

Preface

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

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

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

- (2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.
- (3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

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

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

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

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

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

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

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

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2008 Commission Summary

14 Cedar

Residential Real Property - Current

Number of Sales	239	COD	32.03
Total Sales Price	\$12,112,328	PRD	115.67
Total Adj. Sales Price	\$12,117,328	COV	52.22
Total Assessed Value	\$10,444,960	STD	52.07
Avg. Adj. Sales Price	\$50,700	Avg. Abs. Dev.	29.73
Avg. Assessed Value	\$43,703	Min	3.13
Median	92.83	Max	499.88
Wgt. Mean	86.20	95% Median C.I.	89.57 to 95.25
Mean	99.70	95% Wgt. Mean C.I.	82.61 to 89.79
		95% Mean C.I.	93.10 to 106.31
% of Value of the Class of all Real Property Value in the County			16.79
% of Records Sold in the Study Period			7.43
% of Value Sold in the Study Period			6.98
Average Assessed Value of the Base			46,516

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	239	92.83	32.03	115.67
2007	256	93.46	31.84	113.13
2006	257	92.53	26.97	113.41
2005	250	94.65	20.39	108.56
2004	247	94.62	21.02	104.64
2003	250	95	26.24	106.77
2002	240	95	25.73	107.55
2001	248	94	33.39	113.39

2008 Commission Summary

14 Cedar

Commercial Real Property - Current

Number of Sales	51	COD	42.99
Total Sales Price	\$1,748,977	PRD	121.01
Total Adj. Sales Price	\$1,748,977	COV	56.72
Total Assessed Value	\$1,509,540	STD	59.24
Avg. Adj. Sales Price	\$34,294	Avg. Abs. Dev.	41.46
Avg. Assessed Value	\$29,599	Min	15.50
Median	96.44	Max	302.60
Wgt. Mean	86.31	95% Median C.I.	74.83 to 109.00
Mean	104.44	95% Wgt. Mean C.I.	77.04 to 95.58
		95% Mean C.I.	88.18 to 120.70
% of Value of the Class of all Real Property Value in the County			3.91
% of Records Sold in the Study Period			8.13
% of Value Sold in the Study Period			4.33
Average Assessed Value of the Base			55,565

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	51	96.44	42.99	121.01
2007	47	95.15	31.81	107.14
2006	42	107.55	44.26	142.80
2005	47	96.00	48.05	139.42
2004	48	93.26	47.01	129.50
2003	54	93	47.29	138.03
2002	52	95	99.88	214.87
2001	53	100	99.49	208.77

2008 Commission Summary

14 Cedar

Agricultural Land - Current

Number of Sales	95	COD	17.49
Total Sales Price	\$24,532,253	PRD	104.57
Total Adj. Sales Price	\$24,532,253	COV	22.82
Total Assessed Value	\$16,608,852	STD	16.16
Avg. Adj. Sales Price	\$258,234	Avg. Abs. Dev.	12.30
Avg. Assessed Value	\$174,830	Min	38.22
Median	70.28	Max	137.32
Wgt. Mean	67.70	95% Median C.I.	65.86 to 73.62
Mean	70.80	95% Wgt. Mean C.I.	64.90 to 70.50
		95% Mean C.I.	67.55 to 74.05
% of Value of the Class of all Real Property Value in the County			79.3
% of Records Sold in the Study Period			2.33
% of Value Sold in the Study Period			2.47
Average Assessed Value of the Base			173,639

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	95	70.28	17.49	104.57
2007	95	69.66	14.07	102.94
2006	86	78.94	16.47	102.62
2005	72	76.69	18.66	102.89
2004	68	76.63	15.52	100.20
2003	73	77	14.6	102.09
2002	81	75	17.95	103.61
2001	87	77	18.52	102.14

2008 Opinions of the Property Tax Administrator for Cedar 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 Cedar County is 93% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Cedar County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Cedar County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Cedar County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Cedar County is 70% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Cedar County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



A handwritten signature in cursive script that reads "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

(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	243	MEDIAN:	91	COV:	71.10	95% Median C.I.:	88.32 to 94.29
TOTAL Sales Price:	12,118,628	WGT. MEAN:	85	STD:	74.67	95% Wgt. Mean C.I.:	80.97 to 88.69
TOTAL Adj.Sales Price:	12,123,628	MEAN:	105	AVG.ABS.DEV:	36.54	95% Mean C.I.:	95.63 to 114.40
TOTAL Assessed Value:	10,284,415						
AVG. Adj. Sales Price:	49,891	COD:	40.15	MAX Sales Ratio:	656.43		
AVG. Assessed Value:	42,322	PRD:	123.80	MIN Sales Ratio:	3.13		

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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	37	91.83	100.68	86.80	34.95	115.98	35.05	283.84	77.62 to 99.97	45,574	39,558
10/01/05 TO 12/31/05	32	95.70	100.28	86.63	24.78	115.75	17.66	200.75	89.34 to 108.42	44,800	38,811
01/01/06 TO 03/31/06	21	91.78	87.17	90.15	23.11	96.70	37.33	157.06	73.69 to 101.47	44,619	40,223
04/01/06 TO 06/30/06	40	89.26	112.81	87.35	43.34	129.14	58.42	499.88	81.66 to 104.40	53,886	47,070
07/01/06 TO 09/30/06	34	87.41	97.89	77.11	45.80	126.95	3.13	538.00	65.84 to 99.44	52,172	40,228
10/01/06 TO 12/31/06	23	93.77	123.01	80.82	57.76	152.21	30.08	458.50	70.82 to 119.79	39,663	32,054
01/01/07 TO 03/31/07	22	90.18	94.21	85.99	25.78	109.55	48.53	215.72	78.77 to 104.19	61,195	52,622
04/01/07 TO 06/30/07	34	88.34	118.00	84.54	59.52	139.57	35.37	656.43	73.13 to 100.74	55,261	46,721
<u>Study Years</u>											
07/01/05 TO 06/30/06	130	91.79	102.13	87.46	33.14	116.78	17.66	499.88	88.61 to 95.70	47,787	41,793
07/01/06 TO 06/30/07	113	90.14	108.34	82.07	48.27	132.01	3.13	656.43	83.42 to 95.61	52,312	42,931
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	118	90.28	105.93	83.63	43.26	126.67	3.13	538.00	84.82 to 95.61	48,971	40,953
<u>ALL</u>											
	243	91.00	105.02	84.83	40.15	123.80	3.13	656.43	88.32 to 94.29	49,891	42,322

