.32	100.17	99.13	118.74	99.13 to 118.74	207,857	221,779	
ALL	434	98.85	103.28	97.35	15.49	106.09	23.97	554.55	98.63 to 99.06	80,560	78,428	

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	9	97.00	189.76	188.87	100.49	100.47	81.67	554.55	94.06 to 256.29	3,196	6,037	
5000 TO 9999	8	104.53	144.36	131.83	68.64	109.51	36.75	354.10	36.75 to 354.10	6,862	9,046	
Total \$												
1 TO 9999	17	103.07	168.39	151.44	83.17	111.20	36.75	554.55	94.06 to 252.28	4,921	7,453	
10000 TO 29999	47	106.91	129.95	130.51	41.37	99.57	23.97	329.03	99.09 to 139.29	18,709	24,417	
30000 TO 59999	95	98.75	97.64	98.50	11.30	99.13	57.90	154.71	97.33 to 99.19	44,021	43,359	
60000 TO 99999	157	98.81	97.70	98.13	7.44	99.56	25.60	139.64	98.39 to 99.09	79,450	77,962	
100000 TO 149999	77	98.87	97.28	97.11	5.42	100.18	58.15	128.62	98.16 to 99.28	120,500	117,013	
150000 TO 249999	36	98.34	90.70	90.70	11.62	100.00	44.57	118.74	86.93 to 98.92	185,386	168,137	
250000 TO 499999	5	95.52	96.46	96.34	4.16	100.12	87.97	103.41	N/A	278,400	268,221	
ALL	434	98.85	103.28	97.35	15.49	106.09	23.97	554.55	98.63 to 99.06	80,560	78,428	

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:	434	MEDIAN:	99	COV:	37.60	95% Median C.I.:	98.63 to 99.06	(! : Derived)
TOTAL Sales Price:	34,868,092	WGT. MEAN:	97	STD:	38.83	95% Wgt. Mean C.I.:	95.73 to 98.98	
TOTAL Adj.Sales Price:	34,963,092	MEAN:	103	AVG.ABS.DEV:	15.31	95% Mean C.I.:	99.62 to 106.93	
TOTAL Assessed Value:	34,037,772							
AVG. Adj. Sales Price:	80,560	COD:	15.49	MAX Sales Ratio:	554.55			
AVG. Assessed Value:	78,428	PRD:	106.09	MIN Sales Ratio:	23.97			

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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 \$ _____											
1 TO 4999	10	94.06	101.20	63.83	45.77	158.56	23.97	218.20	36.75 to 215.00	5,625	3,590
5000 TO 9999	9	96.31	106.44	81.35	43.05	130.84	45.42	256.29	61.85 to 152.05	9,566	7,782
Total \$ _____											
1 TO 9999	19	94.06	103.68	74.43	45.09	139.31	23.97	256.29	61.85 to 105.99	7,492	5,576
10000 TO 29999	50	98.33	116.06	93.51	40.27	124.12	25.60	554.55	88.62 to 101.66	22,458	21,001
30000 TO 59999	100	98.89	105.53	96.98	19.28	108.81	50.38	277.35	97.87 to 99.26	47,233	45,808
60000 TO 99999	148	98.82	100.33	97.28	7.63	103.14	44.57	329.03	98.47 to 99.10	81,446	79,232
100000 TO 149999	86	99.23	100.68	99.19	7.14	101.51	61.80	139.64	98.82 to 99.44	122,086	121,092
150000 TO 249999	28	98.68	96.50	96.00	6.79	100.52	67.73	118.74	97.34 to 99.47	197,460	189,567
250000 TO 499999	3	95.52	95.63	95.59	5.39	100.05	87.97	103.41	N/A	297,333	284,209
ALL _____											
	434	98.85	103.28	97.35	15.49	106.09	23.97	554.55	98.63 to 99.06	80,560	78,428

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	41	97.00	121.44	93.86	53.48	129.38	23.97	554.55	81.67 to 105.99	20,591	19,327
10	7	99.13	105.94	87.93	21.46	120.48	71.11	192.67	71.11 to 192.67	116,571	102,506
15	4	131.58	148.18	128.35	37.47	115.45	98.07	231.49	N/A	32,975	42,323
20	72	97.22	99.29	88.98	21.37	111.59	44.57	277.35	94.79 to 99.09	55,160	49,079
25	71	98.95	101.10	97.24	10.21	103.97	57.90	179.13	98.30 to 99.19	67,521	65,660
30	202	98.90	101.65	99.02	8.68	102.66	60.31	329.03	98.66 to 99.25	90,012	89,129
35	20	99.02	100.59	100.68	6.03	99.91	85.55	133.57	95.94 to 99.92	138,075	139,019
40	17	98.70	96.25	97.60	5.30	98.62	50.38	104.94	97.34 to 101.19	203,605	198,724
ALL _____											
	434	98.85	103.28	97.35	15.49	106.09	23.97	554.55	98.63 to 99.06	80,560	78,428

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:	434	MEDIAN:	99	COV:	37.60	95% Median C.I.:	98.63 to 99.06	(!: Derived)
TOTAL Sales Price:	34,868,092	WGT. MEAN:	97	STD:	38.83	95% Wgt. Mean C.I.:	95.73 to 98.98	
TOTAL Adj.Sales Price:	34,963,092	MEAN:	103	AVG.ABS.DEV:	15.31	95% Mean C.I.:	99.62 to 106.93	
TOTAL Assessed Value:	34,037,772							
AVG. Adj. Sales Price:	80,560	COD:	15.49	MAX Sales Ratio:	554.55			
AVG. Assessed Value:	78,428	PRD:	106.09	MIN Sales Ratio:	23.97			

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	41	97.00	121.44	93.86	53.48	129.38	23.97	554.55	81.67 to 105.99		20,591	19,327
100	7	78.75	76.11	73.47	16.85	103.60	50.38	96.44	50.38 to 96.44		64,000	47,020
101	247	98.91	101.87	97.06	12.43	104.96	44.57	277.35	98.66 to 99.16		78,971	76,646
102	20	99.02	99.79	100.42	2.89	99.38	93.77	117.39	97.88 to 99.42		109,650	110,105
103	28	98.50	97.89	97.30	5.73	100.60	66.04	128.62	97.23 to 99.47		115,939	112,812
104	35	98.49	100.53	94.16	16.75	106.77	55.49	221.83	95.52 to 99.80		86,973	81,894
106	5	99.76	101.17	100.59	3.32	100.58	97.34	106.38	N/A		127,510	128,259
111	43	98.82	100.06	99.50	4.92	100.56	82.07	139.64	98.16 to 99.40		103,284	102,766
301	3	99.39	100.92	100.84	2.02	100.08	98.68	104.69	N/A		83,666	84,366
302	3	107.99	106.43	106.42	3.99	100.01	99.18	112.12	N/A		79,566	84,672
304	1	329.03	329.03	329.03			329.03	329.03	N/A		20,000	65,806
308	1	133.57	133.57	133.57			133.57	133.57	N/A		93,000	124,223
<u>ALL</u>												
	434	98.85	103.28	97.35	15.49	106.09	23.97	554.55	98.63 to 99.06		80,560	78,428

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	41	97.00	121.44	93.86	53.48	129.38	23.97	554.55	81.67 to 105.99		20,591	19,327
10	15	103.89	115.91	107.02	32.70	108.30	54.33	231.49	78.12 to 152.05		24,366	26,077
15	1	109.03	109.03	109.03			109.03	109.03	N/A		70,000	76,324
20	101	98.69	99.49	95.06	14.22	104.67	45.42	221.83	97.88 to 99.09		57,665	54,814
25	26	98.81	101.13	100.97	6.16	100.16	62.44	141.97	98.09 to 101.93		67,275	67,924
30	237	98.95	101.61	97.57	9.93	104.14	44.57	329.03	98.65 to 99.17		100,223	97,790
35	2	101.49	101.49	101.80	2.75	99.69	98.69	104.28	N/A		179,500	182,736
40	11	98.39	94.00	96.78	6.39	97.13	60.31	103.41	84.62 to 101.19		181,636	175,786
<u>ALL</u>												
	434	98.85	103.28	97.35	15.49	106.09	23.97	554.55	98.63 to 99.06		80,560	78,428

**2008 Correlation Section
for Box Butte County**

Residential Real Property

I. Correlation

RESIDENTIAL: Analysis of the following tables shows that the median and weighted mean measures of central tendency are within acceptable range and the mean appears to be approximately three points above the upper limit of acceptable range. Further analysis of the sales file reveals that the mean is outside of acceptable range due to the influence of outliers. If these were removed, all three measures of central tendency would be within acceptable range. For purposes of direct equalization, the median will be used as the point estimate of the overall residential level of value, particularly since it falls within the rather narrow 95% Median Confidence Interval range of 98.63 to 99.06, and is also supported by a COD that when outliers are removed, is well within acceptable parameters.

Regarding the qualitative statistics, the coefficient of dispersion is slightly above the accepted range for residential property (approximately one-half point, rounded). The price-related differential appears to be slightly more than three points higher than the upper limit of its recommended parameters. However, the removal of extreme outlying sales would bring both qualitative statistics within their respective acceptable range.

A further review of the residential statistical profile indicates under the heading "Assessor Location," Rural Res 1 with 33 sales and the following statistics: a median of 84.62, a mean of 110.25, and a weighted mean of 83.52; the COD for this subclass is 54.11 and the PRD is 132.00. The removal of the six extreme outlying sales would produce a revised median of 86.93, a mean of 94.64, a weighted mean of 87.48, would move the COD to 25.79 and the PRD to 108.18. Also under the same heading (Assessor Location), Rural Res 2 has 9 sales with a median of 80.55, a mean of 77.68, a weighted mean of 81.59, a COD of 15.02 and a PRD of 95.21. The removal of one extreme outlying sale would move the median to 81.31, the mean to 80.12, the weighted mean to 84.55, and would improve the COD by several points (13.30), and would move the PRD to 94.77. Continuing with the analysis of the rural subclasses, it should be noted that under the heading "Locations: Urban, Suburban & Rural," the Range of "3," Rural includes not only the 42 sales comprised of Assessor Locations Rural Res 1 and Rural Res 2, but also includes the eleven Assessor Location "Rainbow Subdv" sales that have a median of 96.44, and a COD of 23.25. The Box Butte County Assessor stated that she is currently collecting data to completely revalue rural properties for 2009.

Therefore, if a non-binding recommendation for adjustment is to be made, it is suggested that it would treat only the Rural Res 1 and Rural Res 2 subclasses (as found under the heading Assessor Location). To bring the median of both subclasses within the mid-point of acceptable range, an overall increase (to land and improvements) of 13.45% would be necessary for Assessor Location "Rural Res 1." An overall increase of 19.18% would be necessary to bring the median level to the mid-point of the range for Assessor Location "Rural Res 2."

**2008 Correlation Section
for Box Butte 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	534	434	81.27
2007	510	402	78.82
2006	417	323	77.46
2005	381	275	72.18
2004	380	269	70.79
2003	359	264	73.54
2002	371	298	80.32
2001	441	380	86.17

RESIDENTIAL: As shown in the above table, the Assessor has used a significant amount of the total available residential sales for the sales study (in fact, the percentage of sales used for 2008 is historically the second largest percentage used as indicated by Table II).

**2008 Correlation Section
for Box Butte 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.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Box Butte 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	88.86	6.71	94.82	98.85
2007	96.41	1.57	97.92	97.30
2006	98.83	0.98	99.8	98.79
2005	93.17	12.26	104.59	98.93
2004	94.57	2.6	97.03	94.57
2003	94	-0.08	93.92	94
2002	93	0.72	93.67	93
2001	93	2.64	95.46	94

RESIDENTIAL: Table III reveals that there is very little support for the R&O median provided by the Trended Preliminary Ratio, since the difference between the two figures is slightly more than four points (4.03).

**2008 Correlation Section
for Box Butte 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 Box Butte 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)
13.08	2008	6.71
2	2007	1.57
0.59	2006	0.98
6.5	2005	12.26
-0.3	2004	2.6
0	2003	-0.08
-0.42	2002	0.72
1.95	2001	2.64

RESIDENTIAL: A comparison of the percent change in the sales file with the percent change in assessed value (excluding growth) reveals a statistically significant difference (6.37 points) between the two figures. To discover a possible reason for the large difference, a review of the assessment actions taken to address the residential property class for 2008 will be made: it was noted in the Assessment Actions section of this document that the Assessor implemented a new depreciation schedule for the city of Alliance, based on the market. She also raised Hemingford lot values in Uhrig's Addition by \$1 per square foot. Houses in the Rural Residential 1 Assessor Location were also increased by 5%.

Taking the assessment actions into account (via the sales file), it should be noted that 386 of the 434 sales (or about 89%) in the statistical profile were affected by the assessment actions. In dollar amounts, of the \$34,037,772 total assessed value for the 434 properties appearing in the statistical profile, \$30,893,499, or approximately 91% of the assessed value consisted of sales that were affected by assessment actions taken for 2008.

Regarding the residential base, the total residential value excluding growth (taken from Form 45) would be $\$276,032,760 - \$1,560,257 = \$274,472,503$. The sales file total assessed value consists of approximately twelve percent of residential value within Box Butte County ($\$34,037,772 / \$274,472,503 = 12.40\%$). Further, the sales within the sample that were affected by the assessment actions are approximately 11.26% of total residential value (represented by the base). Therefore, the higher percent change to the sales file of 13.08%, compared to the 6.71% percent change to the base is hardly surprising, since the assessment actions taken to address residential property affected 91% of the sales file, compared to only 11% of the residential base (excluding growth).

2008 Correlation Section for Box Butte 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 Box Butte County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.85	97.35	103.28

RESIDENTIAL: As shown in the above table, the median and weighted mean measures of central tendency are within acceptable range. Further analysis of the sales file reveals that the mean is outside of acceptable range due to the influence of outliers. If these were removed, all three measures of central tendency would be within acceptable range.

**2008 Correlation Section
for Box Butte 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	15.49	106.09
Difference	0.49	3.09

RESIDENTIAL: It appears from Table VI that the coefficient of dispersion is slightly above the accepted range for residential property. The price-related differential appears to be slightly more than three points higher than the upper limit of acceptable range. However, the removal of extreme outlying sales would bring both qualitative statistics within their respective acceptable range.

**2008 Correlation Section
for Box Butte 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	438	434	-4
Median	88.86	98.85	9.99
Wgt. Mean	87.65	97.35	9.7
Mean	96.74	103.28	6.54
COD	24.91	15.49	-9.42
PRD	110.37	106.09	-4.28
Min Sales Ratio	18.02	23.97	5.95
Max Sales Ratio	554.55	554.55	0

RESIDENTIAL: The difference of four sales between the Preliminary and the R&O statistics is due to three sales removed because they were substantially changed (remodeling, additions, etc.), and one sale was coded “4” not to be used, since review found it was not offered on the open market.

Assessment actions taken to address the residential property class for 2008 included: the implementation of a new depreciation schedule for the city of Alliance, based on the market. Hemingford lot values in Uhrig’s Addition were increased by \$1 per square foot. Houses in the Rural Residential 1 Assessor Location were increased by 5%.

Table VII appears to reflect these assessment actions.

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6526

What If ID: 5314

Desc: New Whatif for Query ID: 6526

<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>
Assessor Location	Rural Res1	Total	Increase	13.450	A	1
Assessor Location	Rural Res2	Total	Increase	19.180	B	1

PAD 2008 R&O Statistics

Query: 6526

Type: Qualified

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

NUMBER of Sales:	434	MEDIAN:	99	COV:	39.74	95% Median C.I.:	98.68 to 99.09	(! : Derived)
TOTAL Sales Price:	34,868,092	WGT. MEAN:	99	STD:	41.62	95% Wgt. Mean C.I.:	97.39 to 100.50	
TOTAL Adj.Sales Price:	34,963,092	MEAN:	105	AVG.ABS.DEV:	15.53	95% Mean C.I.:	100.80 to 108.63	
TOTAL Assessed Value:	34,595,746							
AVG. Adj. Sales Price:	80,560	COD:	15.70	MAX Sales Ratio:	629.13			
AVG. Assessed Value:	79,713	PRD:	105.83	MIN Sales Ratio:	25.60			

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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>											
07/01/05 TO 09/30/05	52	99.87	111.45	103.82	20.84	107.34	25.60	231.49	98.69 to 109.03	76,372	79,291
10/01/05 TO 12/31/05	46	98.75	100.12	98.17	7.51	101.99	66.04	135.84	97.77 to 100.00	76,900	75,490
01/01/06 TO 03/31/06	57	99.37	123.07	103.12	32.09	119.34	50.56	629.13	98.47 to 101.09	77,073	79,479
04/01/06 TO 06/30/06	60	98.79	101.90	99.51	11.21	102.41	36.75	329.03	98.08 to 99.20	81,340	80,941
07/01/06 TO 09/30/06	57	98.68	97.42	96.12	12.31	101.35	61.68	192.67	97.80 to 99.08	80,281	77,166
10/01/06 TO 12/31/06	60	98.23	101.56	95.16	18.19	106.73	45.42	256.29	95.25 to 99.22	79,174	75,342
01/01/07 TO 03/31/07	37	99.26	105.06	99.79	12.44	105.28	74.20	277.35	98.37 to 99.72	82,354	82,183
04/01/07 TO 06/30/07	65	98.75	98.20	97.35	9.27	100.87	27.20	221.83	97.81 to 99.18	89,340	86,975
<u>Study Years</u>											
07/01/05 TO 06/30/06	215	99.09	109.44	101.19	18.37	108.15	25.60	629.13	98.76 to 99.37	78,057	78,988
07/01/06 TO 06/30/07	219	98.70	100.07	96.88	13.05	103.30	27.20	277.35	98.20 to 99.02	83,017	80,425
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	234	98.82	105.88	98.42	18.40	107.58	36.75	629.13	98.47 to 99.07	79,487	78,230
<u>ALL</u>											
	434	98.90	104.71	98.95	15.70	105.83	25.60	629.13	98.68 to 99.09	80,560	79,713

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALLIANCE RES	345	99.04	103.25	100.12	10.36	103.12	25.60	329.03	98.81 to 99.20	80,793	80,894
HEMINGFORD RES	36	93.15	103.18	93.53	31.55	110.32	36.75	277.35	84.75 to 100.00	55,907	52,288
RAINBOW SUBDV	11	96.44	104.43	88.68	23.25	117.76	66.04	215.00	69.89 to 142.16	52,972	46,975
RURAL RES1	33	96.00	125.08	94.76	54.12	132.00	27.20	629.13	78.71 to 113.41	99,691	94,463
RURAL RES2	9	96.00	92.58	97.23	15.02	95.22	69.30	123.24	70.11 to 112.34	133,777	130,076
<u>ALL</u>											
	434	98.90	104.71	98.95	15.70	105.83	25.60	629.13	98.68 to 99.09	80,560	79,713

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	381	99.00	103.25	99.68	12.27	103.58	25.60	329.03	98.75 to 99.17	78,442	78,191
3	53	96.00	115.28	94.65	41.10	121.80	27.20	629.13	83.35 to 108.31	95,783	90,655
<u>ALL</u>											
	434	98.90	104.71	98.95	15.70	105.83	25.60	629.13	98.68 to 99.09	80,560	79,713

PAD 2008 R&O Statistics

Query: 6526

Type: Qualified

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

NUMBER of Sales:	434	MEDIAN:	99	COV:	39.74	95% Median C.I.:	98.68 to 99.09	(! : Derived)
TOTAL Sales Price:	34,868,092	WGT. MEAN:	99	STD:	41.62	95% Wgt. Mean C.I.:	97.39 to 100.50	
TOTAL Adj.Sales Price:	34,963,092	MEAN:	105	AVG.ABS.DEV:	15.53	95% Mean C.I.:	100.80 to 108.63	
TOTAL Assessed Value:	34,595,746							
AVG. Adj. Sales Price:	80,560	COD:	15.70	MAX Sales Ratio:	629.13			
AVG. Assessed Value:	79,713	PRD:	105.83	MIN Sales Ratio:	25.60			

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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
1	395	98.89	101.75	98.86	12.05	102.92	25.60	329.03	98.66 to 99.09	84,481	83,521
2	38	99.50	134.81	98.63	52.79	136.68	27.20	629.13	96.44 to 111.56	39,287	38,750
3	1	132.32	132.32	132.32			132.32	132.32	N/A	99,900	132,183
ALL	434	98.90	104.71	98.95	15.70	105.83	25.60	629.13	98.68 to 99.09	80,560	79,713

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	424	98.91	105.25	99.20	15.13	106.11	36.75	629.13	98.69 to 99.12	80,770	80,120
06	2	26.40	26.40	25.97	3.03	101.65	25.60	27.20	N/A	40,250	10,453
07	8	85.28	95.66	94.94	34.16	100.75	57.16	175.52	57.16 to 175.52	79,487	75,465
ALL	434	98.90	104.71	98.95	15.70	105.83	25.60	629.13	98.68 to 99.09	80,560	79,713

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	374	98.97	103.95	99.94	12.53	104.02	25.60	401.72	98.72 to 99.17	80,486	80,435
07-0010	59	93.33	109.86	92.88	37.43	118.28	36.75	629.13	85.23 to 100.00	81,745	75,928
62-0021	1	87.04	87.04	87.04			87.04	87.04	N/A	38,000	33,076
62-0063											
NonValid School											
ALL	434	98.90	104.71	98.95	15.70	105.83	25.60	629.13	98.68 to 99.09	80,560	79,713

Type: Qualified

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

NUMBER of Sales:	434	MEDIAN:	99	COV:	39.74	95% Median C.I.:	98.68 to 99.09	(! : Derived)
TOTAL Sales Price:	34,868,092	WGT. MEAN:	99	STD:	41.62	95% Wgt. Mean C.I.:	97.39 to 100.50	
TOTAL Adj.Sales Price:	34,963,092	MEAN:	105	AVG.ABS.DEV:	15.53	95% Mean C.I.:	100.80 to 108.63	
TOTAL Assessed Value:	34,595,746							
AVG. Adj. Sales Price:	80,560	COD:	15.70	MAX Sales Ratio:	629.13			
AVG. Assessed Value:	79,713	PRD:	105.83	MIN Sales Ratio:	25.60			

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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	41	97.00	127.66	99.18	57.20	128.71	25.60	629.13	81.67 to 105.99	20,591	20,423
Prior TO 1860											
1860 TO 1899	8	98.35	99.66	86.96	25.09	114.61	58.25	163.69	58.25 to 163.69	63,062	54,837
1900 TO 1919	71	98.95	103.76	98.09	15.12	105.78	54.33	231.49	97.97 to 99.34	57,546	56,448
1920 TO 1939	80	98.90	105.91	98.70	16.63	107.31	45.42	329.03	97.77 to 99.36	62,975	62,154
1940 TO 1949	42	99.06	103.22	99.54	10.84	103.70	61.68	277.35	98.47 to 100.06	63,000	62,708
1950 TO 1959	26	98.85	102.29	98.37	9.96	103.98	78.03	185.72	97.66 to 99.37	78,750	77,470
1960 TO 1969	17	99.31	102.36	101.57	4.43	100.77	92.91	113.41	98.66 to 108.99	97,997	99,539
1970 TO 1979	90	99.06	100.17	99.13	6.22	101.05	69.30	139.64	98.47 to 99.44	110,095	109,136
1980 TO 1989	30	97.45	96.38	95.25	10.30	101.19	57.16	175.52	95.26 to 98.39	99,670	94,932
1990 TO 1994	6	95.98	96.63	94.76	6.32	101.98	80.68	111.63	80.68 to 111.63	168,333	159,508
1995 TO 1999	16	98.97	97.24	98.09	5.37	99.14	60.31	113.72	98.41 to 99.95	172,962	169,659
2000 TO Present	7	113.24	113.89	113.91	7.36	99.98	99.17	134.71	99.17 to 134.71	207,857	236,776
ALL	434	98.90	104.71	98.95	15.70	105.83	25.60	629.13	98.68 to 99.09	80,560	79,713

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	97.00	198.05	200.32	109.03	98.86	81.67	629.13	94.06 to 256.29	3,196	6,403
5000 TO 9999	8	104.53	150.31	136.16	74.33	110.39	36.75	401.72	36.75 to 401.72	6,862	9,344
Total \$											
1 TO 9999	17	103.07	175.58	158.22	90.14	110.97	36.75	629.13	94.06 to 252.28	4,921	7,787
10000 TO 29999	47	107.53	132.37	132.86	41.69	99.63	27.20	329.03	99.34 to 139.29	18,709	24,856
30000 TO 59999	95	98.75	98.45	99.21	11.21	99.24	57.90	175.52	97.33 to 99.19	44,021	43,672
60000 TO 99999	157	98.81	98.07	98.54	7.44	99.52	25.60	139.64	98.39 to 99.09	79,450	78,289
100000 TO 149999	77	99.08	98.20	98.02	5.45	100.18	66.04	128.62	98.19 to 99.37	120,500	118,112
150000 TO 249999	36	98.52	94.85	94.84	9.09	100.02	50.56	134.71	94.38 to 99.02	185,386	175,816
250000 TO 499999	5	99.92	102.99	102.78	9.62	100.20	87.97	123.24	N/A	278,400	286,145
ALL	434	98.90	104.71	98.95	15.70	105.83	25.60	629.13	98.68 to 99.09	80,560	79,713

PAD 2008 R&O Statistics

Query: 6526

Type: Qualified

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

NUMBER of Sales:	434	MEDIAN:	99	COV:	39.74	95% Median C.I.:	98.68 to 99.09	(! : Derived)
TOTAL Sales Price:	34,868,092	WGT. MEAN:	99	STD:	41.62	95% Wgt. Mean C.I.:	97.39 to 100.50	
TOTAL Adj.Sales Price:	34,963,092	MEAN:	105	AVG.ABS.DEV:	15.53	95% Mean C.I.:	100.80 to 108.63	
TOTAL Assessed Value:	34,595,746							
AVG. Adj. Sales Price:	80,560	COD:	15.70	MAX Sales Ratio:	629.13			
AVG. Assessed Value:	79,713	PRD:	105.83	MIN Sales Ratio:	25.60			

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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 \$ _____											
1 TO 4999	10	94.06	101.53	64.89	45.42	156.47	27.20	218.20	36.75 to 215.00	5,625	3,649
5000 TO 9999	9	96.31	107.39	82.84	42.06	129.63	45.42	256.29	61.85 to 152.05	9,566	7,925
Total \$ _____											
1 TO 9999	19	94.06	104.30	75.75	44.43	137.70	27.20	256.29	61.85 to 105.99	7,492	5,674
10000 TO 29999	50	98.85	121.39	96.93	42.69	125.24	25.60	629.13	93.33 to 101.66	22,458	21,769
30000 TO 59999	100	98.89	105.74	97.19	19.35	108.80	57.16	277.35	97.87 to 99.26	47,233	45,905
60000 TO 99999	148	98.82	101.01	98.11	7.41	102.96	50.56	329.03	98.47 to 99.10	81,446	79,906
100000 TO 149999	86	99.27	102.04	100.82	6.98	101.21	73.66	139.64	98.87 to 99.73	122,086	123,088
150000 TO 249999	28	98.70	99.61	99.24	6.47	100.37	76.84	134.71	98.37 to 100.02	197,460	195,963
250000 TO 499999	3	95.52	102.24	102.03	12.31	100.20	87.97	123.24	N/A	297,333	303,382
ALL _____											
	434	98.90	104.71	98.95	15.70	105.83	25.60	629.13	98.68 to 99.09	80,560	79,713

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	41	97.00	127.66	99.18	57.20	128.71	25.60	629.13	81.67 to 105.99	20,591	20,423
10	7	111.63	114.58	97.12	19.88	117.98	80.68	192.67	80.68 to 192.67	116,571	113,215
15	4	131.58	148.18	128.35	37.47	115.45	98.07	231.49	N/A	32,975	42,323
20	72	97.78	101.15	92.44	20.48	109.42	45.42	277.35	95.26 to 99.16	55,160	50,989
25	71	99.02	101.86	99.02	9.81	102.87	57.90	179.13	98.41 to 99.20	67,521	66,863
30	202	98.93	102.12	99.86	8.67	102.26	60.31	329.03	98.66 to 99.26	90,012	89,883
35	20	99.02	100.59	100.68	6.03	99.91	85.55	133.57	95.94 to 99.92	138,075	139,019
40	17	98.70	97.82	99.42	6.08	98.39	57.16	123.24	97.34 to 101.19	203,605	202,426
ALL _____											
	434	98.90	104.71	98.95	15.70	105.83	25.60	629.13	98.68 to 99.09	80,560	79,713

Type: Qualified

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

NUMBER of Sales:	434	MEDIAN:	99	COV:	39.74	95% Median C.I.:	98.68 to 99.09	(! : Derived)
TOTAL Sales Price:	34,868,092	WGT. MEAN:	99	STD:	41.62	95% Wgt. Mean C.I.:	97.39 to 100.50	
TOTAL Adj.Sales Price:	34,963,092	MEAN:	105	AVG.ABS.DEV:	15.53	95% Mean C.I.:	100.80 to 108.63	
TOTAL Assessed Value:	34,595,746							
AVG. Adj. Sales Price:	80,560	COD:	15.70	MAX Sales Ratio:	629.13			
AVG. Assessed Value:	79,713	PRD:	105.83	MIN Sales Ratio:	25.60			

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	41	97.00	127.66	99.18	57.20	128.71	25.60	629.13	81.67 to 105.99		20,591	20,423
100	7	78.75	77.08	74.68	15.62	103.22	57.16	96.44	57.16 to 96.44		64,000	47,795
101	247	99.02	102.96	98.81	12.31	104.20	45.42	277.35	98.70 to 99.22		78,971	78,032
102	20	99.02	100.78	103.04	3.89	97.81	93.77	123.24	97.88 to 99.42		109,650	112,981
103	28	98.50	97.89	97.30	5.73	100.60	66.04	128.62	97.23 to 99.47		115,939	112,812
104	35	98.49	102.17	96.89	16.02	105.45	58.25	221.83	96.00 to 99.80		86,973	84,266
106	5	99.76	101.17	100.59	3.32	100.58	97.34	106.38	N/A		127,510	128,259
111	43	98.82	100.42	100.05	4.55	100.37	83.04	139.64	98.16 to 99.40		103,284	103,341
301	3	99.39	100.92	100.84	2.02	100.08	98.68	104.69	N/A		83,666	84,366
302	3	107.99	106.43	106.42	3.99	100.01	99.18	112.12	N/A		79,566	84,672
304	1	329.03	329.03	329.03			329.03	329.03	N/A		20,000	65,806
308	1	133.57	133.57	133.57			133.57	133.57	N/A		93,000	124,223
<u>ALL</u>												
	434	98.90	104.71	98.95	15.70	105.83	25.60	629.13	98.68 to 99.09		80,560	79,713

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	41	97.00	127.66	99.18	57.20	128.71	25.60	629.13	81.67 to 105.99		20,591	20,423
10	15	106.91	117.46	109.10	31.88	107.66	54.33	231.49	78.71 to 152.05		24,366	26,584
15	1	109.03	109.03	109.03			109.03	109.03	N/A		70,000	76,324
20	101	98.69	100.16	96.13	13.82	104.19	45.42	221.83	97.88 to 99.09		57,665	55,432
25	26	98.81	101.67	101.13	6.70	100.54	62.44	141.97	98.09 to 101.93		67,275	68,032
30	237	99.02	102.48	98.94	9.67	103.57	50.56	329.03	98.70 to 99.20		100,223	99,163
35	2	101.49	101.49	101.80	2.75	99.69	98.69	104.28	N/A		179,500	182,736
40	11	98.66	99.21	102.53	8.94	96.76	60.31	123.24	95.52 to 111.63		181,636	186,227
<u>ALL</u>												
	434	98.90	104.71	98.95	15.70	105.83	25.60	629.13	98.68 to 99.09		80,560	79,713

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

(!: AVTot=0)

NUMBER of Sales:	62	MEDIAN:	97	COV:	102.77	95% Median C.I.:	91.47 to 100.03
TOTAL Sales Price:	9,059,660	WGT. MEAN:	98	STD:	125.42	95% Wgt. Mean C.I.:	89.34 to 106.57
TOTAL Adj.Sales Price:	8,921,660	MEAN:	122	AVG.ABS.DEV:	41.73	95% Mean C.I.:	90.82 to 153.26
TOTAL Assessed Value:	8,739,314						
AVG. Adj. Sales Price:	143,897	COD:	42.92	MAX Sales Ratio:	1019.17		
AVG. Assessed Value:	140,956	PRD:	124.58	MIN Sales Ratio:	48.25		

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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	1	94.97	94.97	94.97			94.97	94.97	N/A	46,500	44,162
10/01/04 TO 12/31/04	7	98.26	247.22	100.24	177.03	246.62	49.88	1019.17	49.88 to 1019.17	27,442	27,508
01/01/05 TO 03/31/05	4	100.89	105.60	99.32	11.06	106.33	90.47	130.15	N/A	145,250	144,256
04/01/05 TO 06/30/05	8	97.31	103.47	102.43	7.60	101.02	95.19	128.35	95.19 to 128.35	65,212	66,794
07/01/05 TO 09/30/05	1	180.17	180.17	180.17			180.17	180.17	N/A	30,000	54,051
10/01/05 TO 12/31/05	6	94.74	86.33	88.55	19.48	97.50	49.47	117.45	49.47 to 117.45	53,333	47,224
01/01/06 TO 03/31/06	2	74.38	74.38	58.70	21.88	126.70	58.10	90.65	N/A	295,500	173,461
04/01/06 TO 06/30/06	9	87.21	106.38	102.23	31.12	104.06	72.52	232.06	76.12 to 113.59	90,288	92,305
07/01/06 TO 09/30/06	6	96.50	99.08	99.60	8.90	99.47	84.25	124.00	84.25 to 124.00	330,543	329,236
10/01/06 TO 12/31/06	7	94.78	124.38	91.43	49.55	136.03	54.16	266.03	54.16 to 266.03	38,357	35,071
01/01/07 TO 03/31/07	3	91.01	132.75	102.02	68.47	130.12	60.15	247.10	N/A	48,333	49,310
04/01/07 TO 06/30/07	8	105.76	102.88	102.25	20.78	100.61	48.25	138.71	48.25 to 138.71	428,750	438,412
<u>Study Years</u>											
07/01/04 TO 06/30/05	20	98.22	153.78	100.51	67.46	153.01	49.88	1019.17	95.19 to 103.37	67,065	67,405
07/01/05 TO 06/30/06	18	91.06	100.24	86.40	29.42	116.02	49.47	232.06	76.12 to 106.81	97,422	84,170
07/01/06 TO 06/30/07	24	96.87	111.93	100.85	32.98	110.99	48.25	266.03	88.71 to 124.00	242,781	244,839
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	98.17	102.54	99.73	15.94	102.82	49.47	180.17	95.19 to 117.45	76,457	76,251
01/01/06 TO 12/31/06	24	93.62	107.14	92.98	29.88	115.23	54.16	266.03	84.25 to 106.81	152,306	141,607
<u>ALL</u>											
	62	97.22	122.04	97.96	42.92	124.58	48.25	1019.17	91.47 to 100.03	143,897	140,956

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALLIANCE COMM	54	97.22	125.21	97.93	46.30	127.86	48.25	1019.17	91.47 to 100.02	154,730	151,529
HEMINGFORD COMM	7	104.78	101.68	102.69	19.76	99.01	49.88	130.15	49.88 to 130.15	43,742	44,919
RURAL COMM	1	93.19	93.19	93.19			93.19	93.19	N/A	260,000	242,296
<u>ALL</u>											
	62	97.22	122.04	97.96	42.92	124.58	48.25	1019.17	91.47 to 100.03	143,897	140,956

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	61	98.00	122.51	98.10	43.20	124.88	48.25	1019.17	91.47 to 100.03	141,994	139,295
3	1	93.19	93.19	93.19			93.19	93.19	N/A	260,000	242,296
<u>ALL</u>											
	62	97.22	122.04	97.96	42.92	124.58	48.25	1019.17	91.47 to 100.03	143,897	140,956

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

(!: AVTot=0)

NUMBER of Sales:	62	MEDIAN:	97	COV:	102.77	95% Median C.I.:	91.47 to 100.03
TOTAL Sales Price:	9,059,660	WGT. MEAN:	98	STD:	125.42	95% Wgt. Mean C.I.:	89.34 to 106.57
TOTAL Adj.Sales Price:	8,921,660	MEAN:	122	AVG.ABS.DEV:	41.73	95% Mean C.I.:	90.82 to 153.26
TOTAL Assessed Value:	8,739,314						
AVG. Adj. Sales Price:	143,897	COD:	42.92	MAX Sales Ratio:	1019.17		
AVG. Assessed Value:	140,956	PRD:	124.58	MIN Sales Ratio:	48.25		

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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
1	50	98.09	103.87	98.02	20.60	105.97	48.25	247.10	94.04 to 100.03	175,811	172,321
2	12	85.85	197.76	94.00	151.77	210.38	49.88	1019.17	62.68 to 266.03	10,925	10,269
____ALL____	62	97.22	122.04	97.96	42.92	124.58	48.25	1019.17	91.47 to 100.03	143,897	140,956

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	8	96.97	96.74	111.84	15.25	86.50	62.68	124.00	62.68 to 124.00	152,845	170,938
03	54	97.22	125.79	95.75	47.03	131.37	48.25	1019.17	91.01 to 103.37	142,572	136,514
04											
____ALL____	62	97.22	122.04	97.96	42.92	124.58	48.25	1019.17	91.47 to 100.03	143,897	140,956