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELDEN	5	98.95	128.23	97.40	43.39	131.65	67.19	242.40	N/A	19,600	19,091
BELDEN V	1	59.67	59.67	59.67			59.67	59.67	N/A	1,500	895
BOW VALLEY	2	66.90	66.90	58.58	19.77	114.20	53.67	80.12	N/A	90,250	52,865
CEDAR SHORES	4	52.52	69.99	59.62	52.95	117.39	37.33	137.60	N/A	31,875	19,005
COLERIDGE	27	89.82	120.03	83.89	57.13	143.07	30.08	656.43	73.13 to 102.65	29,914	25,096
COLERIDGE V	2	89.66	89.66	80.25	21.01	111.73	70.83	108.50	N/A	10,000	8,025
FORDYCE	4	74.14	73.72	67.04	17.95	109.95	58.35	88.24	N/A	24,250	16,257
HART BUD BECKER	2	83.38	83.38	83.27	5.52	100.13	78.77	87.98	N/A	114,650	95,465
HART BUD BECKER V	1	131.88	131.88	131.88			131.88	131.88	N/A	8,000	10,550
HARTINGTON	56	93.35	105.88	92.93	24.52	113.93	35.37	283.84	90.37 to 106.39	60,999	56,689
HARTINGTON V	5	51.88	54.81	51.64	37.57	106.14	17.66	79.92	N/A	28,000	14,460
LAUREL	42	99.09	111.96	90.05	40.48	124.33	35.05	458.50	88.70 to 102.55	52,971	47,702
LAUREL V	2	41.82	41.82	40.99	2.25	102.03	40.88	42.76	N/A	6,630	2,717
MAGNET	2	290.25	290.25	108.46	72.23	267.61	80.61	499.88	N/A	30,112	32,660
OBERT	2	60.98	60.98	57.78	9.46	105.54	55.21	66.75	N/A	18,000	10,400
RANDOLPH	29	90.76	123.83	81.50	59.78	151.95	47.51	538.00	78.65 to 114.92	41,967	34,201
RANDOLPH V	1	148.41	148.41	148.41			148.41	148.41	N/A	2,200	3,265
REC BROOKY BOTTOM	3	85.25	85.59	85.24	5.96	100.40	78.14	93.37	N/A	56,000	47,736
REC BROOKY BOTTOM MH	2	93.94	93.94	92.19	17.87	101.90	77.16	110.73	N/A	16,750	15,442
REC BROOKY BOTTOM V	1	100.00	100.00	100.00			100.00	100.00	N/A	10,000	10,000
REC LEWON ACRES MH	2	44.48	44.48	44.74	9.93	99.42	40.06	48.89	N/A	42,500	19,012
RURAL	25	78.61	87.95	76.74	34.84	114.60	35.45	215.72	67.25 to 100.74	88,945	68,256
RURAL LEWIS/CLARK V	1	83.06	83.06	83.06			83.06	83.06	N/A	195,000	161,970
RURAL NOHR SUB	1	90.14	90.14	90.14			90.14	90.14	N/A	90,000	81,130
RURAL V	2	65.32	65.32	65.09	1.04	100.36	64.64	66.00	N/A	11,350	7,387
ST HELENA	4	91.98	82.75	65.74	15.14	125.88	47.46	99.58	N/A	56,275	36,992
ST HELENA V	1	3.13	3.13	3.13			3.13	3.13	N/A	800	25
TUCKAWAY ACRES	8	95.70	106.64	102.80	13.94	103.74	91.60	160.30	91.60 to 160.30	31,187	32,060
WYNOT	6	93.22	105.95	83.57	38.79	126.77	58.42	178.33	58.42 to 178.33	23,566	19,695
ALL	243	91.00	105.02	84.83	40.15	123.80	3.13	656.43	88.32 to 94.29	49,891	42,322

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	189	91.80	110.14	87.73	43.41	125.54	3.13	656.43	89.56 to 96.42	44,978	39,461
3	54	84.16	87.07	78.01	29.15	111.61	35.45	215.72	74.64 to 94.29	67,085	52,335
ALL	243	91.00	105.02	84.83	40.15	123.80	3.13	656.43	88.32 to 94.29	49,891	42,322

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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	215	91.33	107.55	85.17	39.88	126.28	30.08	656.43	88.70 to 95.22	53,776	45,803
2	28	79.91	85.52	77.76	45.85	109.99	3.13	242.40	58.00 to 95.70	20,061	15,598
____ALL____											
	243	91.00	105.02	84.83	40.15	123.80	3.13	656.43	88.32 to 94.29	49,891	42,322

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	223	90.70	106.51	84.98	41.62	125.34	3.13	656.43	88.24 to 94.65	51,345	43,631
06	19	91.60	87.16	81.70	25.13	106.68	37.33	160.30	58.00 to 95.70	34,657	28,316
07	1	110.73	110.73	110.73			110.73	110.73	N/A	15,000	16,610
____ALL____											
	243	91.00	105.02	84.83	40.15	123.80	3.13	656.43	88.32 to 94.29	49,891	42,322

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	100.74	100.74	100.74			100.74	100.74	N/A	70,000	70,520
14-0008	76	89.97	95.96	84.81	27.05	113.14	17.66	283.84	85.81 to 97.11	62,548	53,047
14-0045	41	93.48	118.81	82.46	51.90	144.09	47.51	538.00	79.91 to 104.19	38,676	31,892
14-0054	45	90.04	105.55	84.77	46.44	124.52	35.05	458.50	71.86 to 99.97	56,390	47,800
14-0101	37	91.80	88.76	80.24	27.13	110.62	3.13	178.33	78.14 to 95.70	40,589	32,568
14-0541	32	90.20	118.20	90.01	53.31	131.32	30.08	656.43	74.07 to 108.50	29,965	26,972
26-0024											
54-0096	7	90.14	81.48	87.99	18.06	92.61	35.45	107.15	35.45 to 107.15	76,957	67,713
54-0576	4	148.17	216.76	102.42	95.19	211.64	70.82	499.88	N/A	44,306	45,377
54-0586											
90-0017											
NonValid School	1	100.74	100.74	100.74			100.74	100.74	N/A	70,000	70,520
____ALL____											
	243	91.00	105.02	84.83	40.15	123.80	3.13	656.43	88.32 to 94.29	49,891	42,322

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	243	MEDIAN:	91	COV:	71.10	95% Median C.I.:	88.32 to 94.29
TOTAL Sales Price:	12,118,628	WGT. MEAN:	85	STD:	74.67	95% Wgt. Mean C.I.:	80.97 to 88.69
TOTAL Adj.Sales Price:	12,123,628	MEAN:	105	AVG.ABS.DEV:	36.54	95% Mean C.I.:	95.63 to 114.40
TOTAL Assessed Value:	10,284,415						
AVG. Adj. Sales Price:	49,891	COD:	40.15	MAX Sales Ratio:	656.43		
AVG. Assessed Value:	42,322	PRD:	123.80	MIN Sales Ratio:	3.13		