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	53	96.45	125.72	97.93	47.52	128.38	48.25	1019.17	91.01 to 100.03	155,244	152,026
07-0010	8	98.99	100.62	98.33	19.77	102.33	49.88	130.15	49.88 to 130.15	70,775	69,591
62-0021	1	98.17	98.17	98.17			98.17	98.17	N/A	127,500	125,167
62-0063											
NonValid School											
____ALL____	62	97.22	122.04	97.96	42.92	124.58	48.25	1019.17	91.47 to 100.03	143,897	140,956

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

(!: AVTot=0)

NUMBER of Sales:	62	MEDIAN:	97	COV:	102.77	95% Median C.I.:	91.47 to 100.03
TOTAL Sales Price:	9,059,660	WGT. MEAN:	98	STD:	125.42	95% Wgt. Mean C.I.:	89.34 to 106.57
TOTAL Adj.Sales Price:	8,921,660	MEAN:	122	AVG.ABS.DEV:	41.73	95% Mean C.I.:	90.82 to 153.26
TOTAL Assessed Value:	8,739,314						
AVG. Adj. Sales Price:	143,897	COD:	42.92	MAX Sales Ratio:	1019.17		
AVG. Assessed Value:	140,956	PRD:	124.58	MIN Sales Ratio:	48.25		

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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	14	85.85	181.14	65.43	133.97	276.83	49.88	1019.17	58.10 to 266.03	51,721	33,843
Prior TO 1860											
1860 TO 1899	3	95.19	94.29	92.92	3.59	101.47	88.71	98.96	N/A	81,166	75,420
1900 TO 1919	12	107.98	132.98	128.98	38.42	103.11	80.92	247.10	90.65 to 180.17	41,966	54,128
1920 TO 1939	5	87.21	82.31	89.57	18.43	91.89	49.47	103.37	N/A	75,200	67,358
1940 TO 1949	7	113.59	109.92	103.83	10.99	105.86	84.25	130.15	84.25 to 130.15	86,680	90,002
1950 TO 1959	1	98.17	98.17	98.17			98.17	98.17	N/A	127,500	125,167
1960 TO 1969											
1970 TO 1979	12	95.14	85.72	78.79	12.52	108.80	48.25	100.02	76.12 to 98.26	122,041	96,156
1980 TO 1989	3	106.81	107.13	116.16	9.87	92.22	91.47	123.11	N/A	339,000	393,794
1990 TO 1994	1	98.90	98.90	98.90			98.90	98.90	N/A	130,000	128,566
1995 TO 1999	4	102.39	105.90	102.82	10.40	102.99	90.47	128.35	N/A	932,175	958,477
2000 TO Present											
ALL	62	97.22	122.04	97.96	42.92	124.58	48.25	1019.17	91.47 to 100.03	143,897	140,956

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	3	305.75	530.32	346.53	82.11	153.04	266.03	1019.17	N/A	2,200	7,623
5000 TO 9999	5	80.30	95.83	98.13	43.27	97.65	49.88	146.27	N/A	7,814	7,668
Total \$											
1 TO 9999	8	143.14	258.76	134.03	122.64	193.07	49.88	1019.17	49.88 to 1019.17	5,708	7,651
10000 TO 29999	11	91.01	96.78	96.02	15.21	100.79	72.52	138.71	77.13 to 117.45	19,266	18,500
30000 TO 59999	14	98.49	122.06	117.05	40.66	104.29	49.47	247.10	86.28 to 180.17	43,664	51,107
60000 TO 99999	10	93.85	95.78	95.85	12.56	99.93	76.12	130.82	80.92 to 113.59	71,850	68,869
100000 TO 149999	9	96.45	93.17	93.71	11.54	99.42	60.15	124.00	78.05 to 100.02	123,584	115,808
150000 TO 249999	3	98.40	97.41	97.58	4.37	99.83	90.47	103.37	N/A	183,333	178,892
250000 TO 499999	3	93.19	82.75	80.02	20.95	103.41	48.25	106.81	N/A	317,333	253,940
500000 +	4	102.39	96.50	100.20	17.02	96.30	58.10	123.11	N/A	1,180,000	1,182,408
ALL	62	97.22	122.04	97.96	42.92	124.58	48.25	1019.17	91.47 to 100.03	143,897	140,956

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

(!: AVTot=0)

NUMBER of Sales:	62	MEDIAN:	97	COV:	102.77	95% Median C.I.:	91.47 to 100.03
TOTAL Sales Price:	9,059,660	WGT. MEAN:	98	STD:	125.42	95% Wgt. Mean C.I.:	89.34 to 106.57
TOTAL Adj.Sales Price:	8,921,660	MEAN:	122	AVG.ABS.DEV:	41.73	95% Mean C.I.:	90.82 to 153.26
TOTAL Assessed Value:	8,739,314						
AVG. Adj. Sales Price:	143,897	COD:	42.92	MAX Sales Ratio:	1019.17		
AVG. Assessed Value:	140,956	PRD:	124.58	MIN Sales Ratio:	48.25		

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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 \$ _____											
1 TO 4999	2	65.09	65.09	63.49	23.37	102.52	49.88	80.30	N/A	6,785	4,308
5000 TO 9999	4	198.20	369.56	124.57	147.78	296.68	62.68	1019.17	N/A	5,525	6,882
Total \$ _____											
1 TO 9999	6	85.47	268.07	101.33	238.41	264.56	49.88	1019.17	49.88 to 1019.17	5,945	6,024
10000 TO 29999	15	95.19	108.66	88.44	35.39	122.86	49.47	266.03	77.13 to 138.71	20,561	18,184
30000 TO 59999	12	97.22	105.70	101.32	15.31	104.32	80.92	180.17	91.47 to 117.95	48,000	48,634
60000 TO 99999	9	96.24	110.22	97.67	32.36	112.85	60.15	247.10	76.12 to 128.35	71,355	69,691
100000 TO 149999	9	98.17	113.02	102.32	23.15	110.46	78.05	232.06	88.71 to 130.82	112,177	114,779
150000 TO 249999	6	95.80	92.95	85.19	16.33	109.11	48.25	124.00	48.25 to 124.00	218,793	186,389
250000 TO 499999	2	82.46	82.46	75.31	29.54	109.49	58.10	106.81	N/A	448,500	337,768
500000 +	3	104.74	109.29	106.10	7.35	103.01	100.03	123.11	N/A	1,380,000	1,464,227
ALL _____	62	97.22	122.04	97.96	42.92	124.58	48.25	1019.17	91.47 to 100.03	143,897	140,956

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	85.85	181.14	65.43	133.97	276.83	49.88	1019.17	58.10 to 266.03	51,721	33,843
10	5	98.26	100.42	94.51	11.07	106.25	84.25	130.15	N/A	76,200	72,017
15	2	97.22	97.22	96.89	0.80	100.34	96.45	98.00	N/A	87,500	84,783
20	39	98.17	105.44	101.30	22.77	104.09	48.25	247.10	91.47 to 104.74	187,765	190,210
25	1	93.19	93.19	93.19			93.19	93.19	N/A	260,000	242,296
30	1	128.35	128.35	128.35			128.35	128.35	N/A	58,700	75,342
ALL _____	62	97.22	122.04	97.96	42.92	124.58	48.25	1019.17	91.47 to 100.03	143,897	140,956

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

(!: AVTot=0)

NUMBER of Sales:	62	MEDIAN:	97	COV:	102.77	95% Median C.I.:	91.47 to 100.03
TOTAL Sales Price:	9,059,660	WGT. MEAN:	98	STD:	125.42	95% Wgt. Mean C.I.:	89.34 to 106.57
TOTAL Adj.Sales Price:	8,921,660	MEAN:	122	AVG.ABS.DEV:	41.73	95% Mean C.I.:	90.82 to 153.26
TOTAL Assessed Value:	8,739,314						
AVG. Adj. Sales Price:	143,897	COD:	42.92	MAX Sales Ratio:	1019.17		
AVG. Assessed Value:	140,956	PRD:	124.58	MIN Sales Ratio:	48.25		

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OCCUPANCY CODE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	85.85	181.14	65.43	133.97	276.83	49.88	1019.17	58.10 to 266.03	51,721	33,843
326	1	72.52	72.52	72.52			72.52	72.52	N/A	24,500	17,767
330	1	104.74	104.74	104.74			104.74	104.74	N/A	2,200,000	2,304,332
336	1	91.47	91.47	91.47			91.47	91.47	N/A	60,000	54,884
343	1	100.03	100.03	100.03			100.03	100.03	N/A	1,300,000	1,300,436
344	7	98.00	93.78	95.35	4.55	98.35	80.92	98.40	80.92 to 98.40	97,142	92,627
349	2	102.86	102.86	104.51	3.85	98.42	98.90	106.81	N/A	223,500	233,575
350	3	103.37	106.60	103.52	5.96	102.97	98.98	117.45	N/A	78,333	81,093
352	7	98.96	101.60	112.18	11.84	90.57	76.12	124.00	76.12 to 124.00	173,465	194,597
353	10	94.99	117.98	100.71	39.84	117.14	49.47	247.10	78.05 to 180.17	55,550	55,946
384	1	128.35	128.35	128.35			128.35	128.35	N/A	58,700	75,342
406	6	113.29	127.39	127.34	32.62	100.04	84.25	232.06	84.25 to 232.06	47,850	60,933
407	1	48.25	48.25	48.25			48.25	48.25	N/A	375,000	180,939
419	1	90.47	90.47	90.47			90.47	90.47	N/A	170,000	153,798
442	1	87.21	87.21	87.21			87.21	87.21	N/A	75,000	65,410
470	1	106.78	106.78	106.78			106.78	106.78	N/A	25,000	26,694
477	1	93.19	93.19	93.19			93.19	93.19	N/A	260,000	242,296
528	1	113.59	113.59	113.59			113.59	113.59	N/A	68,000	77,239
531	2	78.19	78.19	74.03	23.08	105.63	60.15	96.24	N/A	81,250	60,149
<u>ALL</u>	<u>62</u>	<u>97.22</u>	<u>122.04</u>	<u>97.96</u>	<u>42.92</u>	<u>124.58</u>	<u>48.25</u>	<u>1019.17</u>	<u>91.47 to 100.03</u>	<u>143,897</u>	<u>140,956</u>

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

Commercial

All pickup work was completed. After conducting an analysis of commercial sales activity in Hemingford, the assessor lowered commercial improvements by 10%.

2008 Assessment Survey for Box Butte County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Contracted appraisal firm.
2.	Valuation done by:
	The Assessor, with help from the contracted appraisal firm.
3.	Pickup work done by whom:
	Contracted appraisal firm.
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	Alliance 2005; Hemingford and rural 1999.
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	Alliance 2005; Hemingford & rural 2001.
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?
	In Alliance, 2005; It is unknown when this approach was used for the remaining commercial property within the County.
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?
	As defined by the IAAO, the Market or Sales Comparison Approach is not used to estimate market value of commercial property—rather, this approach would be used for individual taxpayer protests.
8.	Number of market areas/neighborhoods for this property class?
	There are three commercial property neighborhoods, and within these, commercial land is valued by six different locations in Hemingford and twelve in Alliance.
9.	How are these defined?
	By location: Alliance, Hemingford and Rural
10.	Is “Assessor Location” a usable valuation identity?
	Yes.
11.	Does the assessor location “suburban” mean something other than rural commercial? (That is, does the “suburban” location have its own market?)
	The assessor location, “suburban” is not utilized by the County.

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>
	Property fitting the Regulation definition is classified as part of the city and valued as such.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
33	0	0	33

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

(!: AVTot=0)

NUMBER of Sales:	60	MEDIAN:	97	COV:	45.42	95% Median C.I.:	91.01 to 100.03
TOTAL Sales Price:	8,991,060	WGT. MEAN:	97	STD:	47.42	95% Wgt. Mean C.I.:	87.88 to 105.93
TOTAL Adj.Sales Price:	8,853,060	MEAN:	104	AVG.ABS.DEV:	27.21	95% Mean C.I.:	92.42 to 116.42
TOTAL Assessed Value:	8,579,101						
AVG. Adj. Sales Price:	147,551	COD:	27.99	MAX Sales Ratio:	305.75		
AVG. Assessed Value:	142,985	PRD:	107.75	MIN Sales Ratio:	18.51		

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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	1	94.97	94.97	94.97			94.97	94.97	N/A	46,500	44,162
10/01/04 TO 12/31/04	6	90.16	129.36	117.67	66.83	109.94	49.88	305.75	49.88 to 305.75	31,916	37,555
01/01/05 TO 03/31/05	4	100.89	101.94	96.51	11.62	105.62	82.03	123.94	N/A	145,250	140,186
04/01/05 TO 06/30/05	8	97.72	93.81	93.49	14.73	100.35	29.61	117.95	29.61 to 117.95	65,212	60,964
07/01/05 TO 09/30/05	1	180.17	180.17	180.17			180.17	180.17	N/A	30,000	54,051
10/01/05 TO 12/31/05	6	98.45	94.09	97.97	10.20	96.04	62.68	108.21	62.68 to 108.21	53,333	52,250
01/01/06 TO 03/31/06	2	70.70	70.70	58.56	17.82	120.71	58.10	83.29	N/A	295,500	173,056
04/01/06 TO 06/30/06	8	86.94	104.82	101.14	30.57	103.64	72.52	232.06	72.52 to 232.06	93,075	94,132
07/01/06 TO 09/30/06	6	96.50	99.08	99.60	8.90	99.47	84.25	124.00	84.25 to 124.00	330,543	329,236
10/01/06 TO 12/31/06	7	94.78	124.38	91.43	49.55	136.03	54.16	266.03	54.16 to 266.03	38,357	35,071
01/01/07 TO 03/31/07	3	91.01	74.33	45.66	34.78	162.80	18.51	113.48	N/A	48,333	22,068
04/01/07 TO 06/30/07	8	105.76	102.88	102.25	20.78	100.61	48.25	138.71	48.25 to 138.71	428,750	438,412
<u>Study Years</u>											
07/01/04 TO 06/30/05	19	98.40	106.81	98.30	28.19	108.65	29.61	305.75	82.03 to 115.87	70,563	69,366
07/01/05 TO 06/30/06	17	91.47	101.45	87.02	27.26	116.59	58.10	232.06	76.12 to 106.81	99,152	86,277
07/01/06 TO 06/30/07	24	96.87	104.63	99.44	29.02	105.21	18.51	266.03	88.71 to 123.11	242,781	241,434
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	98.90	100.15	97.47	16.15	102.75	29.61	180.17	95.19 to 108.21	76,457	74,527
01/01/06 TO 12/31/06	23	93.19	106.31	92.55	30.44	114.86	54.16	266.03	83.29 to 100.03	155,972	144,351
<u>ALL</u>											
	60	97.22	104.42	96.91	27.99	107.75	18.51	305.75	91.01 to 100.03	147,551	142,985

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALLIANCE COMM	52	97.22	105.95	97.13	29.55	109.09	18.51	305.75	91.01 to 100.03	159,362	154,786
HEMINGFORD COMM	7	99.12	94.62	94.02	19.14	100.63	49.88	123.94	49.88 to 123.94	43,742	41,129
RURAL COMM	1	93.19	93.19	93.19			93.19	93.19	N/A	260,000	242,296
<u>ALL</u>											
	60	97.22	104.42	96.91	27.99	107.75	18.51	305.75	91.01 to 100.03	147,551	142,985

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	59	98.00	104.61	97.02	28.15	107.82	18.51	305.75	91.01 to 100.03	145,645	141,301
3	1	93.19	93.19	93.19			93.19	93.19	N/A	260,000	242,296
<u>ALL</u>											
	60	97.22	104.42	96.91	27.99	107.75	18.51	305.75	91.01 to 100.03	147,551	142,985

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

(!: AVTot=0)

NUMBER of Sales:	60	MEDIAN:	97	COV:	45.42	95% Median C.I.:	91.01 to 100.03
TOTAL Sales Price:	8,991,060	WGT. MEAN:	97	STD:	47.42	95% Wgt. Mean C.I.:	87.88 to 105.93
TOTAL Adj.Sales Price:	8,853,060	MEAN:	104	AVG.ABS.DEV:	27.21	95% Mean C.I.:	92.42 to 116.42
TOTAL Assessed Value:	8,579,101						
AVG. Adj. Sales Price:	147,551	COD:	27.99	MAX Sales Ratio:	305.75		
AVG. Assessed Value:	142,985	PRD:	107.75	MIN Sales Ratio:	18.51		

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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
1	49	98.40	100.23	97.01	20.24	103.32	18.51	232.06	94.04 to 100.03	178,011	172,693
2	11	80.68	123.08	89.75	70.41	137.14	49.88	305.75	54.16 to 266.03	11,863	10,647
____ALL____	60	97.22	104.42	96.91	27.99	107.75	18.51	305.75	91.01 to 100.03	147,551	142,985

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	8	96.97	96.74	111.84	15.25	86.50	62.68	124.00	62.68 to 124.00	152,845	170,938
03	52	97.22	105.60	94.51	29.95	111.73	18.51	305.75	89.68 to 103.37	146,736	138,684
04											
____ALL____	60	97.22	104.42	96.91	27.99	107.75	18.51	305.75	91.01 to 100.03	147,551	142,985

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	51	96.45	106.07	97.08	30.30	109.26	18.51	305.75	91.01 to 100.03	159,987	155,321
07-0010	8	96.16	94.44	93.64	18.04	100.85	49.88	123.94	49.88 to 123.94	70,775	66,275
62-0021	1	100.00	100.00	100.00			100.00	100.00	N/A	127,500	127,495
62-0063											
NonValid School											
____ALL____	60	97.22	104.42	96.91	27.99	107.75	18.51	305.75	91.01 to 100.03	147,551	142,985

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

(!: AVTot=0)

NUMBER of Sales:	60	MEDIAN:	97	COV:	45.42	95% Median C.I.:	91.01 to 100.03
TOTAL Sales Price:	8,991,060	WGT. MEAN:	97	STD:	47.42	95% Wgt. Mean C.I.:	87.88 to 105.93
TOTAL Adj.Sales Price:	8,853,060	MEAN:	104	AVG.ABS.DEV:	27.21	95% Mean C.I.:	92.42 to 116.42
TOTAL Assessed Value:	8,579,101						
AVG. Adj. Sales Price:	147,551	COD:	27.99	MAX Sales Ratio:	305.75		
AVG. Assessed Value:	142,985	PRD:	107.75	MIN Sales Ratio:	18.51		