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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	40	85.76	119.36	79.19	75.64	150.73	3.13	656.43	67.25 to 95.70	24,688	19,549	
Prior TO 1860												
1860 TO 1899	9	66.75	110.49	88.52	79.63	124.82	35.05	263.82	60.97 to 247.50	21,344	18,893	
1900 TO 1919	103	93.77	110.37	84.44	41.47	130.71	35.37	538.00	89.56 to 100.00	45,197	38,164	
1920 TO 1939	12	98.77	111.90	86.69	38.84	129.08	30.08	319.00	83.28 to 111.34	36,945	32,028	
1940 TO 1949	9	91.33	83.83	82.35	17.22	101.79	38.57	115.94	59.35 to 99.88	54,245	44,673	
1950 TO 1959	12	88.38	94.97	87.96	21.30	107.97	73.04	153.87	74.07 to 108.75	68,216	60,006	
1960 TO 1969	19	93.48	95.88	90.59	18.23	105.84	59.15	139.02	80.61 to 117.26	67,518	61,164	
1970 TO 1979	25	78.77	83.20	80.15	20.90	103.81	40.06	119.79	68.49 to 89.57	76,648	61,434	
1980 TO 1989	6	92.75	87.69	90.82	11.59	96.56	48.89	103.24	48.89 to 103.24	65,333	59,335	
1990 TO 1994	2	84.79	84.79	84.74	2.03	100.05	83.06	86.51	N/A	190,000	161,010	
1995 TO 1999	4	82.33	84.98	86.12	7.53	98.68	78.14	97.11	N/A	95,000	81,811	
2000 TO Present	2	103.66	103.66	102.22	3.37	101.41	100.17	107.15	N/A	93,750	95,830	
ALL	243	91.00	105.02	84.83	40.15	123.80	3.13	656.43	88.32 to 94.29	49,891	42,322	

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	16	222.48	269.56	257.99	66.62	104.48	3.13	656.43	145.31 to 458.50	2,431	6,274	
5000 TO 9999	15	99.58	117.26	116.89	35.48	100.32	66.00	247.50	78.61 to 145.00	7,263	8,490	
Total \$												
1 TO 9999	31	145.31	195.87	154.02	75.52	127.17	3.13	656.43	98.00 to 202.56	4,769	7,346	
10000 TO 29999	60	99.99	110.32	108.49	36.03	101.69	35.45	293.02	90.76 to 107.00	17,488	18,972	
30000 TO 59999	64	92.78	90.72	90.06	22.27	100.73	17.66	162.23	85.67 to 96.58	42,259	38,058	
60000 TO 99999	62	83.30	81.54	81.79	18.54	99.69	35.37	121.63	74.77 to 90.04	75,695	61,910	
100000 TO 149999	18	79.09	77.64	77.15	19.22	100.64	47.46	108.94	61.76 to 91.33	121,734	93,914	
150000 TO 249999	8	67.05	71.12	71.30	29.16	99.74	41.32	124.16	41.32 to 124.16	167,187	119,209	
ALL	243	91.00	105.02	84.83	40.15	123.80	3.13	656.43	88.32 to 94.29	49,891	42,322	

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	243	MEDIAN:	91	COV:	71.10	95% Median C.I.:	88.32 to 94.29
TOTAL Sales Price:	12,118,628	WGT. MEAN:	85	STD:	74.67	95% Wgt. Mean C.I.:	80.97 to 88.69
TOTAL Adj.Sales Price:	12,123,628	MEAN:	105	AVG.ABS.DEV:	36.54	95% Mean C.I.:	95.63 to 114.40
TOTAL Assessed Value:	10,284,415						
AVG. Adj. Sales Price:	49,891	COD:	40.15	MAX Sales Ratio:	656.43		
AVG. Assessed Value:	42,322	PRD:	123.80	MIN Sales Ratio:	3.13		

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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	8	107.21	209.66	137.94	155.56	152.00	3.13	656.43	3.13 to 656.43	1,963	2,708
5000 TO 9999	29	85.81	119.34	73.44	70.02	162.51	17.66	538.00	66.21 to 108.50	9,936	7,296
Total \$ _____											
1 TO 9999	37	85.81	138.87	76.77	96.90	180.89	3.13	656.43	66.21 to 108.50	8,212	6,304
10000 TO 29999	65	96.06	105.70	78.80	41.95	134.13	30.08	499.88	88.24 to 101.50	24,247	19,108
30000 TO 59999	80	92.33	102.35	89.90	30.05	113.85	47.51	293.02	85.56 to 95.70	49,224	44,252
60000 TO 99999	49	89.57	85.87	80.76	16.80	106.33	41.32	139.02	80.19 to 92.12	93,523	75,530
100000 TO 149999	9	97.11	91.25	88.67	15.69	102.91	65.15	121.63	68.94 to 108.94	132,000	117,046
150000 TO 249999	3	86.51	97.91	96.16	15.84	101.82	83.06	124.16	N/A	178,333	171,491
ALL _____											
	243	91.00	105.02	84.83	40.15	123.80	3.13	656.43	88.32 to 94.29	49,891	42,322

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	39	91.60	121.51	80.09	71.06	151.71	3.13	656.43	67.25 to 100.00	24,808	19,869
10	1	108.20	108.20	108.20			108.20	108.20	N/A	27,250	29,485
15	6	95.29	102.17	82.30	42.58	124.14	35.37	212.72	35.37 to 212.72	32,133	26,446
20	84	94.95	114.34	86.62	43.90	132.00	30.08	538.00	90.19 to 102.33	31,435	27,230
25	37	89.57	95.79	82.81	29.51	115.67	42.38	381.53	78.80 to 95.61	64,635	53,526
30	67	88.61	91.01	84.33	24.20	107.91	35.45	263.82	79.91 to 96.37	70,723	59,644
35	9	88.70	90.30	90.72	15.53	99.53	65.15	124.16	71.81 to 108.94	129,500	117,488
ALL _____											
	243	91.00	105.02	84.83	40.15	123.80	3.13	656.43	88.32 to 94.29	49,891	42,322