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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	13	80.68	116.24	64.54	63.49	180.10	49.88	305.75	58.10 to 146.27	55,653	35,919
Prior TO 1860											
1860 TO 1899	3	95.19	94.29	92.92	3.59	101.47	88.71	98.96	N/A	81,166	75,420
1900 TO 1919	12	105.74	121.24	120.86	29.28	100.31	80.92	232.06	89.68 to 138.71	41,966	50,720
1920 TO 1939	5	98.98	93.55	98.04	9.81	95.42	72.52	105.29	N/A	75,200	73,724
1940 TO 1949	6	107.50	106.73	101.99	11.15	104.65	84.25	124.00	84.25 to 124.00	89,793	91,577
1950 TO 1959	1	100.00	100.00	100.00			100.00	100.00	N/A	127,500	127,495
1960 TO 1969											
1970 TO 1979	12	90.16	82.10	75.76	28.80	108.37	18.51	163.06	48.25 to 98.40	122,041	92,456
1980 TO 1989	3	106.81	107.13	116.16	9.87	92.22	91.47	123.11	N/A	339,000	393,794
1990 TO 1994	1	98.90	98.90	98.90			98.90	98.90	N/A	130,000	128,566
1995 TO 1999	4	102.39	100.67	102.24	9.41	98.46	82.03	115.87	N/A	932,175	953,057
2000 TO Present											
ALL	60	97.22	104.42	96.91	27.99	107.75	18.51	305.75	91.01 to 100.03	147,551	142,985

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	285.89	285.89	279.27	6.95	102.37	266.03	305.75	N/A	3,000	8,378
5000 TO 9999	5	80.30	95.83	98.13	43.27	97.65	49.88	146.27	N/A	7,814	7,668
Total \$											
1 TO 9999	7	140.00	150.13	122.24	53.59	122.81	49.88	305.75	49.88 to 305.75	6,438	7,870
10000 TO 29999	11	91.01	94.76	94.64	14.45	100.12	72.52	138.71	77.13 to 108.21	19,266	18,233
30000 TO 59999	14	102.14	115.17	114.13	25.54	100.91	54.16	232.06	94.78 to 123.94	43,664	49,836
60000 TO 99999	9	87.60	93.65	93.62	27.07	100.03	29.61	163.06	76.12 to 130.82	72,277	67,665
100000 TO 149999	9	96.45	88.74	90.17	16.54	98.41	18.51	124.00	78.05 to 100.02	123,584	111,440
150000 TO 249999	3	98.40	94.60	94.97	7.23	99.61	82.03	103.37	N/A	183,333	174,108
250000 TO 499999	3	93.19	82.75	80.02	20.95	103.41	48.25	106.81	N/A	317,333	253,940
500000 +	4	102.39	96.50	100.20	17.02	96.30	58.10	123.11	N/A	1,180,000	1,182,408
ALL	60	97.22	104.42	96.91	27.99	107.75	18.51	305.75	91.01 to 100.03	147,551	142,985

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

(!: AVTot=0)

NUMBER of Sales:	60	MEDIAN:	97	COV:	45.42	95% Median C.I.:	91.01 to 100.03
TOTAL Sales Price:	8,991,060	WGT. MEAN:	97	STD:	47.42	95% Wgt. Mean C.I.:	87.88 to 105.93
TOTAL Adj.Sales Price:	8,853,060	MEAN:	104	AVG.ABS.DEV:	27.21	95% Mean C.I.:	92.42 to 116.42
TOTAL Assessed Value:	8,579,101						
AVG. Adj. Sales Price:	147,551	COD:	27.99	MAX Sales Ratio:	305.75		
AVG. Assessed Value:	142,985	PRD:	107.75	MIN Sales Ratio:	18.51		

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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 \$ _____											
1 TO 4999	2	65.09	65.09	63.49	23.37	102.52	49.88	80.30	N/A	6,785	4,308
5000 TO 9999	3	83.29	150.57	95.84	97.28	157.11	62.68	305.75	N/A	7,166	6,868
Total \$ _____											
1 TO 9999	5	80.30	116.38	83.32	68.86	139.68	49.88	305.75	N/A	7,014	5,844
10000 TO 29999	16	93.10	100.85	67.49	39.41	149.42	18.51	266.03	72.52 to 138.71	25,901	17,481
30000 TO 59999	13	98.00	106.36	102.28	15.30	103.98	80.92	180.17	91.47 to 117.95	46,346	47,405
60000 TO 99999	6	93.28	104.31	101.05	23.21	103.22	76.12	163.06	76.12 to 163.06	73,616	74,392
100000 TO 149999	10	97.68	110.11	99.59	22.78	110.56	78.05	232.06	82.03 to 130.82	117,960	117,478
150000 TO 249999	5	98.40	93.44	84.40	17.47	110.71	48.25	124.00	N/A	228,552	192,908
250000 TO 499999	2	82.46	82.46	75.31	29.54	109.49	58.10	106.81	N/A	448,500	337,768
500000 +	3	104.74	109.29	106.10	7.35	103.01	100.03	123.11	N/A	1,380,000	1,464,227
ALL _____											
	60	97.22	104.42	96.91	27.99	107.75	18.51	305.75	91.01 to 100.03	147,551	142,985

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	80.68	116.24	64.54	63.49	180.10	49.88	305.75	58.10 to 146.27	55,653	35,919
10	5	98.98	110.45	100.44	24.39	109.96	82.03	163.06	N/A	76,200	76,538
15	2	97.22	97.22	96.89	0.80	100.34	96.45	98.00	N/A	87,500	84,783
20	38	98.65	99.95	99.93	21.04	100.03	18.51	232.06	91.47 to 104.74	190,917	190,778
25	1	93.19	93.19	93.19			93.19	93.19	N/A	260,000	242,296
30	1	115.87	115.87	115.87			115.87	115.87	N/A	58,700	68,017
ALL _____											
	60	97.22	104.42	96.91	27.99	107.75	18.51	305.75	91.01 to 100.03	147,551	142,985

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

(!: AVTot=0)

NUMBER of Sales:	60	MEDIAN:	97	COV:	45.42	95% Median C.I.:	91.01 to 100.03
TOTAL Sales Price:	8,991,060	WGT. MEAN:	97	STD:	47.42	95% Wgt. Mean C.I.:	87.88 to 105.93
TOTAL Adj.Sales Price:	8,853,060	MEAN:	104	AVG.ABS.DEV:	27.21	95% Mean C.I.:	92.42 to 116.42
TOTAL Assessed Value:	8,579,101						
AVG. Adj. Sales Price:	147,551	COD:	27.99	MAX Sales Ratio:	305.75		
AVG. Assessed Value:	142,985	PRD:	107.75	MIN Sales Ratio:	18.51		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	80.68	116.24	64.54	63.49	180.10	49.88	305.75	58.10 to 146.27	55,653	35,919
326	1	72.52	72.52	72.52			72.52	72.52	N/A	24,500	17,767
330	1	104.74	104.74	104.74			104.74	104.74	N/A	2,200,000	2,304,332
336	1	91.47	91.47	91.47			91.47	91.47	N/A	60,000	54,884
343	1	100.03	100.03	100.03			100.03	100.03	N/A	1,300,000	1,300,436
344	7	98.00	103.30	101.41	14.26	101.86	80.92	163.06	80.92 to 163.06	97,142	98,515
349	2	102.86	102.86	104.51	3.85	98.42	98.90	106.81	N/A	223,500	233,575
350	3	103.37	103.52	102.93	2.98	100.57	98.98	108.21	N/A	78,333	80,632
352	7	98.96	101.60	112.18	11.84	90.57	76.12	124.00	76.12 to 124.00	173,465	194,597
353	10	100.24	110.20	99.18	20.87	111.12	78.05	180.17	88.71 to 138.71	55,550	55,092
384	1	115.87	115.87	115.87			115.87	115.87	N/A	58,700	68,017
406	6	110.19	125.13	126.39	33.71	99.00	83.29	232.06	83.29 to 232.06	47,850	60,477
407	1	48.25	48.25	48.25			48.25	48.25	N/A	375,000	180,939
419	1	82.03	82.03	82.03			82.03	82.03	N/A	170,000	139,446
442	1	87.60	87.60	87.60			87.60	87.60	N/A	75,000	65,698
470	1	106.78	106.78	106.78			106.78	106.78	N/A	25,000	26,694
477	1	93.19	93.19	93.19			93.19	93.19	N/A	260,000	242,296
531	2	24.06	24.06	22.78	23.07	105.62	18.51	29.61	N/A	81,250	18,508
<u>ALL</u>	<u>60</u>	<u>97.22</u>	<u>104.42</u>	<u>96.91</u>	<u>27.99</u>	<u>107.75</u>	<u>18.51</u>	<u>305.75</u>	<u>91.01 to 100.03</u>	<u>147,551</u>	<u>142,985</u>

**2008 Correlation Section
for Box Butte County**

Commerical Real Property

I. Correlation

COMMERCIAL: As the subsequent tables and accompanying narratives will show, only the median and the weighted mean are within acceptable range. The trimmed mean is approximately one rounded point outside of the upper limit of acceptable range. The Trended Preliminary Ratio provides rather strong support for the median, with less than one point difference between them (0.93).

For the above reasons, and by the fact that the trimmed COD falls within acceptable parameters without greatly distorting the two compliant measures of central tendency, the median will serve as the point estimate for overall level of value for the commercial property class.

Regarding the quality of assessment for the commercial property class, both the COD and PRD appear to be outside of their acceptable parameters. However, the removal of the four extreme outlying sales (as mentioned in the narrative to Table V, below) would markedly improve the two figures (20.37 and 102.69, respectively), and would bring both within compliance.

Thus, the County is within acceptable range for overall level of value, and regarding quality of assessment, the uninfluenced COD and PRD are in compliance with generally accepted mass appraisal practices.

Further analysis of the various commercial subclasses reveals that under the heading "Status: Improved, Unimproved, & IOLL," the range "2" or unimproved subclass has eleven sales with a median of 80.68, a mean of 123.08, a weighted mean of 89.75, a COD of 70.41 and a PRD of 137.14. Eliminating the two most extreme outlying sales within this subclass would minimally affect the median—it would be now 80.30, but would remarkably improve the mean with a value of 86.90, the weighted mean would become 80.61, the COD would dramatically fall to 29.63, and the PRD would likewise drop to 107.80. Nevertheless, the three measures of central tendency are outside of acceptable range. Review of the sales file indicates that the eleven unimproved commercial parcels are comprised of one Hemingford commercial lot and the remaining are all Alliance lots. Conversation with the Box Butte County Assessor reveals that these are "odd-size commercial lots," that are scattered around the City of Alliance.

To move the median of the eleven "Status 2, Unimproved" commercial lots to the mid-point of acceptable range, a non-binding recommendation of 19% increase to land only would be made.

**2008 Correlation Section
for Box Butte 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	90	60	66.67
2007	97	58	59.79
2006	119	56	47.06
2005	92	42	45.65
2004	77	39	50.65
2003	63	39	61.9
2002	80	52	65
2001	81	49	60.49

COMMERCIAL: A review of the above table reveals that for assessment year 2008 the Assessor used a larger percentage of the total commercial sales occurring during the timeframe of the sales study than she had in previous years. This suggests that the Assessor is not excessively trimming the sales file.

**2008 Correlation Section
for Box Butte 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.

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Box Butte 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	97.22	-0.95	96.29	97.22
2007	98.21	1.34	99.52	98.21
2006	99.97	7.73	107.7	98.52
2005	98.65	4.05	102.64	99.32
2004	98.65	0.01	98.66	98.65
2003	85	-3.09	82.37	99
2002	98	0.77	98.75	97
2001	91	3.55	94.23	95

COMMERCIAL: Table III reveals that there is less than one point difference between the Trended Preliminary Ratio and the R&O Median (0.93), and thus, each figure provides strong support for the other.

**2008 Correlation Section
for Box Butte 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 Box Butte 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)
-1.4	2008	-0.95
0.02	2007	1.34
-3.95	2006	7.73
0.21	2005	4.05
0	2004	0.01
2.56	2003	-3.09
-0.31	2002	0.77
4.24	2001	3.55

COMMERCIAL: The percent change in the sales file compared to the percent change in assessed value (excluding growth) is statistically negligible (-0.45), and indicates that there is no appreciable difference between the assessment of the sold versus the unsold property.

2008 Correlation Section for Box Butte 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 Box Butte County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.22	96.91	104.42

COMMERCIAL: Of the three measures of central tendency shown in the above table, only the median and the weighted mean are within acceptable range. The mean is approximately slightly more than one point outside of the upper limit of acceptable range. The removal of the four extreme outlying sales would leave the median unchanged, and would raise the weighted mean to 98.17. This action would still fail to bring the mean within acceptable range, since it would now be at 100.81.

**2008 Correlation Section
for Box Butte 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	27.99	107.75
Difference	7.99	4.75

COMMERCIAL: Table VI reveals that both qualitative measures—the COD and PRD are outside of their acceptable parameters. The removal of the four extreme outlying sales (as mentioned in the narrative to Table V) would markedly improve the two figures—20.37 and 102.69, respectively—and bring both within compliance.

**2008 Correlation Section
for Box Butte 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	62	60	-2
Median	97.22	97.22	0
Wgt. Mean	97.96	96.91	-1.05
Mean	122.04	104.42	-17.62
COD	42.92	27.99	-14.93
PRD	124.58	107.75	-16.83
Min Sales Ratio	48.25	18.51	-29.74
Max Sales Ratio	1019.17	305.75	-713.42

COMMERCIAL: The two sale difference between the Preliminary and the R&O Statistics is due to sale book 95, page 183 a change in use to residential, and the other sale book 93, page 595 that was discovered upon review to not be an arm's-length transaction. Assessment actions taken to address the commercial property class for 2008 included: the completion of pickup work. After conducting an analysis of commercial sales activity in Hemingford, the assessor lowered commercial improvements by 10%.

SUMMARY OF ADJUSTED PARAMETERS FOR CALCULATION FROM USER FILE

Query: 6603

What If ID: 5321

Desc: New Whatif for Query ID: 6603

<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>
Status: Improved,	2	Land	Increase	19.000	A	1

PAD 2008 R&O Statistics

Query: 6603

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	60	MEDIAN:	98	COV:	50.60	95% Median C.I.:	94.04 to 103.37
TOTAL Sales Price:	8,991,060	WGT. MEAN:	97	STD:	55.00	95% Wgt. Mean C.I.:	88.18 to 106.13
TOTAL Adj.Sales Price:	8,853,060	MEAN:	109	AVG.ABS.DEV:	28.70	95% Mean C.I.:	94.79 to 122.62
TOTAL Assessed Value:	8,601,353						
AVG. Adj. Sales Price:	147,551	COD:	29.23	MAX Sales Ratio:	363.85		
AVG. Assessed Value:	143,355	PRD:	111.89	MIN Sales Ratio:	18.51		

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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	1	94.97	94.97	94.97			94.97	94.97	N/A	46,500	44,162
10/01/04 TO 12/31/04	6	97.79	145.61	120.19	64.81	121.14	59.36	363.85	59.36 to 363.85	31,916	38,361
01/01/05 TO 03/31/05	4	100.89	101.94	96.51	11.62	105.62	82.03	123.94	N/A	145,250	140,186
04/01/05 TO 06/30/05	8	97.72	93.81	93.49	14.73	100.35	29.61	117.95	29.61 to 117.95	65,212	60,964
07/01/05 TO 09/30/05	1	180.17	180.17	180.17			180.17	180.17	N/A	30,000	54,051
10/01/05 TO 12/31/05	6	98.45	96.08	98.29	8.18	97.75	74.59	108.21	74.59 to 108.21	53,333	52,419
01/01/06 TO 03/31/06	2	70.70	70.70	58.56	17.82	120.71	58.10	83.29	N/A	295,500	173,056
04/01/06 TO 06/30/06	8	86.94	104.82	101.14	30.57	103.64	72.52	232.06	72.52 to 232.06	93,075	94,132
07/01/06 TO 09/30/06	6	96.50	99.08	99.60	8.90	99.47	84.25	124.00	84.25 to 124.00	330,543	329,236
10/01/06 TO 12/31/06	7	96.01	143.03	96.58	60.90	148.10	64.45	316.58	64.45 to 316.58	38,357	37,043
01/01/07 TO 03/31/07	3	108.31	80.10	47.45	29.23	168.82	18.51	113.48	N/A	48,333	22,933
04/01/07 TO 06/30/07	8	105.76	102.88	102.25	20.78	100.61	48.25	138.71	48.25 to 138.71	428,750	438,412
<u>Study Years</u>											
07/01/04 TO 06/30/05	19	98.40	111.94	98.66	29.19	113.45	29.61	363.85	94.97 to 115.87	70,563	69,620
07/01/05 TO 06/30/06	17	91.47	102.15	87.08	26.50	117.31	58.10	232.06	76.12 to 106.81	99,152	86,337
07/01/06 TO 06/30/07	24	99.50	110.79	99.73	31.64	111.09	18.51	316.58	89.68 to 123.11	242,781	242,117
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	98.90	100.78	97.54	15.52	103.32	29.61	180.17	95.19 to 108.21	76,457	74,580
01/01/06 TO 12/31/06	23	94.04	111.98	92.93	34.05	120.50	58.10	316.58	84.25 to 100.03	155,972	144,952
<u>ALL</u>											
	60	98.20	108.71	97.16	29.23	111.89	18.51	363.85	94.04 to 103.37	147,551	143,355

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALLIANCE COMM	52	98.20	110.72	97.39	31.19	113.69	18.51	363.85	94.78 to 103.37	159,362	155,200
HEMINGFORD COMM	7	99.12	95.97	94.26	17.78	101.82	59.36	123.94	59.36 to 123.94	43,742	41,230
RURAL COMM	1	93.19	93.19	93.19			93.19	93.19	N/A	260,000	242,296
<u>ALL</u>											
	60	98.20	108.71	97.16	29.23	111.89	18.51	363.85	94.04 to 103.37	147,551	143,355

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	59	98.40	108.97	97.28	29.57	112.02	18.51	363.85	94.78 to 103.37	145,645	141,678
3	1	93.19	93.19	93.19			93.19	93.19	N/A	260,000	242,296
<u>ALL</u>											
	60	98.20	108.71	97.16	29.23	111.89	18.51	363.85	94.04 to 103.37	147,551	143,355

PAD 2008 R&O Statistics

Query: 6603

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	60	MEDIAN:	98	COV:	50.60	95% Median C.I.:	94.04 to 103.37
TOTAL Sales Price:	8,991,060	WGT. MEAN:	97	STD:	55.00	95% Wgt. Mean C.I.:	88.18 to 106.13
TOTAL Adj.Sales Price:	8,853,060	MEAN:	109	AVG.ABS.DEV:	28.70	95% Mean C.I.:	94.79 to 122.62
TOTAL Assessed Value:	8,601,353						
AVG. Adj. Sales Price:	147,551	COD:	29.23	MAX Sales Ratio:	363.85		
AVG. Assessed Value:	143,355	PRD:	111.89	MIN Sales Ratio:	18.51		

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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
1	49	98.40	100.23	97.01	20.24	103.32	18.51	232.06	94.04 to 100.03	178,011	172,693
2	11	96.01	146.47	106.80	70.42	137.14	59.36	363.85	64.45 to 316.58	11,863	12,670
____ALL____	60	98.20	108.71	97.16	29.23	111.89	18.51	363.85	94.04 to 103.37	147,551	143,355