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	40	85.76	120.03	79.57	74.85	150.85	3.13	656.43	67.25 to 95.70	24,925	19,833
100	7	78.65	77.34	68.86	23.70	112.32	40.06	110.73	40.06 to 110.73	25,571	17,607
101	117	92.73	109.19	88.06	34.88	123.99	35.05	538.00	89.57 to 97.11	53,981	47,537
102	16	92.07	88.52	80.24	24.52	110.32	41.32	136.05	60.33 to 112.70	83,078	66,661
103	1	80.61	80.61	80.61			80.61	80.61	N/A	56,225	45,325
104	55	90.19	97.19	80.94	37.07	120.08	30.08	263.82	74.64 to 101.16	49,268	39,875
106	2	79.81	79.81	114.03	55.58	69.99	35.45	124.16	N/A	87,500	99,772
111	5	77.62	79.91	83.34	13.26	95.89	66.75	98.73	N/A	72,300	60,257
ALL _____											
	243	91.00	105.02	84.83	40.15	123.80	3.13	656.43	88.32 to 94.29	49,891	42,322

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)
(!: Derived)

NUMBER of Sales:	243	MEDIAN:	91	COV:	71.10	95% Median C.I.:	88.32 to 94.29
TOTAL Sales Price:	12,118,628	WGT. MEAN:	85	STD:	74.67	95% Wgt. Mean C.I.:	80.97 to 88.69
TOTAL Adj.Sales Price:	12,123,628	MEAN:	105	AVG.ABS.DEV:	36.54	95% Mean C.I.:	95.63 to 114.40
TOTAL Assessed Value:	10,284,415						
AVG. Adj. Sales Price:	49,891	COD:	40.15	MAX Sales Ratio:	656.43		
AVG. Assessed Value:	42,322	PRD:	123.80	MIN Sales Ratio:	3.13		

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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	91.60	120.20	80.54	68.45	149.24	3.13	656.43	68.94 to 100.00	24,207	19,496
10	6	76.61	74.61	56.35	36.76	132.40	35.37	110.72	35.37 to 110.72	36,566	20,605
15	1	247.50	247.50	247.50			247.50	247.50	N/A	9,000	22,275
20	64	99.46	115.95	90.26	39.44	128.47	35.05	538.00	90.53 to 104.40	26,944	24,320
25	27	90.70	103.79	80.23	42.02	129.37	30.08	381.53	67.19 to 108.75	52,691	42,272
30	90	89.02	93.00	86.56	25.58	107.44	35.45	283.84	80.61 to 92.83	68,779	59,536
35	6	100.05	102.07	92.07	17.49	110.85	65.15	157.06	65.15 to 157.06	89,233	82,160
40	8	84.79	86.26	76.70	30.68	112.46	41.32	162.23	41.32 to 162.23	128,750	98,751
<u>ALL</u>	<u>243</u>	<u>91.00</u>	<u>105.02</u>	<u>84.83</u>	<u>40.15</u>	<u>123.80</u>	<u>3.13</u>	<u>656.43</u>	<u>88.32 to 94.29</u>	<u>49,891</u>	<u>42,322</u>

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

Residential

Towns – raising Randolph, Coleridge, some in Hartington and Laurel

Rural – raising all ag sites and rural houses

2008 Assessment Survey for Cedar County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by: Assessor/Part time staff
2.	Valuation done by: Assessor
3.	Pickup work done by whom: Assessor/Part time staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2003
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information? 2003
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? 2007
7.	Number of market areas/neighborhoods for this property class: 7
8.	How are these defined? Small towns as one, larger towns individually, rural residential and rural Recreational
9.	Is "Assessor Location" a usable valuation identity? Yes
10.	Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?) No

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>)
	Anything outside of the town/village limits is considered rural.
12.	Are the county's ag residential and rural residential improvements classified and valued in the same manner?
	Yes

Residential Permit Numbers:

Permits	Information Statements	Other	Total
75	100		175

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	239	MEDIAN:	93	COV:	52.22	95% Median C.I.:	89.57 to 95.25
TOTAL Sales Price:	12,112,328	WGT. MEAN:	86	STD:	52.07	95% Wgt. Mean C.I.:	82.61 to 89.79
TOTAL Adj.Sales Price:	12,117,328	MEAN:	100	AVG.ABS.DEV:	29.73	95% Mean C.I.:	93.10 to 106.31
TOTAL Assessed Value:	10,444,960						
AVG. Adj. Sales Price:	50,700	COD:	32.03	MAX Sales Ratio:	499.88		
AVG. Assessed Value:	43,702	PRD:	115.67	MIN Sales Ratio:	3.13		

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DATE OF SALE *	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>												
	07/01/05 TO 09/30/05	37	93.73	102.21	88.91	33.63	114.96	35.05	283.84	78.14 to 99.97	45,574	40,520
	10/01/05 TO 12/31/05	32	95.70	102.38	88.44	24.39	115.77	17.66	208.67	91.60 to 108.42	44,800	39,618
	01/01/06 TO 03/31/06	21	94.51	88.94	92.70	21.69	95.94	37.33	157.06	78.80 to 105.71	44,619	41,364
	04/01/06 TO 06/30/06	40	89.26	114.42	89.43	43.13	127.94	58.42	499.88	83.06 to 105.41	53,886	48,193
	07/01/06 TO 09/30/06	33	85.25	85.49	78.35	32.05	109.12	3.13	202.56	68.98 to 99.44	53,722	42,092
	10/01/06 TO 12/31/06	22	94.50	110.85	84.71	41.19	130.86	31.26	327.50	72.46 to 125.49	41,420	35,087
	01/01/07 TO 03/31/07	22	90.91	94.62	86.29	25.44	109.66	48.53	219.02	78.77 to 104.19	61,195	52,805
	04/01/07 TO 06/30/07	32	88.34	93.29	83.16	31.17	112.19	35.37	242.40	72.00 to 100.00	58,581	48,713
<u>Study Years</u>												
	07/01/05 TO 06/30/06	130	94.01	103.86	89.55	31.99	115.98	17.66	499.88	90.19 to 97.94	47,787	42,795
	07/01/06 TO 06/30/07	109	90.37	94.74	82.67	32.33	114.61	3.13	327.50	85.25 to 94.76	54,174	44,784
<u>Calendar Yrs</u>												
	01/01/06 TO 12/31/06	116	91.56	100.90	85.82	35.51	117.57	3.13	499.88	85.25 to 96.42	49,798	42,735
<u>ALL</u>												
		239	92.83	99.70	86.20	32.03	115.67	3.13	499.88	89.57 to 95.25	50,700	43,702

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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(!: AVTot=0)

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TOTAL Adj.Sales Price:	12,117,328	MEAN:	100	AVG.ABS.DEV:	29.73	95% Mean C.I.:	93.10 to 106.31
TOTAL Assessed Value:	10,444,960						
AVG. Adj. Sales Price:	50,700	COD:	32.03	MAX Sales Ratio:	499.88		
AVG. Assessed Value:	43,702	PRD:	115.67	MIN Sales Ratio:	3.13		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELDEN	4	97.77	99.69	95.53	18.21	104.36	67.19	136.05	N/A	24,187	23,106
BELDEN V	2	151.04	151.04	142.73	60.49	105.82	59.67	242.40	N/A	1,375	1,962
BOW VALLEY	2	67.00	67.00	58.74	19.59	114.05	53.87	80.12	N/A	90,250	53,015
CEDAR SHORES	4	52.52	69.99	59.62	52.95	117.39	37.33	137.60	N/A	31,875	19,005
COLERIDGE	26	92.47	103.18	86.99	35.36	118.60	31.26	327.50	75.17 to 105.71	31,038	27,001
COLERIDGE V	2	89.66	89.66	80.25	21.01	111.73	70.83	108.50	N/A	10,000	8,025
FORDYCE	4	74.14	73.72	67.04	17.95	109.95	58.35	88.24	N/A	24,250	16,257
HART BUD BECKER	2	83.38	83.38	83.27	5.52	100.13	78.77	87.98	N/A	114,650	95,465
HART BUD BECKER V	1	131.88	131.88	131.88			131.88	131.88	N/A	8,000	10,550
HARTINGTON	56	93.35	105.46	91.75	24.07	114.94	35.37	283.84	90.37 to 105.57	60,999	55,968
HARTINGTON V	5	51.88	54.81	51.64	37.57	106.14	17.66	79.92	N/A	28,000	14,460
LAUREL	41	98.73	103.51	89.89	32.73	115.16	35.05	293.02	76.55 to 102.55	54,239	48,754
LAUREL V	2	41.82	41.82	40.99	2.25	102.03	40.88	42.76	N/A	6,630	2,717
MAGNET	2	290.25	290.25	108.46	72.23	267.61	80.61	499.88	N/A	30,112	32,660
OBERT	2	60.98	60.98	57.78	9.46	105.54	55.21	66.75	N/A	18,000	10,400
RANDOLPH	27	94.62	102.60	83.78	33.55	122.46	49.66	246.50	76.48 to 114.87	44,905	37,621
RANDOLPH V	1	148.41	148.41	148.41			148.41	148.41	N/A	2,200	3,265
REC BROOKY BOTTOM	3	85.25	85.59	85.24	5.96	100.40	78.14	93.37	N/A	56,000	47,736
REC BROOKY BOTTOM MH	2	93.94	93.94	92.19	17.87	101.90	77.16	110.73	N/A	16,750	15,442
REC BROOKY BOTTOM V	1	100.00	100.00	100.00			100.00	100.00	N/A	10,000	10,000
REC LEWON ACRES MH	2	44.48	44.48	44.74	9.93	99.42	40.06	48.89	N/A	42,500	19,012
RURAL	25	94.51	94.54	83.77	24.82	112.86	35.68	219.02	76.95 to 101.30	88,945	74,508
RURAL LEWIS/CLARK V	1	83.06	83.06	83.06			83.06	83.06	N/A	195,000	161,970
RURAL NOHR SUB	1	90.14	90.14	90.14			90.14	90.14	N/A	90,000	81,130
RURAL V	2	68.57	68.57	67.40	5.01	101.73	65.13	72.00	N/A	11,350	7,650
ST HELENA	4	91.98	82.75	65.74	15.14	125.88	47.46	99.58	N/A	56,275	36,992
ST HELENA V	1	3.13	3.13	3.13			3.13	3.13	N/A	800	25
TUCKAWAY ACRES	8	95.70	106.64	102.80	13.94	103.74	91.60	160.30	91.60 to 160.30	31,187	32,060
WYNOT	6	93.22	105.95	83.57	38.79	126.77	58.42	178.33	58.42 to 178.33	23,566	19,695
ALL	239	92.83	99.70	86.20	32.03	115.67	3.13	499.88	89.57 to 95.25	50,700	43,702

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	185	92.83	102.47	87.84	34.28	116.65	3.13	499.88	89.56 to 97.11	45,917	40,333
3	54	92.24	90.25	82.35	24.46	109.59	35.68	219.02	79.25 to 95.70	67,085	55,245
ALL	239	92.83	99.70	86.20	32.03	115.67	3.13	499.88	89.57 to 95.25	50,700	43,702

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Base Stat

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Type: Qualified

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NUMBER of Sales:	239	MEDIAN:	93	COV:	52.22	95% Median C.I.:	89.57 to 95.25
TOTAL Sales Price:	12,112,328	WGT. MEAN:	86	STD:	52.07	95% Wgt. Mean C.I.:	82.61 to 89.79
TOTAL Adj.Sales Price:	12,117,328	MEAN:	100	AVG.ABS.DEV:	29.73	95% Mean C.I.:	93.10 to 106.31
TOTAL Assessed Value:	10,444,960						
AVG. Adj. Sales Price:	50,700	COD:	32.03	MAX Sales Ratio:	499.88		
AVG. Assessed Value:	43,702	PRD:	115.67	MIN Sales Ratio:	3.13		

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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	211	92.88	101.56	86.60	30.91	117.26	31.26	499.88	90.04 to 95.71	54,765	47,429
2	28	79.91	85.76	77.85	45.56	110.15	3.13	242.40	58.00 to 95.70	20,061	15,617
____ALL____											
	239	92.83	99.70	86.20	32.03	115.67	3.13	499.88	89.57 to 95.25	50,700	43,702

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	219	92.83	100.74	86.43	32.71	116.57	3.13	499.88	89.56 to 95.61	52,254	45,161
06	20	92.49	88.34	82.35	24.68	107.27	37.33	160.30	77.16 to 95.70	33,675	27,731
07											
____ALL____											
	239	92.83	99.70	86.20	32.03	115.67	3.13	499.88	89.57 to 95.25	50,700	43,702

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	101.30	101.30	101.30			101.30	101.30	N/A	70,000	70,910
14-0008	76	89.97	96.08	84.93	26.17	113.12	17.66	283.84	85.81 to 97.11	62,548	53,123
14-0045	39	94.76	104.39	85.33	33.54	122.33	48.53	246.50	83.59 to 102.55	40,542	34,595
14-0054	44	94.33	98.65	86.28	35.55	114.34	35.05	293.02	71.86 to 99.97	57,649	49,738
14-0101	37	91.80	89.37	82.12	26.60	108.82	3.13	178.33	79.25 to 95.70	40,589	33,333
14-0541	31	93.53	104.66	92.71	34.18	112.89	31.26	327.50	76.47 to 106.40	30,909	28,655
26-0024											
54-0096	7	90.14	81.61	88.04	17.97	92.70	35.68	107.15	35.68 to 107.15	76,957	67,750
54-0576	4	155.95	223.10	114.54	87.43	194.77	80.61	499.88	N/A	44,306	50,750
54-0586											
90-0017											
NonValid School	1	101.30	101.30	101.30			101.30	101.30	N/A	70,000	70,910
____ALL____											
	239	92.83	99.70	86.20	32.03	115.67	3.13	499.88	89.57 to 95.25	50,700	43,702