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	8	96.97	98.23	111.92	13.71	87.76	74.59	124.00	74.59 to 124.00	152,845	171,065
03	52	98.20	110.32	94.79	31.64	116.38	18.51	363.85	93.19 to 104.74	146,736	139,092
04											
____ALL____	60	98.20	108.71	97.16	29.23	111.89	18.51	363.85	94.04 to 103.37	147,551	143,355

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	51	98.00	110.93	97.35	31.83	113.95	18.51	363.85	94.78 to 103.37	159,987	155,744
07-0010	8	96.16	95.63	93.77	16.80	101.98	59.36	123.94	59.36 to 123.94	70,775	66,363
62-0021	1	100.00	100.00	100.00			100.00	100.00	N/A	127,500	127,495
62-0063											
NonValid School											
____ALL____	60	98.20	108.71	97.16	29.23	111.89	18.51	363.85	94.04 to 103.37	147,551	143,355

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	60	MEDIAN:	98	COV:	50.60	95% Median C.I.:	94.04 to 103.37
TOTAL Sales Price:	8,991,060	WGT. MEAN:	97	STD:	55.00	95% Wgt. Mean C.I.:	88.18 to 106.13
TOTAL Adj.Sales Price:	8,853,060	MEAN:	109	AVG.ABS.DEV:	28.70	95% Mean C.I.:	94.79 to 122.62
TOTAL Assessed Value:	8,601,353						
AVG. Adj. Sales Price:	147,551	COD:	29.23	MAX Sales Ratio:	363.85		
AVG. Assessed Value:	143,355	PRD:	111.89	MIN Sales Ratio:	18.51		

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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	13	96.01	136.03	67.62	62.87	201.18	58.10	363.85	64.45 to 174.06	55,653	37,631
Prior TO 1860											
1860 TO 1899	3	95.19	94.29	92.92	3.59	101.47	88.71	98.96	N/A	81,166	75,420
1900 TO 1919	12	105.74	121.24	120.86	29.28	100.31	80.92	232.06	89.68 to 138.71	41,966	50,720
1920 TO 1939	5	98.98	93.55	98.04	9.81	95.42	72.52	105.29	N/A	75,200	73,724
1940 TO 1949	6	107.50	106.73	101.99	11.15	104.65	84.25	124.00	84.25 to 124.00	89,793	91,577
1950 TO 1959	1	100.00	100.00	100.00			100.00	100.00	N/A	127,500	127,495
1960 TO 1969											
1970 TO 1979	12	90.16	82.10	75.76	28.80	108.37	18.51	163.06	48.25 to 98.40	122,041	92,456
1980 TO 1989	3	106.81	107.13	116.16	9.87	92.22	91.47	123.11	N/A	339,000	393,794
1990 TO 1994	1	98.90	98.90	98.90			98.90	98.90	N/A	130,000	128,566
1995 TO 1999	4	102.39	100.67	102.24	9.41	98.46	82.03	115.87	N/A	932,175	953,057
2000 TO Present											
ALL	60	98.20	108.71	97.16	29.23	111.89	18.51	363.85	94.04 to 103.37	147,551	143,355

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	340.22	340.22	332.33	6.95	102.37	316.58	363.85	N/A	3,000	9,970
5000 TO 9999	5	95.55	114.03	116.77	43.27	97.65	59.36	174.06	N/A	7,814	9,124
Total \$											
1 TO 9999	7	166.60	178.66	145.47	53.59	122.81	59.36	363.85	59.36 to 363.85	6,438	9,366
10000 TO 29999	11	96.01	99.06	98.74	12.18	100.32	72.52	138.71	83.29 to 108.31	19,266	19,024
30000 TO 59999	14	102.14	115.90	114.64	24.82	101.10	64.45	232.06	94.78 to 123.94	43,664	50,056
60000 TO 99999	9	87.60	93.65	93.62	27.07	100.03	29.61	163.06	76.12 to 130.82	72,277	67,665
100000 TO 149999	9	96.45	88.74	90.17	16.54	98.41	18.51	124.00	78.05 to 100.02	123,584	111,440
150000 TO 249999	3	98.40	94.60	94.97	7.23	99.61	82.03	103.37	N/A	183,333	174,108
250000 TO 499999	3	93.19	82.75	80.02	20.95	103.41	48.25	106.81	N/A	317,333	253,940
500000 +	4	102.39	96.50	100.20	17.02	96.30	58.10	123.11	N/A	1,180,000	1,182,408
ALL	60	98.20	108.71	97.16	29.23	111.89	18.51	363.85	94.04 to 103.37	147,551	143,355

PAD 2008 R&O Statistics

Query: 6603

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	60	MEDIAN:	98	COV:	50.60	95% Median C.I.:	94.04 to 103.37
TOTAL Sales Price:	8,991,060	WGT. MEAN:	97	STD:	55.00	95% Wgt. Mean C.I.:	88.18 to 106.13
TOTAL Adj.Sales Price:	8,853,060	MEAN:	109	AVG.ABS.DEV:	28.70	95% Mean C.I.:	94.79 to 122.62
TOTAL Assessed Value:	8,601,353						
AVG. Adj. Sales Price:	147,551	COD:	29.23	MAX Sales Ratio:	363.85		
AVG. Assessed Value:	143,355	PRD:	111.89	MIN Sales Ratio:	18.51		

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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 \$ _____											
1 TO 4999	2	77.46	77.46	75.55	23.36	102.52	59.36	95.55	N/A	6,785	5,126
5000 TO 9999	3	83.29	173.91	105.95	115.76	164.15	74.59	363.85	N/A	7,166	7,593
Total \$ _____											
1 TO 9999	5	83.29	135.33	94.19	78.15	143.68	59.36	363.85	N/A	7,014	6,606
10000 TO 29999	16	97.57	111.01	71.94	42.32	154.30	18.51	316.58	72.52 to 138.71	25,901	18,634
30000 TO 59999	13	98.00	106.36	102.28	15.30	103.98	80.92	180.17	91.47 to 117.95	46,346	47,405
60000 TO 99999	6	93.28	104.31	101.05	23.21	103.22	76.12	163.06	76.12 to 163.06	73,616	74,392
100000 TO 149999	10	97.68	110.11	99.59	22.78	110.56	78.05	232.06	82.03 to 130.82	117,960	117,478
150000 TO 249999	5	98.40	93.44	84.40	17.47	110.71	48.25	124.00	N/A	228,552	192,908
250000 TO 499999	2	82.46	82.46	75.31	29.54	109.49	58.10	106.81	N/A	448,500	337,768
500000 +	3	104.74	109.29	106.10	7.35	103.01	100.03	123.11	N/A	1,380,000	1,464,227
ALL _____											
	60	98.20	108.71	97.16	29.23	111.89	18.51	363.85	94.04 to 103.37	147,551	143,355

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	96.01	136.03	67.62	62.87	201.18	58.10	363.85	64.45 to 174.06	55,653	37,631
10	5	98.98	110.45	100.44	24.39	109.96	82.03	163.06	N/A	76,200	76,538
15	2	97.22	97.22	96.89	0.80	100.34	96.45	98.00	N/A	87,500	84,783
20	38	98.65	99.95	99.93	21.04	100.03	18.51	232.06	91.47 to 104.74	190,917	190,778
25	1	93.19	93.19	93.19			93.19	93.19	N/A	260,000	242,296
30	1	115.87	115.87	115.87			115.87	115.87	N/A	58,700	68,017
ALL _____											
	60	98.20	108.71	97.16	29.23	111.89	18.51	363.85	94.04 to 103.37	147,551	143,355

PAD 2008 R&O Statistics

Query: 6603

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	60	MEDIAN:	98	COV:	50.60	95% Median C.I.:	94.04 to 103.37
TOTAL Sales Price:	8,991,060	WGT. MEAN:	97	STD:	55.00	95% Wgt. Mean C.I.:	88.18 to 106.13
TOTAL Adj.Sales Price:	8,853,060	MEAN:	109	AVG.ABS.DEV:	28.70	95% Mean C.I.:	94.79 to 122.62
TOTAL Assessed Value:	8,601,353						
AVG. Adj. Sales Price:	147,551	COD:	29.23	MAX Sales Ratio:	363.85		
AVG. Assessed Value:	143,355	PRD:	111.89	MIN Sales Ratio:	18.51		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	96.01	136.03	67.62	62.87	201.18	58.10	363.85	64.45 to 174.06	55,653	37,631
326	1	72.52	72.52	72.52			72.52	72.52	N/A	24,500	17,767
330	1	104.74	104.74	104.74			104.74	104.74	N/A	2,200,000	2,304,332
336	1	91.47	91.47	91.47			91.47	91.47	N/A	60,000	54,884
343	1	100.03	100.03	100.03			100.03	100.03	N/A	1,300,000	1,300,436
344	7	98.00	103.30	101.41	14.26	101.86	80.92	163.06	80.92 to 163.06	97,142	98,515
349	2	102.86	102.86	104.51	3.85	98.42	98.90	106.81	N/A	223,500	233,575
350	3	103.37	103.52	102.93	2.98	100.57	98.98	108.21	N/A	78,333	80,632
352	7	98.96	101.60	112.18	11.84	90.57	76.12	124.00	76.12 to 124.00	173,465	194,597
353	10	100.24	110.20	99.18	20.87	111.12	78.05	180.17	88.71 to 138.71	55,550	55,092
384	1	115.87	115.87	115.87			115.87	115.87	N/A	58,700	68,017
406	6	110.19	125.13	126.39	33.71	99.00	83.29	232.06	83.29 to 232.06	47,850	60,477
407	1	48.25	48.25	48.25			48.25	48.25	N/A	375,000	180,939
419	1	82.03	82.03	82.03			82.03	82.03	N/A	170,000	139,446
442	1	87.60	87.60	87.60			87.60	87.60	N/A	75,000	65,698
470	1	106.78	106.78	106.78			106.78	106.78	N/A	25,000	26,694
477	1	93.19	93.19	93.19			93.19	93.19	N/A	260,000	242,296
531	2	24.06	24.06	22.78	23.07	105.62	18.51	29.61	N/A	81,250	18,508
<u>ALL</u>	<u>60</u>	<u>98.20</u>	<u>108.71</u>	<u>97.16</u>	<u>29.23</u>	<u>111.89</u>	<u>18.51</u>	<u>363.85</u>	<u>94.04 to 103.37</u>	<u>147,551</u>	<u>143,355</u>

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:	32	MEDIAN:	69	COV:	20.55	95% Median C.I.:	57.76 to 80.76
(AgLand) TOTAL Sales Price:	4,371,432	WGT. MEAN:	66	STD:	14.22	95% Wgt. Mean C.I.:	60.74 to 70.83
(AgLand) TOTAL Adj.Sales Price:	4,084,082	MEAN:	69	AVG.ABS.DEV:	12.12	95% Mean C.I.:	64.26 to 74.11
(AgLand) TOTAL Assessed Value:	2,686,833						
AVG. Adj. Sales Price:	127,627	COD:	17.56	MAX Sales Ratio:	97.79		
AVG. Assessed Value:	83,963	PRD:	105.17	MIN Sales Ratio:	45.36		

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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	1	84.34	84.34	84.34			84.34	84.34	N/A	63,820	53,824
10/01/04 TO 12/31/04	4	63.16	64.32	58.91	22.61	109.19	45.41	85.57	N/A	135,162	79,622
01/01/05 TO 03/31/05	7	60.56	68.82	63.66	17.44	108.11	55.73	97.79	55.73 to 97.79	213,285	135,780
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	1	82.31	82.31	82.31			82.31	82.31	N/A	61,600	50,700
10/01/05 TO 12/31/05	3	52.88	57.82	56.12	15.48	103.02	48.01	72.56	N/A	37,526	21,061
01/01/06 TO 03/31/06	3	71.15	69.89	70.04	10.78	99.79	57.76	80.76	N/A	156,424	109,552
04/01/06 TO 06/30/06	2	73.56	73.56	70.27	9.35	104.68	66.68	80.44	N/A	84,550	59,415
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	2	51.10	51.10	55.83	11.23	91.52	45.36	56.84	N/A	125,750	70,210
01/01/07 TO 03/31/07	8	80.44	77.63	77.73	10.93	99.86	62.03	88.14	62.03 to 88.14	85,320	66,322
04/01/07 TO 06/30/07	1	54.87	54.87	54.87			54.87	54.87	N/A	240,000	131,685
<u>Study Years</u>											
07/01/04 TO 06/30/05	12	64.29	68.61	63.07	20.07	108.80	45.41	97.79	55.73 to 84.34	174,789	110,231
07/01/05 TO 06/30/06	9	71.15	68.06	69.09	14.17	98.51	48.01	82.31	52.88 to 80.76	90,283	62,374
07/01/06 TO 06/30/07	11	70.08	70.74	68.37	17.78	103.46	45.36	88.14	54.87 to 87.48	106,732	72,971
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	11	60.56	67.05	63.84	19.20	105.02	48.01	97.79	52.88 to 82.31	151,561	96,758
01/01/06 TO 12/31/06	7	66.68	65.57	66.07	15.51	99.25	45.36	80.76	45.36 to 80.76	127,124	83,986
<u>ALL</u>											
	32	69.05	69.19	65.79	17.56	105.17	45.36	97.79	57.76 to 80.76	127,627	83,963

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:	32	MEDIAN:	69	COV:	20.55	95% Median C.I.:	57.76 to 80.76
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(AgLand) TOTAL Adj.Sales Price:	4,084,082	MEAN:	69	AVG.ABS.DEV:	12.12	95% Mean C.I.:	64.26 to 74.11
(AgLand) TOTAL Assessed Value:	2,686,833						
AVG. Adj. Sales Price:	127,627	COD:	17.56	MAX Sales Ratio:	97.79		
AVG. Assessed Value:	83,963	PRD:	105.17	MIN Sales Ratio:	45.36		

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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
0851	1	87.48	87.48	87.48			87.48	87.48	N/A	32,000	27,995
1087	2	56.71	56.71	57.29	1.73	98.99	55.73	57.69	N/A	365,325	209,297
1093	3	88.14	88.90	90.12	6.44	98.64	80.76	97.79	N/A	115,666	104,236
1095	6	69.58	72.99	70.87	10.81	102.98	62.03	86.05	62.03 to 86.05	132,842	94,151
1125	2	76.04	76.04	75.94	5.79	100.13	71.63	80.44	N/A	45,100	34,247
1127	1	76.88	76.88	76.88			76.88	76.88	N/A	72,000	55,350
1129	1	54.68	54.68	54.68			54.68	54.68	N/A	267,050	146,015
1131	1	60.56	60.56	60.56			60.56	60.56	N/A	31,950	19,350
1133	2	70.42	70.42	63.19	19.28	111.45	56.84	84.00	N/A	149,750	94,620
1363	2	58.98	58.98	59.83	2.07	98.57	57.76	60.20	N/A	231,500	138,515
1367	1	85.57	85.57	85.57			85.57	85.57	N/A	90,000	77,015
1369	1	70.08	70.08	70.08			70.08	70.08	N/A	52,500	36,790
1399	1	54.87	54.87	54.87			54.87	54.87	N/A	240,000	131,685
1405	4	49.15	54.05	50.30	17.64	107.47	45.36	72.56	N/A	54,420	27,371
847	1	81.77	81.77	81.77			81.77	81.77	N/A	112,500	91,995
855	1	82.31	82.31	82.31			82.31	82.31	N/A	61,600	50,700
857	2	57.35	57.35	61.02	16.28	93.97	48.01	66.68	N/A	89,700	54,737
ALL	32	69.05	69.19	65.79	17.56	105.17	45.36	97.79	57.76 to 80.76	127,627	83,963

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	10	70.85	66.25	62.62	17.68	105.79	45.36	87.48	45.41 to 81.77	74,488	46,644
2	11	76.88	76.02	72.75	13.58	104.49	54.68	97.79	62.03 to 88.14	134,827	98,089
3	6	60.38	67.49	63.61	15.27	106.09	56.84	85.57	56.84 to 85.57	147,408	93,772
4	5	57.69	62.08	59.57	15.69	104.23	48.01	82.31	N/A	194,330	115,753
ALL	32	69.05	69.19	65.79	17.56	105.17	45.36	97.79	57.76 to 80.76	127,627	83,963

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	32	69.05	69.19	65.79	17.56	105.17	45.36	97.79	57.76 to 80.76	127,627	83,963
ALL	32	69.05	69.19	65.79	17.56	105.17	45.36	97.79	57.76 to 80.76	127,627	83,963

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	4,084,082	MEAN:	69	AVG.ABS.DEV:	12.12	95% Mean C.I.:	64.26 to 74.11
(AgLand) TOTAL Assessed Value:	2,686,833						
AVG. Adj. Sales Price:	127,627	COD:	17.56	MAX Sales Ratio:	97.79		
AVG. Assessed Value:	83,963	PRD:	105.17	MIN Sales Ratio:	45.36		

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	12	74.26	73.33	71.28	10.95	102.87	55.73	84.34	62.03 to 82.31	90,291	64,358
DRY-N/A	4	83.91	78.41	68.48	10.35	114.50	57.69	88.14	N/A	235,375	161,196
GRASS	4	50.45	54.70	54.36	15.89	100.62	45.36	72.56	N/A	33,645	18,290
GRASS-N/A	2	77.08	77.08	70.92	13.49	108.68	66.68	87.48	N/A	78,500	55,675
IRRGTD	1	57.76	57.76	57.76			57.76	57.76	N/A	70,000	40,435
IRRGTD-N/A	9	60.20	65.53	61.55	19.55	106.46	45.41	97.79	54.68 to 85.57	188,612	116,088
ALL	32	69.05	69.19	65.79	17.56	105.17	45.36	97.79	57.76 to 80.76	127,627	83,963

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	12	74.26	73.33	71.28	10.95	102.87	55.73	84.34	62.03 to 82.31	90,291	64,358
DRY-N/A	4	83.91	78.41	68.48	10.35	114.50	57.69	88.14	N/A	235,375	161,196
GRASS	5	52.88	61.26	60.73	25.22	100.88	45.36	87.48	N/A	33,316	20,231
GRASS-N/A	1	66.68	66.68	66.68			66.68	66.68	N/A	125,000	83,356
IRRGTD	7	60.20	62.60	60.59	14.69	103.31	45.41	85.57	45.41 to 85.57	166,708	101,011
IRRGTD-N/A	3	56.84	69.77	62.97	25.28	110.80	54.68	97.79	N/A	200,183	126,051
ALL	32	69.05	69.19	65.79	17.56	105.17	45.36	97.79	57.76 to 80.76	127,627	83,963

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	15	76.88	73.83	69.59	11.52	106.10	55.73	88.14	62.03 to 82.31	131,799	91,718
DRY-N/A	1	86.05	86.05	86.05			86.05	86.05	N/A	48,000	41,305
GRASS	6	59.78	62.16	63.28	22.44	98.23	45.36	87.48	45.36 to 87.48	48,596	30,752
IRRGTD	9	60.20	65.87	62.60	18.98	105.23	45.41	97.79	54.87 to 85.57	166,717	104,357
IRRGTD-N/A	1	54.68	54.68	54.68			54.68	54.68	N/A	267,050	146,015
ALL	32	69.05	69.19	65.79	17.56	105.17	45.36	97.79	57.76 to 80.76	127,627	83,963

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	12	57.27	59.30	58.57	13.01	101.23	45.36	85.57	52.88 to 66.68	174,652	102,300
07-0010	20	78.66	75.12	73.39	12.95	102.36	48.01	97.79	68.01 to 84.00	99,412	72,961
62-0021											
62-0063											
NonValid School											
ALL	32	69.05	69.19	65.79	17.56	105.17	45.36	97.79	57.76 to 80.76	127,627	83,963

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

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(AgLand) TOTAL Adj.Sales Price:	4,084,082	MEAN:	69	AVG.ABS.DEV:	12.12	95% Mean C.I.:	64.26 to 74.11
(AgLand) TOTAL Assessed Value:	2,686,833						
AVG. Adj. Sales Price:	127,627	COD:	17.56	MAX Sales Ratio:	97.79		
AVG. Assessed Value:	83,963	PRD:	105.17	MIN Sales Ratio:	45.36		

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	3	57.76	54.56	56.28	8.77	96.94	45.36	60.56	N/A	41,316	23,255
100.01 TO 180.00	18	74.72	72.49	70.45	14.19	102.90	45.41	87.48	66.36 to 84.00	66,786	47,050
180.01 TO 330.00	5	55.73	63.98	59.91	16.18	106.80	54.68	97.79	N/A	198,040	118,647
330.01 TO 650.00	4	74.22	74.20	70.83	14.49	104.76	60.20	88.14	N/A	207,625	147,057
650.01 +	2	64.42	64.42	62.81	10.45	102.56	57.69	71.15	N/A	468,636	294,348
ALL	32	69.05	69.19	65.79	17.56	105.17	45.36	97.79	57.76 to 80.76	127,627	83,963

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 \$											
10000 TO 29999	2	49.12	49.12	49.45	7.65	99.33	45.36	52.88	N/A	24,090	11,912
30000 TO 59999	9	72.56	73.06	72.39	12.93	100.94	48.01	87.48	60.56 to 86.05	42,672	30,888
60000 TO 99999	7	82.31	76.13	75.68	9.93	100.58	57.76	85.57	57.76 to 85.57	74,274	56,214
100000 TO 149999	7	66.68	68.82	67.25	17.15	102.34	45.41	97.79	45.41 to 97.79	123,587	83,113
150000 TO 249999	3	56.84	66.62	65.48	19.51	101.73	54.87	88.14	N/A	223,166	146,136
250000 TO 499999	3	60.20	62.01	62.59	9.12	99.07	54.68	71.15	N/A	338,774	212,035
500000 +	1	57.69	57.69	57.69			57.69	57.69	N/A	581,000	335,200
ALL	32	69.05	69.19	65.79	17.56	105.17	45.36	97.79	57.76 to 80.76	127,627	83,963

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 \$											
5000 TO 9999	1	45.36	45.36	45.36			45.36	45.36	N/A	22,000	9,980
1 TO 9999	1	45.36	45.36	45.36			45.36	45.36	N/A	22,000	9,980
10000 TO 29999	5	60.56	64.30	62.61	19.53	102.69	48.01	87.48	N/A	35,306	22,105
30000 TO 59999	11	80.44	76.03	75.01	8.94	101.35	57.76	86.05	62.03 to 84.34	60,329	45,254
60000 TO 99999	7	66.68	67.08	65.46	14.54	102.47	45.41	85.57	45.41 to 85.57	121,587	79,587
100000 TO 149999	4	55.86	66.05	60.66	20.18	108.89	54.68	97.79	N/A	210,137	127,460
150000 TO 249999	2	74.17	74.17	69.63	18.84	106.53	60.20	88.14	N/A	296,500	206,439
250000 TO 499999	2	64.42	64.42	62.81	10.45	102.56	57.69	71.15	N/A	468,636	294,348
ALL	32	69.05	69.19	65.79	17.56	105.17	45.36	97.79	57.76 to 80.76	127,627	83,963

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

Agricultural

For assessment year 2008, the Box Butte County Assessor addressed agricultural land by designated market area: In Market Area 2, the LCG subclass 1D was lowered by \$25 per acre. In Market Area 3, the irrigated subclass 1A and the dryland subclass 1D were both increased by \$120 per acre.

2008 Assessment Survey for Box Butte County

Agricultural Appraisal Information

1.	Data collection done by:
	The assessor and her staff.
2.	Valuation done by:
	The assessor.
3.	Pickup work done by whom:
	The contracted appraisal firm.
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes.
a.	How is agricultural land defined in this county?
	The definition is taken from §77-1539 to §77-1363. In addition, the assessor has delineated that to be designated agricultural land, 1) land must be used for the commercial production of a crop; and 2) an income must be derived from the use of the land whether by animal or crop production.
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?
	It is not known if the Income Approach was ever used to estimate or establish market value for the agricultural land class.
6.	What is the date of the soil survey currently used?
	1983
7.	What date was the last countywide land use study completed?
	The last physical inspection of land was conducted in 1995.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Mostly by taxpayer reporting.
b.	By whom?
	The assessor and her staff.
c.	What proportion is complete / implemented at this time?
	The assessor estimates that approximately 90-95% of the county is correct at this time.
8.	Number of market areas/neighborhoods in the agricultural property class:
	Four
9.	How are market areas/neighborhoods defined in this property class?
	By location, topography and soil types.

10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	No, the county has not implemented, or is in the process of implementing special valuation.

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:	34	MEDIAN:	70	COV:	22.14	95% Median C.I.:	58.41 to 74.84
(AgLand) TOTAL Sales Price:	4,961,912	WGT. MEAN:	64	STD:	15.28	95% Wgt. Mean C.I.:	59.03 to 69.69
(AgLand) TOTAL Adj.Sales Price:	4,674,562	MEAN:	69	AVG.ABS.DEV:	11.88	95% Mean C.I.:	63.89 to 74.16
(AgLand) TOTAL Assessed Value:	3,008,542						
AVG. Adj. Sales Price:	137,487	COD:	16.97	MAX Sales Ratio:	102.86		
AVG. Assessed Value:	88,486	PRD:	107.25	MIN Sales Ratio:	36.11		

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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	1	79.92	79.92	79.92			79.92	79.92	N/A	63,820	51,006
10/01/04 TO 12/31/04	4	62.97	64.80	59.11	23.72	109.63	45.41	87.84	N/A	135,162	79,888
01/01/05 TO 03/31/05	7	72.48	72.43	67.10	14.17	107.93	55.73	96.59	55.73 to 96.59	213,285	143,122
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	1	82.31	82.31	82.31			82.31	82.31	N/A	61,600	50,700
10/01/05 TO 12/31/05	3	70.00	63.52	60.10	11.69	105.69	48.01	72.56	N/A	37,526	22,554
01/01/06 TO 03/31/06	4	68.34	63.05	59.60	16.07	105.79	36.11	79.42	N/A	165,068	98,384
04/01/06 TO 06/30/06	2	70.28	70.28	68.62	5.12	102.41	66.68	73.87	N/A	85,550	58,705
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	2	51.10	51.10	55.83	11.23	91.52	45.36	56.84	N/A	125,750	70,210
01/01/07 TO 03/31/07	8	78.32	78.32	77.65	14.78	100.87	58.41	102.86	58.41 to 102.86	85,320	66,249
04/01/07 TO 06/30/07	2	53.19	53.19	52.77	3.17	100.79	51.50	54.87	N/A	318,740	168,195
<u>Study Years</u>											
07/01/04 TO 06/30/05	12	72.06	70.51	65.43	16.28	107.76	45.41	96.59	55.73 to 81.77	174,789	114,368
07/01/05 TO 06/30/06	10	69.33	66.56	62.58	13.08	106.36	36.11	82.31	48.01 to 79.42	100,555	62,931
07/01/06 TO 06/30/07	12	68.00	69.60	64.07	20.75	108.63	45.36	102.86	54.87 to 85.20	130,961	83,900
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	11	72.48	70.90	67.19	13.64	105.51	48.01	96.59	55.73 to 82.31	151,561	101,838
01/01/06 TO 12/31/06	8	67.36	61.87	60.15	15.77	102.86	36.11	79.42	36.11 to 79.42	135,359	81,421
<u>ALL</u>											
	34	70.04	69.03	64.36	16.97	107.25	36.11	102.86	58.41 to 74.84	137,487	88,486

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:	34	MEDIAN:	70	COV:	22.14	95% Median C.I.:	58.41 to 74.84
(AgLand) TOTAL Sales Price:	4,961,912	WGT. MEAN:	64	STD:	15.28	95% Wgt. Mean C.I.:	59.03 to 69.69
(AgLand) TOTAL Adj.Sales Price:	4,674,562	MEAN:	69	AVG.ABS.DEV:	11.88	95% Mean C.I.:	63.89 to 74.16
(AgLand) TOTAL Assessed Value:	3,008,542						
AVG. Adj. Sales Price:	137,487	COD:	16.97	MAX Sales Ratio:	102.86		
AVG. Assessed Value:	88,486	PRD:	107.25	MIN Sales Ratio:	36.11		

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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
0851	1	87.48	87.48	87.48			87.48	87.48	N/A	32,000	27,995
1087	2	56.71	56.71	57.29	1.73	98.99	55.73	57.69	N/A	365,325	209,297
1093	3	85.20	87.07	87.90	6.72	99.06	79.42	96.59	N/A	115,666	101,668
1095	6	67.96	70.71	68.50	9.76	103.22	58.41	84.07	58.41 to 84.07	132,842	91,001
1125	2	72.75	72.75	72.75	1.54	100.00	71.63	73.87	N/A	46,100	33,537
1127	1	72.57	72.57	72.57			72.57	72.57	N/A	72,000	52,250
1129	1	54.31	54.31	54.31			54.31	54.31	N/A	267,050	145,040
1131	1	74.84	74.84	74.84			74.84	74.84	N/A	31,950	23,910
1133	2	79.85	79.85	67.59	28.82	118.13	56.84	102.86	N/A	149,750	101,220
1363	2	70.57	70.57	71.90	2.71	98.15	68.65	72.48	N/A	231,500	166,442
1367	1	87.84	87.84	87.84			87.84	87.84	N/A	90,000	79,055
1369	2	60.79	60.79	53.67	15.28	113.27	51.50	70.08	N/A	224,990	120,747
1399	1	54.87	54.87	54.87			54.87	54.87	N/A	240,000	131,685
1405	4	57.71	58.33	52.35	22.44	111.42	45.36	72.56	N/A	54,420	28,491
847	1	81.77	81.77	81.77			81.77	81.77	N/A	112,500	91,995
853	1	36.11	36.11	36.11			36.11	36.11	N/A	191,000	68,970
855	1	82.31	82.31	82.31			82.31	82.31	N/A	61,600	50,700
857	2	57.35	57.35	61.02	16.28	93.97	48.01	66.68	N/A	89,700	54,737
ALL	34	70.04	69.03	64.36	16.97	107.25	36.11	102.86	58.41 to 74.84	137,487	88,486

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	12	70.04	63.39	55.65	18.34	113.89	36.11	87.48	45.41 to 73.87	111,280	61,931
2	11	72.57	73.85	70.68	13.86	104.48	54.31	96.59	58.41 to 85.20	134,827	95,300
3	6	73.66	77.25	72.17	15.29	107.04	56.84	102.86	56.84 to 102.86	147,408	106,381
4	5	57.69	62.08	59.57	15.69	104.23	48.01	82.31	N/A	194,330	115,753
ALL	34	70.04	69.03	64.36	16.97	107.25	36.11	102.86	58.41 to 74.84	137,487	88,486

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	34	70.04	69.03	64.36	16.97	107.25	36.11	102.86	58.41 to 74.84	137,487	88,486
ALL	34	70.04	69.03	64.36	16.97	107.25	36.11	102.86	58.41 to 74.84	137,487	88,486

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:	34	MEDIAN:	70	COV:	22.14	95% Median C.I.:	58.41 to 74.84
(AgLand) TOTAL Sales Price:	4,961,912	WGT. MEAN:	64	STD:	15.28	95% Wgt. Mean C.I.:	59.03 to 69.69
(AgLand) TOTAL Adj.Sales Price:	4,674,562	MEAN:	69	AVG.ABS.DEV:	11.88	95% Mean C.I.:	63.89 to 74.16
(AgLand) TOTAL Assessed Value:	3,008,542						
AVG. Adj. Sales Price:	137,487	COD:	16.97	MAX Sales Ratio:	102.86		
AVG. Assessed Value:	88,486	PRD:	107.25	MIN Sales Ratio:	36.11		

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	12	73.22	74.14	70.72	11.01	104.83	55.73	102.86	68.03 to 79.92	90,457	63,972
DRY-N/A	4	82.92	77.18	67.76	8.99	113.91	57.69	85.20	N/A	235,375	159,488
GRASS	4	59.01	58.98	57.69	20.84	102.24	45.36	72.56	N/A	33,645	19,410
GRASS-N/A	2	77.08	77.08	70.92	13.49	108.68	66.68	87.48	N/A	78,500	55,675
IRRGTD	1	68.65	68.65	68.65			68.65	68.65	N/A	70,000	48,055
IRRGTD-N/A	11	56.84	62.71	59.75	23.75	104.95	36.11	96.59	45.41 to 87.84	207,817	124,170
ALL	34	70.04	69.03	64.36	16.97	107.25	36.11	102.86	58.41 to 74.84	137,487	88,486

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	12	73.22	74.14	70.72	11.01	104.83	55.73	102.86	68.03 to 79.92	90,457	63,972
DRY-N/A	4	82.92	77.18	67.76	8.99	113.91	57.69	85.20	N/A	235,375	159,488
GRASS	5	70.00	64.68	63.42	19.05	102.00	45.36	87.48	N/A	33,316	21,127
GRASS-N/A	1	66.68	66.68	66.68			66.68	66.68	N/A	125,000	83,356
IRRGTD	9	65.92	61.19	59.13	18.37	103.48	36.11	87.84	45.41 to 72.48	195,048	115,333
IRRGTD-N/A	3	56.84	69.25	62.60	24.79	110.62	54.31	96.59	N/A	200,183	125,310
ALL	34	70.04	69.03	64.36	16.97	107.25	36.11	102.86	58.41 to 74.84	137,487	88,486

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	15	73.87	74.29	68.99	11.93	107.68	55.73	102.86	68.03 to 81.77	131,932	91,017
DRY-N/A	1	84.07	84.07	84.07			84.07	84.07	N/A	48,000	40,355
GRASS	6	68.34	65.02	64.82	17.07	100.31	45.36	87.48	45.36 to 87.48	48,596	31,499
IRRGTD	11	65.92	64.01	60.74	20.51	105.38	36.11	96.59	45.41 to 87.84	189,903	115,353
IRRGTD-N/A	1	54.31	54.31	54.31			54.31	54.31	N/A	267,050	145,040
ALL	34	70.04	69.03	64.36	16.97	107.25	36.11	102.86	58.41 to 74.84	137,487	88,486

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	12	62.19	62.84	61.55	16.39	102.10	45.36	87.84	54.87 to 72.48	174,652	107,498
07-0010	22	73.22	72.40	66.64	16.38	108.64	36.11	102.86	65.92 to 82.31	117,215	78,116
62-0021											
62-0063											
NonValid School											
ALL	34	70.04	69.03	64.36	16.97	107.25	36.11	102.86	58.41 to 74.84	137,487	88,486

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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(AgLand) TOTAL Adj.Sales Price:	4,674,562	MEAN:	69	AVG.ABS.DEV:	11.88	95% Mean C.I.:	63.89 to 74.16
(AgLand) TOTAL Assessed Value:	3,008,542						
AVG. Adj. Sales Price:	137,487	COD:	16.97	MAX Sales Ratio:	102.86		
AVG. Assessed Value:	88,486	PRD:	107.25	MIN Sales Ratio:	36.11		

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	3	68.65	62.95	66.11	14.31	95.22	45.36	74.84	N/A	41,316	27,315
100.01 TO 180.00	19	72.56	71.39	66.14	15.73	107.94	36.11	102.86	65.92 to 82.31	73,429	48,564
180.01 TO 330.00	5	55.73	63.67	59.69	15.88	106.67	54.31	96.59	N/A	198,040	118,202
330.01 TO 650.00	5	72.48	71.53	68.02	13.46	105.15	51.50	85.20	N/A	245,596	167,058
650.01 +	2	62.86	62.86	61.62	8.22	102.01	57.69	68.03	N/A	468,636	288,781
ALL	34	70.04	69.03	64.36	16.97	107.25	36.11	102.86	58.41 to 74.84	137,487	88,486

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 \$											
10000 TO 29999	2	57.68	57.68	58.75	21.36	98.18	45.36	70.00	N/A	24,090	14,152
30000 TO 59999	9	73.87	73.55	72.43	9.56	101.55	48.01	87.48	70.08 to 84.07	42,894	31,068
60000 TO 99999	7	79.92	78.94	78.30	13.12	100.82	58.41	102.86	58.41 to 102.86	74,274	58,155
100000 TO 149999	7	66.68	68.57	67.03	16.97	102.30	45.41	96.59	45.41 to 96.59	123,587	82,842
150000 TO 249999	4	55.86	58.26	58.28	22.85	99.96	36.11	85.20	N/A	215,125	125,374
250000 TO 499999	4	61.17	61.58	62.03	14.18	99.28	51.50	72.48	N/A	353,450	219,234
500000 +	1	57.69	57.69	57.69			57.69	57.69	N/A	581,000	335,200
ALL	34	70.04	69.03	64.36	16.97	107.25	36.11	102.86	58.41 to 74.84	137,487	88,486

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 \$											
5000 TO 9999	1	45.36	45.36	45.36			45.36	45.36	N/A	22,000	9,980
1 TO 9999	1	45.36	45.36	45.36			45.36	45.36	N/A	22,000	9,980
10000 TO 29999	5	72.56	70.58	67.73	12.21	104.20	48.01	87.48	N/A	35,306	23,913
30000 TO 59999	10	73.22	74.09	72.93	7.96	101.59	58.41	84.07	68.65 to 82.31	59,562	43,440
60000 TO 99999	9	66.68	67.80	62.90	22.86	107.80	36.11	102.86	45.41 to 87.84	123,567	77,719
100000 TO 149999	4	55.86	65.65	60.39	19.81	108.71	54.31	96.59	N/A	210,137	126,903
150000 TO 249999	3	68.03	68.24	64.74	16.51	105.41	51.50	85.20	N/A	317,917	205,824
250000 TO 499999	2	65.09	65.09	63.66	11.36	102.24	57.69	72.48	N/A	487,000	310,015
ALL	34	70.04	69.03	64.36	16.97	107.25	36.11	102.86	58.41 to 74.84	137,487	88,486

**2008 Correlation Section
for Box Butte County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Analysis of the statistical profile indicates that only the median and the mean are within acceptable range. The weighted mean is almost five points below the minimum percent of compliance. The removal of the two extreme outliers would fail to bring the weighted mean within compliance. The median receives strong support from the Trended Preliminary Ratio (as will be shown in Table III) with less than one point (0.72) difference between them. Further, since the coefficient of dispersion is well within range, the median will be used as the point estimate for overall level of value for agricultural land.