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	239	MEDIAN:	93	COV:	52.22	95% Median C.I.:	89.57 to 95.25
TOTAL Sales Price:	12,112,328	WGT. MEAN:	86	STD:	52.07	95% Wgt. Mean C.I.:	82.61 to 89.79
TOTAL Adj.Sales Price:	12,117,328	MEAN:	100	AVG.ABS.DEV:	29.73	95% Mean C.I.:	93.10 to 106.31
TOTAL Assessed Value:	10,444,960						
AVG. Adj. Sales Price:	50,700	COD:	32.03	MAX Sales Ratio:	499.88		
AVG. Assessed Value:	43,702	PRD:	115.67	MIN Sales Ratio:	3.13		

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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	38	85.76	97.63	81.64	50.15	119.58	3.13	499.88	70.83 to 97.99	25,942	21,180
Prior TO 1860											
1860 TO 1899	9	68.54	111.48	89.28	77.67	124.87	35.05	263.82	60.97 to 247.50	21,344	19,055
1900 TO 1919	101	94.65	104.99	85.92	33.08	122.19	35.37	293.02	90.37 to 99.97	46,046	39,562
1920 TO 1939	12	102.75	114.74	88.36	38.26	129.86	31.26	327.50	83.28 to 114.87	36,945	32,645
1940 TO 1949	9	92.83	85.02	83.20	17.32	102.18	38.57	115.94	62.04 to 99.88	54,245	45,132
1950 TO 1959	12	90.26	97.09	89.68	20.64	108.26	76.42	160.13	76.48 to 108.75	68,216	61,176
1960 TO 1969	19	93.88	96.89	91.36	18.28	106.05	59.15	145.08	80.61 to 117.26	67,518	61,682
1970 TO 1979	25	78.77	84.20	81.00	20.57	103.95	40.06	125.10	76.34 to 89.57	76,648	62,087
1980 TO 1989	6	92.75	88.08	91.01	11.18	96.78	48.89	103.24	48.89 to 103.24	65,333	59,459
1990 TO 1994	2	84.79	84.79	84.74	2.03	100.05	83.06	86.51	N/A	190,000	161,010
1995 TO 1999	4	89.33	88.48	91.09	7.59	97.13	78.14	97.11	N/A	95,000	86,536
2000 TO Present	2	103.66	103.66	102.22	3.37	101.41	100.17	107.15	N/A	93,750	95,830
ALL	239	92.83	99.70	86.20	32.03	115.67	3.13	499.88	89.57 to 95.25	50,700	43,702

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	12	187.71	191.13	222.43	50.86	85.93	3.13	499.88	59.67 to 246.50	2,717	6,044
5000 TO 9999	15	99.58	120.10	119.71	34.54	100.33	66.75	247.50	89.56 to 145.00	7,263	8,694
Total \$											
1 TO 9999	27	131.88	151.67	143.37	54.35	105.79	3.13	499.88	93.53 to 200.70	5,242	7,516
10000 TO 29999	60	99.99	111.34	109.47	36.24	101.70	35.68	293.02	91.80 to 107.00	17,488	19,145
30000 TO 59999	64	93.80	91.78	91.10	22.33	100.75	17.66	164.11	87.12 to 97.94	42,259	38,498
60000 TO 99999	62	87.94	83.26	83.55	16.96	99.66	35.37	121.20	78.65 to 92.12	75,695	63,241
100000 TO 149999	18	79.38	80.45	79.94	17.30	100.64	47.46	108.94	67.31 to 93.41	121,734	97,313
150000 TO 249999	8	73.09	71.19	71.53	21.09	99.52	42.38	97.59	42.38 to 97.59	167,187	119,593
ALL	239	92.83	99.70	86.20	32.03	115.67	3.13	499.88	89.57 to 95.25	50,700	43,702

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	239	MEDIAN:	93	COV:	52.22	95% Median C.I.:	89.57 to 95.25
TOTAL Sales Price:	12,112,328	WGT. MEAN:	86	STD:	52.07	95% Wgt. Mean C.I.:	82.61 to 89.79
TOTAL Adj.Sales Price:	12,117,328	MEAN:	100	AVG.ABS.DEV:	29.73	95% Mean C.I.:	93.10 to 106.31
TOTAL Assessed Value:	10,444,960						
AVG. Adj. Sales Price:	50,700	COD:	32.03	MAX Sales Ratio:	499.88		
AVG. Assessed Value:	43,702	PRD:	115.67	MIN Sales Ratio:	3.13		

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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	5	59.67	99.27	115.82	115.61	85.71	3.13	242.40	N/A	1,302	1,508
5000 TO 9999	28	87.69	106.40	73.56	52.70	144.65	17.66	327.50	68.54 to 107.18	9,951	7,320
Total \$ _____											
1 TO 9999	33	85.81	105.32	74.52	58.80	141.33	3.13	327.50	66.75 to 107.18	8,641	6,439
10000 TO 29999	64	94.71	101.69	78.12	39.34	130.16	31.26	499.88	79.92 to 100.00	24,394	19,058
30000 TO 59999	80	94.49	104.19	91.82	29.10	113.47	49.66	293.02	88.32 to 97.94	48,571	44,596
60000 TO 99999	49	90.14	88.46	83.90	14.68	105.43	42.38	139.02	86.98 to 93.73	92,085	77,261
100000 TO 149999	10	95.26	90.93	88.63	14.67	102.59	65.15	120.28	66.93 to 108.94	133,800	118,593
150000 TO 249999	3	86.51	89.05	88.46	5.60	100.67	83.06	97.59	N/A	178,333	157,761
ALL _____											
	239	92.83	99.70	86.20	32.03	115.67	3.13	499.88	89.57 to 95.25	50,700	43,702

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	37	91.60	99.31	82.60	46.57	120.23	3.13	499.88	72.00 to 97.99	26,103	21,560
10	1	111.19	111.19	111.19			111.19	111.19	N/A	27,250	30,300
15	6	97.17	102.80	82.83	41.11	124.11	35.37	212.72	35.37 to 212.72	32,133	26,615
20	83	95.71	110.85	88.29	38.31	125.56	31.26	327.50	91.83 to 102.55	31,802	28,077
25	36	89.46	89.13	83.46	21.63	106.79	42.38	162.53	76.47 to 95.61	66,330	55,362
30	67	92.11	93.01	86.90	22.22	107.03	35.68	263.82	83.59 to 96.58	70,723	61,456
35	9	88.70	87.35	87.19	12.20	100.18	65.15	108.94	71.81 to 100.17	129,500	112,911
ALL _____											
	239	92.83	99.70	86.20	32.03	115.67	3.13	499.88	89.57 to 95.25	50,700	43,702

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	38	85.76	98.34	82.00	49.33	119.92	3.13	499.88	70.83 to 97.99	26,192	21,477
100	7	78.65	78.20	69.65	24.80	112.27	40.06	110.73	40.06 to 110.73	25,571	17,810
101	115	93.41	104.63	89.20	28.58	117.30	35.05	327.50	90.04 to 97.88	54,880	48,954
102	16	92.07	89.79	82.41	23.03	108.96	48.53	136.05	68.33 to 112.70	83,078	68,460
103	1	80.61	80.61	80.61			80.61	80.61	N/A	56,225	45,325
104	55	94.51	99.32	83.92	34.15	118.35	31.26	263.82	80.70 to 101.16	49,268	41,344
106	2	66.64	66.64	90.51	46.45	73.62	35.68	97.59	N/A	87,500	79,200
111	5	77.62	79.91	83.34	13.26	95.89	66.75	98.73	N/A	72,300	60,257
ALL _____											
	239	92.83	99.70	86.20	32.03	115.67	3.13	499.88	89.57 to 95.25	50,700	43,702

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

(!: AVTot=0)
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TOTAL Adj.Sales Price:	12,117,328	MEAN:	100	AVG.ABS.DEV:	29.73	95% Mean C.I.:	93.10 to 106.31
TOTAL Assessed Value:	10,444,960						
AVG. Adj. Sales Price:	50,700	COD:	32.03	MAX Sales Ratio:	499.88		
AVG. Assessed Value:	43,702	PRD:	115.67	MIN Sales Ratio:	3.13		

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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)	39	91.60	99.07	82.98	45.08	119.39	3.13	499.88	72.00 to 99.83	25,405	21,082
10	6	76.61	74.98	57.01	36.28	131.51	35.37	110.72	35.37 to 110.72	36,566	20,847
15	1	247.50	247.50	247.50			247.50	247.50	N/A	9,000	22,275
20	63	98.95	111.08	92.35	33.21	120.28	35.05	327.50	92.73 to 105.41	27,356	25,263
25	26	90.54	94.19	80.76	31.08	116.63	31.26	212.72	68.98 to 100.00	54,579	44,079
30	90	90.09	94.37	87.64	24.58	107.69	35.68	283.84	85.25 to 93.73	68,779	60,276
35	6	99.10	103.16	92.40	17.98	111.64	65.15	157.06	65.15 to 157.06	89,233	82,454
40	8	84.79	88.60	79.43	28.48	111.54	48.65	164.11	48.65 to 164.11	128,750	102,265
<u>ALL</u>	<u>239</u>	<u>92.83</u>	<u>99.70</u>	<u>86.20</u>	<u>32.03</u>	<u>115.67</u>	<u>3.13</u>	<u>499.88</u>	<u>89.57 to 95.25</u>	<u>50,700</u>	<u>43,702</u>

**2008 Correlation Section
for Cedar County**

Residential Real Property

I. Correlation

RESIDENTIAL: Information provided by the county indicated that the towns of Randolph and Coleridge were being increased and portions of Hartington and Laurel. The rural residential property was increasing the site value and the house.

The county utilized a reasonable percentage of available sales and did not excessively trim the sales base. The Trended Preliminary Median Ratio and the R&O Median ratio are relatively close. The difference between the percent change to the sales file and the percent change to the assessed value base is minimal and supports the assessment action taken on sold and unsold properties. The median and mean ratios are within the acceptable parameters, while the weighted mean is below the acceptable parameter. The coefficient of dispersion and the price related differential are both far outside the acceptable level of value.

The county reviewed where the preliminary statistics indicated the county was and made percentage changes to various subclass groups to achieve an acceptable median level of value. Through the analysis the quality of assessment and the uniformity still remained outside the acceptable parameters.

Analysis of all six tables indicates that the county has achieved an acceptable level of value for the 2008 assessment year. Based on the assessment practice of Cedar County the median appears to be the most reliable indicator of the level of value.

**2008 Correlation Section
for Cedar 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	351	239	68.09
2007	393	256	65.14
2006	412	257	62.38
2005	369	250	67.75
2004	319	247	77.43
2003	323	250	77.4
2002	318	240	75.47
2001	326	248	76.07

RESIDENTIAL: The analysis of sales grid indicates that a reasonable percentage of all available sales for the sales study were considered and indicates that the county has not excessively trimmed the residential sales.

**2008 Correlation Section
for Cedar 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 Cedar 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	91.00	1.24	92.13	92.83
2007	89.23	5.97	94.55	93.46
2006	90.94	0.67	91.55	92.53
2005	94.03	1.06	95.03	94.65
2004	93.63	6.78	99.97	94.62
2003	95	0.42	95.4	95
2002	90	2.81	92.53	95
2001	87	2.84	89.47	94

RESIDENTIAL: The Trended Preliminary Ratio is relatively close to the R & O Ratio. There is no information available to suggest that the median is not the best representation of the level of value for the residential class.

**2008 Correlation Section
for Cedar 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 Cedar 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)
0.73	2008	1.24
6.71	2007	5.97
1.24	2006	0.67
2.14	2005	1.06
5.36	2004	6.78
2	2003	0
4.85	2002	2.81
2.42	2001	2.84

RESIDENTIAL: The difference between the percent change to the sales file and the percent change to the assessed value base is less than one percentage point and supports the assessment practices of the unsold and sold properties.

2008 Correlation Section for Cedar 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 Cedar County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	92.83	86.20	99.70

RESIDENTIAL: When reviewing the three measures of central tendency the median and mean are the two levels within the acceptable parameter. The median ratio is statistically supported by the trended preliminary ratio.

**2008 Correlation Section
for Cedar 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	32.03	115.67
Difference	17.03	12.67

RESIDENTIAL: The measures of the quality of assessment, the coefficient of dispersion and the price related differential, are well outside the acceptable levels for the residential class of property. Review of the statistical information does not provide information that the reason for this is confined to one specific area but rather to the county as a whole.

**2008 Correlation Section
for Cedar 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	243	239	-4
Median	91.00	92.83	1.83
Wgt. Mean	84.83	86.20	1.37
Mean	105.02	99.70	-5.32
COD	40.15	32.03	-8.12
PRD	123.80	115.67	-8.13
Min Sales Ratio	3.13	3.13	0
Max Sales Ratio	656.43	499.88	-156.55

RESIDENTIAL: The number of sales decreased between the preliminary statistics and the final statistics by four. When the county was reviewing the current sales to establish the 2008 values they found sales that were substantially changed and not reflective of the sale and asked that they be removed from the statistical analysis. The remainder of the statistics reflects the assessment actions. Percentage adjustments were made to various areas to achieve the level of value, but the coefficient of dispersion and the price related differential were only slightly improved by the percentage adjustments.