Regarding the qualitative statistics, only the coefficient of dispersion is within compliance—the PRD is slightly more than four points above its prescribed range. The removal of the two extreme outliers would further improve the COD with a new value of 15.05, but would fail to bring the price-related differential within range (it would only move to 106.20).

Further review of the statistical profile reveals that under the heading “School District,” district 07-0006 shows twelve sales with a median of 62.19. However, this is the Alliance school district and covers all four Market Areas. With Market Areas 1, 2, and 3 within range (and only 5 sales in Market Area 4—two 95% dry, one N/A dry; two 95% grass and one N/A grass), no non-binding recommendation will be made to adjust by such a broad subclass.

**2008 Correlation Section
for Box Butte 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	54	34	62.96
2007	78	46	58.97
2006	106	53	50
2005	122	57	46.72
2004	100	50	50
2003	130	66	50.77
2002	119	71	59.66
2001	127	71	55.91

AGRICULTURAL UNIMPROVED: The percentage of sales used for assessment year 2008 is, according to the above table, the highest percentage used historically.

**2008 Correlation Section
for Box Butte 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 Box Butte 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	69.05	2.48	70.76	70.04
2007	73.87	-0.42	73.56	72.69
2006	74.82	3.37	77.34	75.84
2005	74.94	7.54	80.59	77.05
2004	73.85	0.04	73.88	75.12
2003	77	-0.12	76.91	77
2002	76	-0.67	75.49	75
2001	74	6.76	79	75

AGRICULTURAL UNIMPROVED: The difference between the Trended Preliminary Ratio and the R&O Median is less than one point (0.72), and suggests that each figure provides quite strong support for the other.

**2008 Correlation Section
for Box Butte 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 Box Butte 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)
-6.29	2008	2.48
0	2007	-0.42
6.35	2006	3.37
0.22	2005	7.54
1.56	2004	0.04
2.74	2003	-0.12
-1.15	2002	-0.67
1.29	2001	6.76

AGRICULTURAL UNIMPROVED: As revealed in Table IV, there is an absolute point difference of 8.77 between the percent change in the sales file compared to the percent change in assessed value (excluding growth). A summary of the assessment actions taken to address agricultural land for assessment year 2008 would be: in Market Area 2, the LCG subclass 1D was lowered by \$25 per acre. In Market Area 3, the irrigated subclass 1A and the dryland subclass 1D were both increased by \$120 per acre.

From a sale count perspective, this means that seven of the eleven sales within Market Area 2 were subject to the action taken; and five of the six sales within Market Area 3 were affected by the assessment actions. From an acre standpoint, in Market Area 2, of the 2,085.29 acres sold, 1,112.29 acres, or 53.34% were affected by the assessment actions. In Market Area 3, of the 1,205.96 acres sold, 716.49 (or 59.41%) were affected. Merely noting the number of sales and acres in the small sample affected by the assessment actions, it is not surprising to have the differences between the two percent change columns as shown above.

2008 Correlation Section for Box Butte 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 Box Butte County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	70.04	64.36	69.03

AGRICULTURAL UNIMPROVED: As indicated by Table V, only the median and the mean are within acceptable range. The weighted mean is almost five points below the minimum percent of compliance. The removal of the two extreme outliers would fail to bring the weighted mean within compliance. Due to the fact that the coefficient of dispersion is well within range, and for purposes of direct equalization, the median will be used as the point estimate for overall level of value for agricultural land.

**2008 Correlation Section
for Box Butte 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	16.97	107.25
Difference	0	4.25

AGRICULTURAL UNIMPROVED: Regarding the qualitative statistics, only the coefficient of dispersion is within compliance—the PRD is slightly more than four points above its prescribed range. The removal of the two extreme outliers would further improve the COD with a new value of 15.05, but would fail to bring the price-related differential within range (it would only move to 106.20).

**2008 Correlation Section
for Box Butte 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	32	34	2
Median	69.05	70.04	0.99
Wgt. Mean	65.79	64.36	-1.43
Mean	69.19	69.03	-0.16
COD	17.56	16.97	-0.59
PRD	105.17	107.25	2.08
Min Sales Ratio	45.36	36.11	-9.25
Max Sales Ratio	97.79	102.86	5.07

AGRICULTURAL UNIMPROVED: The two sale difference between the Preliminary and the R&O Statistics is due to those agricultural sales being found to be in reality unimproved. They were then added to the ag unimproved sample. For assessment year 2008, the Box Butte County Assessor addressed agricultural land by designated market area: In Market Area 2, the LCG subclass 1D was lowered by \$25 per acre. In Market Area 3, the irrigated subclass 1A and the dryland subclass 1D were both increased by \$120 per acre. Market Area 1 values were not changed for assessment year 2008.

County 7 - Box Butte

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 8,038	Value 588,728,530	Total Growth 2,292,487 (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	300	1,634,755	26	238,900	130	905,704	456	2,779,359	
2. Res Improv Land	3,082	17,763,207	68	1,053,571	367	5,595,508	3,517	24,412,286	
3. Res Improvements	3,489	215,448,464	80	5,411,680	452	27,980,971	4,021	248,841,115	
4. Res Total	3,789	234,846,426	106	6,704,151	582	34,482,183	4,477	276,032,760	1,560,257
% of Total	84.63	85.07	2.36	2.42	12.99	12.49	55.69	46.88	68.05
5. Rec UnImp Land	0	0	0	0	1	4,435	1	4,435	
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	1	4,435	1	4,435	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.01	0.00	0.00
Res+Rec Total	3,789	234,846,426	106	6,704,151	583	34,486,618	4,478	276,037,195	1,560,257
% of Total	84.61	85.07	2.36	2.42	13.01	12.49	55.71	46.88	68.05

County 7 - Box Butte

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 8,038	Value 588,728,530	Total Growth 2,292,487 (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	164	2,104,443	5	92,804	35	173,358	204	2,370,605	
10. Comm Improv Land	486	7,962,837	18	267,480	12	206,865	516	8,437,182	
11. Comm Improvements	508	53,500,929	20	4,781,333	52	3,736,320	580	62,018,582	
12. Comm Total	672	63,568,209	25	5,141,617	87	4,116,543	784	72,826,369	581,869
% of Total	85.71	87.28	3.18	7.06	11.09	5.65	9.75	12.37	25.38
13. Ind UnImp Land	0	0	1	14,622	0	0	1	14,622	
14. Ind Improv Land	0	0	1	28,986	4	501,980	5	530,966	
15. Ind Improvements	0	0	1	3,532,792	4	6,252,349	5	9,785,141	
16. Ind Total	0	0	2	3,576,400	4	6,754,329	6	10,330,729	0
% of Total	0.00	0.00	33.33	34.61	66.66	65.38	0.07	1.75	0.00
Comm+Ind Total	672	63,568,209	27	8,718,017	91	10,870,872	790	83,157,098	581,869
% of Total	85.06	76.44	3.41	10.48	11.51	13.07	9.82	14.12	25.38
17. Taxable Total	4,461	298,414,635	133	15,422,168	674	45,357,490	5,268	359,194,293	2,142,126
% of Total	84.68	83.07	2.52	1.86	12.79	9.60	65.53	61.01	93.44

County 7 - Box Butte

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	3	58,458	248,937	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	58,458	248,937
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				3	58,458	248,937

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Records	Total Value	Growth			
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	0	0	0			
25. Mineral Interest Total	0	0	0			

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	414	30	123	567

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	22,978	55	3,966,402	2,065	127,310,706	2,122	131,300,086
28. Ag-Improved Land	0	0	53	5,737,007	552	51,784,810	605	57,521,817
29. Ag-Improvements	0	0	55	4,963,186	593	35,749,148	648	40,712,334
30. Ag-Total Taxable							2,770	229,534,237

County 7 - Box Butte

2008 County Abstract of Assessment for Real Property, Form 45

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	1	1.000	2,775	
32. HomeSite Improv Land	0	0.000	0	48	55.000	365,275	
33. HomeSite Improvements	0		0	42		4,018,118	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	2	2.000	800	
36. FarmSite Impr Land	0	0.000	0	44	163.000	327,050	
37. FarmSite Improv	0		0	51		945,068	
38. FarmSite Total							
39. Road & Ditches		4.000			384.230		
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	35	45.000	129,500	36	46.000	132,275	
32. HomeSite Improv Land	461	514.230	3,549,433	509	569.230	3,914,708	
33. HomeSite Improvements	400		26,000,379	442		30,018,497	150,361
34. HomeSite Total				478	615.230	34,065,480	
35. FarmSite UnImp Land	59	130.920	120,150	61	132.920	120,950	
36. FarmSite Impr Land	496	1,996.230	2,797,722	540	2,159.230	3,124,772	
37. FarmSite Improv	567		9,748,769	618		10,693,837	0
38. FarmSite Total				679	2,292.150	13,939,559	
39. Road & Ditches		6,328.380			6,716.610		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,157	9,623.990	48,005,039	150,361

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	0	0.000	0	0	0.000	0

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 7 - Box Butte

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	607.000	287,495	14,350.630	6,870,128	14,957.630	7,157,623
47. 2A1	0.000	0	0.000	0	546.000	262,080	546.000	262,080
48. 2A	0.000	0	198.000	92,620	10,887.960	5,060,698	11,085.960	5,153,318
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	206.000	87,550	10,003.200	4,243,125	10,209.200	4,330,675
51. 4A1	0.000	0	247.000	103,740	14,276.500	5,965,310	14,523.500	6,069,050
52. 4A	0.000	0	2,015.000	453,375	2,604.900	586,103	4,619.900	1,039,478
53. Total	0.000	0	3,273.000	1,024,780	52,669.190	22,987,444	55,942.190	24,012,224
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	480.170	120,044	32,538.880	8,134,724	33,019.050	8,254,768
56. 2D1	0.000	0	0.000	0	197.000	49,250	197.000	49,250
57. 2D	0.000	0	175.000	44,635	13,844.710	3,386,916	14,019.710	3,431,551
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	65.000	10,075	1,880.280	291,098	1,945.280	301,173
60. 4D1	0.000	0	134.000	21,130	9,315.090	1,350,341	9,449.090	1,371,471
61. 4D	0.000	0	417.320	52,166	756.000	94,500	1,173.320	146,666
62. Total	0.000	0	1,271.490	248,050	58,531.960	13,306,829	59,803.450	13,554,879
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	20.000	4,900	15,415.350	3,798,812	15,435.350	3,803,712
65. 2G1	0.000	0	0.000	0	1,553.460	314,392	1,553.460	314,392
66. 2G	0.000	0	329.000	59,220	20,871.250	3,847,400	21,200.250	3,906,620
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	120.000	15,000	26,595.890	3,337,083	26,715.890	3,352,083
69. 4G1	0.000	0	378.000	47,250	91,081.620	11,410,864	91,459.620	11,458,114
70. 4G	0.000	0	971.520	116,583	78,330.550	9,404,052	79,302.070	9,520,635
71. Total	0.000	0	1,818.520	242,953	233,848.120	32,112,603	235,666.640	32,355,556
72. Waste	0.000	0	25.000	375	2,647.300	39,710	2,672.300	40,085
73. Other	0.000	0	26.000	2,100	2,177.430	295,806	2,203.430	297,906
74. Exempt	0.000		1,004.900		4,707.080		5,711.980	
75. Total	0.000	0	6,414.010	1,518,258	349,874.000	68,742,392	356,288.010	70,260,650

County 7 - Box Butte

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

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	703.000	412,675	26,317.310	15,357,334	27,020.310	15,770,009
47. 2A1	0.000	0	0.000	0	162.000	86,090	162.000	86,090
48. 2A	0.000	0	253.000	132,250	8,244.870	4,241,809	8,497.870	4,374,059
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	30.000	13,500	35.900	16,155	65.900	29,655
51. 4A1	0.000	0	53.000	16,430	2,885.800	884,358	2,938.800	900,788
52. 4A	0.000	0	0.000	0	134.600	30,285	134.600	30,285
53. Total	0.000	0	1,039.000	574,855	37,780.480	20,616,031	38,819.480	21,190,886
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	333.400	116,690	32,184.950	11,264,738	32,518.350	11,381,428
56. 2D1	0.000	0	0.000	0	159.000	51,675	159.000	51,675
57. 2D	0.000	0	445.970	135,992	12,562.110	3,768,633	13,008.080	3,904,625
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	28.000	6,300	223.000	50,175	251.000	56,475
60. 4D1	0.000	0	17.000	3,825	6,523.640	1,467,821	6,540.640	1,471,646
61. 4D	0.000	0	0.000	0	211.600	40,204	211.600	40,204
62. Total	0.000	0	824.370	262,807	51,864.300	16,643,246	52,688.670	16,906,053
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	4,314.850	1,224,413	4,314.850	1,224,413
65. 2G1	0.000	0	0.000	0	659.500	171,083	659.500	171,083
66. 2G	0.000	0	8.000	1,600	3,530.690	720,763	3,538.690	722,363
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	4.000	460	70.000	8,050	74.000	8,510
69. 4G1	0.000	0	5.000	525	5,876.220	656,782	5,881.220	657,307
70. 4G	0.000	0	0.000	0	2,891.000	260,490	2,891.000	260,490
71. Total	0.000	0	17.000	2,585	17,342.260	3,041,581	17,359.260	3,044,166
72. Waste	0.000	0	25.000	375	536.200	8,063	561.200	8,438
73. Other	0.000	0	2.000	300	1,694.140	291,961	1,696.140	292,261
74. Exempt	0.000		14.900		140.940		155.840	
75. Total	0.000	0	1,907.370	840,922	109,217.380	40,600,882	111,124.750	41,441,804

County 7 - Box Butte

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

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	6,252.350	4,372,465	21,285.560	14,678,352	27,537.910	19,050,817
47. 2A1	0.000	0	0.000	0	293.000	157,380	293.000	157,380
48. 2A	0.000	0	1,594.020	818,925	10,595.310	5,380,146	12,189.330	6,199,071
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	36.000	13,980	2,614.000	1,113,680	2,650.000	1,127,660
51. 4A1	0.000	0	254.000	78,300	2,917.000	902,150	3,171.000	980,450
52. 4A	0.000	0	62.000	13,125	1,464.130	329,070	1,526.130	342,195
53. Total	0.000	0	8,198.370	5,296,795	39,169.000	22,560,778	47,367.370	27,857,573
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	23.800	11,781	2,080.410	1,030,410	16,060.110	7,949,759	18,164.320	8,991,950
56. 2D1	0.000	0	2.000	650	101.000	32,825	103.000	33,475
57. 2D	22.000	6,600	755.000	226,500	9,017.580	2,705,274	9,794.580	2,938,374
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	16.000	3,600	1,783.200	401,221	1,799.200	404,821
60. 4D1	2.000	450	97.220	21,875	2,624.600	590,535	2,723.820	612,860
61. 4D	0.000	0	20.000	3,800	710.100	134,919	730.100	138,719
62. Total	47.800	18,831	2,970.630	1,286,835	30,296.590	11,814,533	33,315.020	13,120,199
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	1.000	315	80.000	25,650	2,755.450	883,552	2,836.450	909,517
65. 2G1	0.000	0	0.000	0	82.000	21,260	82.000	21,260
66. 2G	4.000	1,020	66.000	16,855	5,258.110	1,358,430	5,328.110	1,376,305
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	16.000	2,800	3,177.230	565,533	3,193.230	568,333
69. 4G1	6.000	960	42.000	6,720	6,593.460	1,066,333	6,641.460	1,074,013
70. 4G	12.050	1,687	38.000	5,320	5,769.910	812,267	5,819.960	819,274
71. Total	23.050	3,982	242.000	57,345	23,636.160	4,707,375	23,901.210	4,768,702
72. Waste	11.000	165	94.610	1,419	1,401.400	21,257	1,507.010	22,841
73. Other	0.000	0	32.000	5,935	1,003.710	174,298	1,035.710	180,233
74. Exempt	1.000		243.320		368.810		613.130	
75. Total	81.850	22,978	11,537.610	6,648,329	95,506.860	39,278,241	107,126.320	45,949,548

County 7 - Box Butte

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

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	4,302.100	2,128,310	4,302.100	2,128,310
47. 2A1	0.000	0	0.000	0	10.000	4,800	10.000	4,800
48. 2A	0.000	0	0.000	0	1,956.000	907,510	1,956.000	907,510
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	469.000	194,125	469.000	194,125
51. 4A1	0.000	0	0.000	0	233.000	94,250	233.000	94,250
52. 4A	0.000	0	0.000	0	66.000	14,745	66.000	14,745
53. Total	0.000	0	0.000	0	7,036.100	3,343,740	7,036.100	3,343,740
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	25,183.180	9,443,696	25,183.180	9,443,696
56. 2D1	0.000	0	0.000	0	73.000	23,725	73.000	23,725
57. 2D	0.000	0	0.000	0	13,985.130	4,195,539	13,985.130	4,195,539
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	3,858.170	868,089	3,858.170	868,089
60. 4D1	0.000	0	0.000	0	3,840.800	864,181	3,840.800	864,181
61. 4D	0.000	0	0.000	0	427.000	81,130	427.000	81,130
62. Total	0.000	0	0.000	0	47,367.280	15,476,360	47,367.280	15,476,360
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	4,672.610	1,302,487	4,672.610	1,302,487
65. 2G1	0.000	0	0.000	0	20.000	4,500	20.000	4,500
66. 2G	0.000	0	0.000	0	7,156.570	1,472,644	7,156.570	1,472,644
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	5,651.130	720,641	5,651.130	720,641
69. 4G1	0.000	0	0.000	0	6,556.750	828,094	6,556.750	828,094
70. 4G	0.000	0	0.000	0	4,869.900	584,591	4,869.900	584,591
71. Total	0.000	0	0.000	0	28,926.960	4,912,957	28,926.960	4,912,957
72. Waste	0.000	0	0.000	0	563.000	8,445	563.000	8,445
73. Other	0.000	0	0.000	0	863.920	135,694	863.920	135,694
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	84,757.260	23,877,196	84,757.260	23,877,196

County 7 - Box Butte

2008 County Abstract of Assessment for Real Property, Form 45

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	12,510.370	6,896,430	136,654.770	69,507,993	149,165.140	76,404,423
77.Dry Land	47.800	18,831	5,066.490	1,797,692	188,060.130	57,240,968	193,174.420	59,057,491
78.Grass	23.050	3,982	2,077.520	302,883	303,753.500	44,774,516	305,854.070	45,081,381
79.Waste	11.000	165	144.610	2,169	5,147.900	77,475	5,303.510	79,809
80.Other	0.000	0	60.000	8,335	5,739.200	897,759	5,799.200	906,094
81.Exempt	1.000	0	1,263.120	0	5,216.830	0	6,480.950	0
82.Total	81.850	22,978	19,858.990	9,007,509	639,355.500	172,498,711	659,296.340	181,529,198