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)
(!: Derived)

NUMBER of Sales:	51	MEDIAN:	96	COV:	56.84	95% Median C.I.:	74.83 to 107.65
TOTAL Sales Price:	1,748,977	WGT. MEAN:	86	STD:	59.24	95% Wgt. Mean C.I.:	76.85 to 94.46
TOTAL Adj.Sales Price:	1,748,977	MEAN:	104	AVG.ABS.DEV:	41.29	95% Mean C.I.:	87.97 to 120.49
TOTAL Assessed Value:	1,498,075						
AVG. Adj. Sales Price:	34,293	COD:	42.81	MAX Sales Ratio:	302.60		
AVG. Assessed Value:	29,374	PRD:	121.69	MIN Sales Ratio:	15.50		

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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	2	150.31	150.31	102.68	35.84	146.38	96.44	204.17	N/A	51,750	53,137
10/01/04 TO 12/31/04	4	95.13	84.20	81.33	13.79	103.53	48.45	98.09	N/A	36,562	29,735
01/01/05 TO 03/31/05	4	93.15	94.33	86.79	26.66	108.69	47.85	143.18	N/A	60,561	52,563
04/01/05 TO 06/30/05	5	100.36	104.34	99.83	7.52	104.51	93.41	115.21	N/A	53,650	53,561
07/01/05 TO 09/30/05	6	66.07	75.31	62.41	56.05	120.67	17.40	153.20	17.40 to 153.20	26,641	16,626
10/01/05 TO 12/31/05	4	71.60	76.91	71.83	18.56	107.06	56.78	107.65	N/A	55,750	40,047
01/01/06 TO 03/31/06	5	125.73	128.35	113.10	32.66	113.48	60.61	230.10	N/A	21,000	23,752
04/01/06 TO 06/30/06	6	60.39	69.46	83.08	30.94	83.61	47.00	107.53	47.00 to 107.53	40,666	33,787
07/01/06 TO 09/30/06	6	150.55	143.56	122.36	38.14	117.33	53.00	280.00	53.00 to 280.00	5,091	6,230
10/01/06 TO 12/31/06	4	121.87	103.11	114.75	38.04	89.85	15.50	153.18	N/A	15,250	17,500
01/01/07 TO 03/31/07	2	106.05	106.05	51.17	66.53	207.25	35.49	176.60	N/A	22,500	11,512
04/01/07 TO 06/30/07	3	109.00	158.46	68.94	73.03	229.85	63.79	302.60	N/A	40,110	27,653
<u>Study Years</u>											
07/01/04 TO 06/30/05	15	96.55	102.43	92.51	21.24	110.73	47.85	204.17	93.41 to 114.32	50,683	46,885
07/01/05 TO 06/30/06	21	72.74	86.57	79.45	46.20	108.97	17.40	230.10	56.78 to 107.65	34,850	27,687
07/01/06 TO 06/30/07	15	140.40	130.75	83.06	44.70	157.42	15.50	302.60	63.79 to 162.25	17,125	14,224
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	93.41	87.29	82.61	28.61	105.66	17.40	153.20	57.31 to 109.00	47,018	38,842
01/01/06 TO 12/31/06	21	97.98	111.06	97.35	50.45	114.09	15.50	280.00	60.61 to 145.76	20,978	20,422
<u>ALL</u>											
	51	96.44	104.23	85.65	42.81	121.69	15.50	302.60	74.83 to 107.65	34,293	29,374

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)
(!: Derived)

NUMBER of Sales:	51	MEDIAN:	96	COV:	56.84	95% Median C.I.:	74.83 to 107.65
TOTAL Sales Price:	1,748,977	WGT. MEAN:	86	STD:	59.24	95% Wgt. Mean C.I.:	76.85 to 94.46
TOTAL Adj.Sales Price:	1,748,977	MEAN:	104	AVG.ABS.DEV:	41.29	95% Mean C.I.:	87.97 to 120.49
TOTAL Assessed Value:	1,498,075						
AVG. Adj. Sales Price:	34,293	COD:	42.81	MAX Sales Ratio:	302.60		
AVG. Assessed Value:	29,374	PRD:	121.69	MIN Sales Ratio:	15.50		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BELDEN	4	137.51	152.01	116.94	49.70	129.98	53.00	280.00	N/A	11,812	13,813
BELDEN V	1	109.00	109.00	109.00			109.00	109.00	N/A	500	545
COLERIDGE	3	140.40	111.23	56.72	26.84	196.11	40.12	153.18	N/A	24,333	13,801
COLERIDGE V	1	17.40	17.40	17.40			17.40	17.40	N/A	5,000	870
FORDYCE	1	230.10	230.10	230.10			230.10	230.10	N/A	5,000	11,505
HARTINGTON	10	97.41	97.08	82.35	25.90	117.88	47.85	145.76	56.04 to 143.18	49,082	40,421
HARTINGTON V	1	47.00	47.00	47.00			47.00	47.00	N/A	3,000	1,410
LAUREL	13	93.71	107.70	87.29	41.12	123.38	35.49	302.60	60.61 to 107.65	35,500	30,989
MAGNET	1	162.25	162.25	162.25			162.25	162.25	N/A	2,000	3,245
OBERT	2	40.25	40.25	23.75	61.49	169.47	15.50	65.00	N/A	2,400	570
RANDOLPH	5	125.73	113.01	97.01	27.84	116.49	57.31	176.60	N/A	27,170	26,358
RURAL	6	84.28	82.99	88.00	22.55	94.31	56.78	107.53	56.78 to 107.53	76,583	67,391
WYNOT	3	92.18	97.94	64.99	37.88	150.71	48.45	153.20	N/A	20,250	13,160
ALL	51	96.44	104.23	85.65	42.81	121.69	15.50	302.60	74.83 to 107.65	34,293	29,374

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	45	96.44	107.06	84.82	45.90	126.22	15.50	302.60	74.83 to 114.32	28,655	24,305
3	6	84.28	82.99	88.00	22.55	94.31	56.78	107.53	56.78 to 107.53	76,583	67,391
ALL	51	96.44	104.23	85.65	42.81	121.69	15.50	302.60	74.83 to 107.65	34,293	29,374

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	46	97.27	110.04	86.08	41.40	127.83	35.49	302.60	91.15 to 114.32	37,732	32,480
2	5	47