2008 Agricultural Land Detail

County 7 - Box Butte

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	14,957.630	26.74%	7,157,623	29.81%	478.526
2A1	546.000	0.98%	262,080	1.09%	480.000
2A	11,085.960	19.82%	5,153,318	21.46%	464.850
3A1	0.000	0.00%	0	0.00%	0.000
3A	10,209.200	18.25%	4,330,675	18.04%	424.193
4A1	14,523.500	25.96%	6,069,050	25.27%	417.877
4A	4,619.900	8.26%	1,039,478	4.33%	225.000
Irrigated Total	55,942.190	100.00%	24,012,224	100.00%	429.232

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	33,019.050	55.21%	8,254,768	60.90%	250.000
2D1	197.000	0.33%	49,250	0.36%	250.000
2D	14,019.710	23.44%	3,431,551	25.32%	244.766
3D1	0.000	0.00%	0	0.00%	0.000
3D	1,945.280	3.25%	301,173	2.22%	154.822
4D1	9,449.090	15.80%	1,371,471	10.12%	145.143
4D	1,173.320	1.96%	146,666	1.08%	125.000
Dry Total	59,803.450	100.00%	13,554,879	100.00%	226.657

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	15,435.350	6.55%	3,803,712	11.76%	246.428
2G1	1,553.460	0.66%	314,392	0.97%	202.381
2G	21,200.250	9.00%	3,906,620	12.07%	184.272
3G1	0.000	0.00%	0	0.00%	0.000
3G	26,715.890	11.34%	3,352,083	10.36%	125.471
4G1	91,459.620	38.81%	11,458,114	35.41%	125.280
4G	79,302.070	33.65%	9,520,635	29.43%	120.055
Grass Total	235,666.640	100.00%	32,355,556	100.00%	137.293

Irrigated Total	55,942.190	15.70%	24,012,224	34.18%	429.232
Dry Total	59,803.450	16.79%	13,554,879	19.29%	226.657
Grass Total	235,666.640	66.14%	32,355,556	46.05%	137.293
Waste	2,672.300	0.75%	40,085	0.06%	15.000
Other	2,203.430	0.62%	297,906	0.42%	135.201
Exempt	5,711.980	1.60%			
Market Area Total	356,288.010	100.00%	70,260,650	100.00%	197.201

As Related to the County as a Whole

Irrigated Total	55,942.190	37.50%	24,012,224	31.43%	
Dry Total	59,803.450	30.96%	13,554,879	22.95%	
Grass Total	235,666.640	77.05%	32,355,556	71.77%	
Waste	2,672.300	50.39%	40,085	50.23%	
Other	2,203.430	38.00%	297,906	32.88%	
Exempt	5,711.980	88.13%			
Market Area Total	356,288.010	54.04%	70,260,650	38.70%	

2008 Agricultural Land Detail

County 7 - Box Butte

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	27,020.310	69.61%	15,770,009	74.42%	583.635
2A1	162.000	0.42%	86,090	0.41%	531.419
2A	8,497.870	21.89%	4,374,059	20.64%	514.724
3A1	0.000	0.00%	0	0.00%	0.000
3A	65.900	0.17%	29,655	0.14%	450.000
4A1	2,938.800	7.57%	900,788	4.25%	306.515
4A	134.600	0.35%	30,285	0.14%	225.000
Irrigated Total	38,819.480	100.00%	21,190,886	100.00%	545.882
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	32,518.350	61.72%	11,381,428	67.32%	350.000
2D1	159.000	0.30%	51,675	0.31%	325.000
2D	13,008.080	24.69%	3,904,625	23.10%	300.169
3D1	0.000	0.00%	0	0.00%	0.000
3D	251.000	0.48%	56,475	0.33%	225.000
4D1	6,540.640	12.41%	1,471,646	8.70%	225.000
4D	211.600	0.40%	40,204	0.24%	190.000
Dry Total	52,688.670	100.00%	16,906,053	100.00%	320.866
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	4,314.850	24.86%	1,224,413	40.22%	283.767
2G1	659.500	3.80%	171,083	5.62%	259.413
2G	3,538.690	20.39%	722,363	23.73%	204.132
3G1	0.000	0.00%	0	0.00%	0.000
3G	74.000	0.43%	8,510	0.28%	115.000
4G1	5,881.220	33.88%	657,307	21.59%	111.763
4G	2,891.000	16.65%	260,490	8.56%	90.103
Grass Total	17,359.260	100.00%	3,044,166	100.00%	175.362
<hr/>					
Irrigated Total	38,819.480	34.93%	21,190,886	51.13%	545.882
Dry Total	52,688.670	47.41%	16,906,053	40.79%	320.866
Grass Total	17,359.260	15.62%	3,044,166	7.35%	175.362
Waste	561.200	0.51%	8,438	0.02%	15.035
Other	1,696.140	1.53%	292,261	0.71%	172.309
Exempt	155.840	0.14%			
Market Area Total	111,124.750	100.00%	41,441,804	100.00%	372.930

As Related to the County as a Whole

Irrigated Total	38,819.480	26.02%	21,190,886	27.74%	
Dry Total	52,688.670	27.28%	16,906,053	28.63%	
Grass Total	17,359.260	5.68%	3,044,166	6.75%	
Waste	561.200	10.58%	8,438	10.57%	
Other	1,696.140	29.25%	292,261	32.26%	
Exempt	155.840	2.40%			
Market Area Total	111,124.750	16.86%	41,441,804	22.83%	

2008 Agricultural Land Detail

County 7 - Box Butte

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	27,537.910	58.14%	19,050,817	68.39%	691.803
2A1	293.000	0.62%	157,380	0.56%	537.133
2A	12,189.330	25.73%	6,199,071	22.25%	508.565
3A1	0.000	0.00%	0	0.00%	0.000
3A	2,650.000	5.59%	1,127,660	4.05%	425.532
4A1	3,171.000	6.69%	980,450	3.52%	309.192
4A	1,526.130	3.22%	342,195	1.23%	224.224
Irrigated Total	47,367.370	100.00%	27,857,573	100.00%	588.117
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	18,164.320	54.52%	8,991,950	68.54%	495.033
2D1	103.000	0.31%	33,475	0.26%	325.000
2D	9,794.580	29.40%	2,938,374	22.40%	300.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	1,799.200	5.40%	404,821	3.09%	225.000
4D1	2,723.820	8.18%	612,860	4.67%	225.000
4D	730.100	2.19%	138,719	1.06%	190.000
Dry Total	33,315.020	100.00%	13,120,199	100.00%	393.822
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	2,836.450	11.87%	909,517	19.07%	320.653
2G1	82.000	0.34%	21,260	0.45%	259.268
2G	5,328.110	22.29%	1,376,305	28.86%	258.310
3G1	0.000	0.00%	0	0.00%	0.000
3G	3,193.230	13.36%	568,333	11.92%	177.980
4G1	6,641.460	27.79%	1,074,013	22.52%	161.713
4G	5,819.960	24.35%	819,274	17.18%	140.769
Grass Total	23,901.210	100.00%	4,768,702	100.00%	199.517
Irrigated Total	47,367.370	44.22%	27,857,573	60.63%	588.117
Dry Total	33,315.020	31.10%	13,120,199	28.55%	393.822
Grass Total	23,901.210	22.31%	4,768,702	10.38%	199.517
Waste	1,507.010	1.41%	22,841	0.05%	15.156
Other	1,035.710	0.97%	180,233	0.39%	174.018
Exempt	613.130	0.57%			
Market Area Total	107,126.320	100.00%	45,949,548	100.00%	428.928

As Related to the County as a Whole

Irrigated Total	47,367.370	31.75%	27,857,573	36.46%	
Dry Total	33,315.020	17.25%	13,120,199	22.22%	
Grass Total	23,901.210	7.81%	4,768,702	10.58%	
Waste	1,507.010	28.42%	22,841	28.62%	
Other	1,035.710	17.86%	180,233	19.89%	
Exempt	613.130	9.46%			
Market Area Total	107,126.320	16.25%	45,949,548	25.31%	

2008 Agricultural Land Detail

County 7 - Box Butte

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	4,302.100	61.14%	2,128,310	63.65%	494.714
2A1	10.000	0.14%	4,800	0.14%	480.000
2A	1,956.000	27.80%	907,510	27.14%	463.962
3A1	0.000	0.00%	0	0.00%	0.000
3A	469.000	6.67%	194,125	5.81%	413.912
4A1	233.000	3.31%	94,250	2.82%	404.506
4A	66.000	0.94%	14,745	0.44%	223.409
Irrigated Total	7,036.100	100.00%	3,343,740	100.00%	475.226
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	25,183.180	53.17%	9,443,696	61.02%	375.000
2D1	73.000	0.15%	23,725	0.15%	325.000
2D	13,985.130	29.52%	4,195,539	27.11%	300.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	3,858.170	8.15%	868,089	5.61%	225.000
4D1	3,840.800	8.11%	864,181	5.58%	225.000
4D	427.000	0.90%	81,130	0.52%	190.000
Dry Total	47,367.280	100.00%	15,476,360	100.00%	326.731
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	4,672.610	16.15%	1,302,487	26.51%	278.749
2G1	20.000	0.07%	4,500	0.09%	225.000
2G	7,156.570	24.74%	1,472,644	29.97%	205.775
3G1	0.000	0.00%	0	0.00%	0.000
3G	5,651.130	19.54%	720,641	14.67%	127.521
4G1	6,556.750	22.67%	828,094	16.86%	126.296
4G	4,869.900	16.84%	584,591	11.90%	120.041
Grass Total	28,926.960	100.00%	4,912,957	100.00%	169.840
Irrigated Total	7,036.100	8.30%	3,343,740	14.00%	475.226
Dry Total	47,367.280	55.89%	15,476,360	64.82%	326.731
Grass Total	28,926.960	34.13%	4,912,957	20.58%	169.840
Waste	563.000	0.66%	8,445	0.04%	15.000
Other	863.920	1.02%	135,694	0.57%	157.067
Exempt	0.000	0.00%			
Market Area Total	84,757.260	100.00%	23,877,196	100.00%	281.712

As Related to the County as a Whole

Irrigated Total	7,036.100	4.72%	3,343,740	4.38%	
Dry Total	47,367.280	24.52%	15,476,360	26.21%	
Grass Total	28,926.960	9.46%	4,912,957	10.90%	
Waste	563.000	10.62%	8,445	10.58%	
Other	863.920	14.90%	135,694	14.98%	
Exempt	0.000	0.00%			
Market Area Total	84,757.260	12.86%	23,877,196	13.15%	

2008 Agricultural Land Detail

County 7 - Box Butte

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	12,510.370	6,896,430	136,654.770	69,507,993
Dry	47.800	18,831	5,066.490	1,797,692	188,060.130	57,240,968
Grass	23.050	3,982	2,077.520	302,883	303,753.500	44,774,516
Waste	11.000	165	144.610	2,169	5,147.900	77,475
Other	0.000	0	60.000	8,335	5,739.200	897,759
Exempt	1.000	0	1,263.120	0	5,216.830	0
Total	81.850	22,978	19,858.990	9,007,509	639,355.500	172,498,711

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	149,165.140	76,404,423	149,165.140	22.62%	76,404,423	42.09%	512.213
Dry	193,174.420	59,057,491	193,174.420	29.30%	59,057,491	32.53%	305.721
Grass	305,854.070	45,081,381	305,854.070	46.39%	45,081,381	24.83%	147.395
Waste	5,303.510	79,809	5,303.510	0.80%	79,809	0.04%	15.048
Other	5,799.200	906,094	5,799.200	0.88%	906,094	0.50%	156.244
Exempt	6,480.950	0	6,480.950	0.98%	0	0.00%	0.000
Total	659,296.340	181,529,198	659,296.340	100.00%	181,529,198	100.00%	275.337

* 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)**

07 Box Butte

	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	257,215,803	276,032,760	18,816,957	7.32	1,560,257	6.71
2. Recreational	0	4,435	4,435		0	
3. Ag-Homesite Land, Ag-Res Dwellings	34,760,569	34,065,480	-695,089	-2	*-----	-2
4. Total Residential (sum lines 1-3)	291,976,372	310,102,675	18,126,303	6.21	1,560,257	5.67
5. Commercial	73,039,307	72,826,369	-212,938	-0.29	581,869	-1.09
6. Industrial	10,330,729	10,330,729	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	14,236,017	13,939,559	-296,458	-2.08	150,361	-3.14
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	97,606,053	97,096,657	-509,396	-0.52	581,869	-1.12
10. Total Non-Agland Real Property	389,582,425	407,199,332	17,616,907	4.52	2,292,487	3.93
11. Irrigated	73,306,359	76,404,423	3,098,064	4.23		
12. Dryland	57,826,820	59,057,491	1,230,671	2.13		
13. Grassland	45,022,168	45,081,381	59,213	0.13		
14. Wasteland	80,604	79,809	-795	-0.99		
15. Other Agland	901,934	901,934	4,160	0.46		
16. Total Agricultural Land	177,137,885	181,529,198	4,391,313	2.48		
17. Total Value of All Real Property (Locally Assessed)	566,720,310	588,728,530	22,008,220	3.88	2,292,487	3.48

*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.

**BOX BUTTE COUNTY
THREE YEAR PLAN
OF ASSESSMENT
2007**

Requirement

The assessor shall prepare a plan of assessment, pursuant to Neb. Laws 2005, LB 263 Section 9, on or before June 15 each year. The assessor shall present the plan to the county board of equalization on or before July 31 each year. A copy of the plan and any amendments made shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of Real Property in Box Butte County

Per 2007 county abstract, Box Butte County consists of the following real property types:

	Parcels	% of Total	% of Taxable Value
Residential	4,450	55	45
Commercial	787	10	13
Industrial	6	.07	1.9
Recreational	0	0	0
Agricultural	2,790	35	40
	-----	-----	-----
Totals	8,033	100	99.9

Current Resources

- Staff
 - Assessor with current certification and hours of continuing education
 - Three full-time clerical employees
 - Hired appraiser from Stanard Appraisal
 - Our lister is employed by Stanard Appraisal
 - Part-time, local
- Budget
 - Our fiscal year is July 1-June 30 each year
 - Currently we are at the end of the 2006-2007 budget year
 - The operating budget is \$168,550
 - \$50,000 is appraisal budget
- Equipment
 - Leased CAMA program with Terra Scan

Equipment cont.

- Deed plotter (1998 version) software program
- Microsoft Windows Server 2003
- Internet access with local provider
- Four workstations
- Cadastral books maintained monthly with real estate transfers

Current Assessment Procedures

- Update ownership by receipt of real estate transfers from register of deeds office
- Maintain sales file with monthly qualified sales
 - Conduct sales study with help of appraisal service
- Receive building permits monthly from the city office
 - Review properties as “pick-up” work annually
- Zoning is county wide, however the county does not enforce building permits for rural improvements
 - Our pick-up work for rural is currently by discovery
- Data collection is constant
 - Application for value change from discovery is applied annually between January 1 and March 19 each year
- Approaches to value are used in accordance with IAAO mass appraisal techniques
 - The income approach is applied to Alliance commercial properties (due to cycle of reappraisal)
 - Collected income and expense data
 - Analyzed data with market depreciation
 - The cost approach is used for all parcels
 - Marshall & Swift pricing system is used
 - Market depreciation applied
 - Market approach is used on all properties in regard to market depreciation
- Agricultural land sales are studied and valuations adjusted accordingly in their respective market areas
 - Agricultural land has four market areas
- Change of value notices are sent pursuant state statute 77-1315
- Levels of value are published in local newspapers and delivered to local radio station pursuant state statute 77-1315

Level of Value, Quality, and Uniformity for 2007 Assessment

	Median	COD	PRD
Residential	97%	22.63	109
Commercial	98%	39.86	127.03
Agricultural land	73%	15.14	104.45

Assessment Actions Planned for Assessment Year 2008

- Residential
 - Alliance
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust subclasses accordingly
 - Possible adjustment to ranch style houses
 - Possible adjustment to higher end houses
 - Hemingford
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust subclasses accordingly if need be
 - Possible adjustment to higher end houses
 - Rural Residential
 - Continue with rural review in anticipation of finishing rural review, depending on the budget outcome
 - Apply new cost index with market depreciation
 - Study sales and adjust values accordingly
- Agricultural land
 - Study sales and make adjustments if necessary
- Commercial
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust values accordingly
 - Review rural commercial properties during rural review

Assessment Actions Planned for Assessment Year 2009

- Residential
 - Alliance & Hemingford
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust subclasses accordingly

- Rural Residential
 - Continue with rural review if not completed for 2008
 - Apply new cost index with market depreciation
 - Study sales and adjust subclasses accordingly
- Commercial
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust values accordingly
- Agricultural land
 - Study sales and make adjustments if necessary

Assessment Actions Planned for Assessment Year 2010

- Residential
 - Hemingford
 - Start on a whole town review if not started for 2009
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust subclasses accordingly
 - Alliance
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust subclasses accordingly
 - Rural Residential
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust subclasses accordingly
- Commercial
 - Hemingford
 - Review properties with residential
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust subclasses accordingly
 - Alliance
 - Inspect properties according to building permits and through discovery
 - Study sales and adjust subclasses accordingly
- Rural
 - Continue with rural review if not completed for 2008

- Apply new cost index with market depreciation
 - Study sales and adjust subclasses accordingly
- Agricultural land
 - Study sales and make adjustments if necessary

2008 Assessment Survey for Box Butte 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
	Three
4.	Other part-time employees
	None
5.	Number of shared employees
	None
6.	Assessor's requested budget for current fiscal year
	\$177,736
7.	Part of the budget that is dedicated to the computer system
	None—The County uses a separate account for the computer system.
8.	Adopted budget, or granted budget if different from above
	\$177,800
9.	Amount of the total budget set aside for appraisal work
	\$50,000
10.	Amount of the total budget set aside for education/workshops
	\$6,500
11.	Appraisal/Reappraisal budget, if not part of the total budget
	None. It is part of the total assessor's budget.
12.	Other miscellaneous funds
	None.
13.	Total budget
	\$177,800

a.	Was any of last year's budget not used:
	No.

B. Computer, Automation Information and GIS

1.	Administrative software
	Terra Scan
2.	CAMA software
	Terra Scan
3.	Cadastral maps: Are they currently being used?
	Yes, the county uses cadastral maps at this time.
4.	Who maintains the Cadastral Maps?
	Staff
5.	Does the county have GIS software?
	Not at this time.
6.	Who maintains the GIS software and maps?
	N/A
7.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Alliance & Hemingford
4.	When was zoning implemented?
	2001

D. Contracted Services

1.	Appraisal Services
	Stanard Appraisal
2.	Other services
	PTAS CAMA 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 Box Butte County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5395.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts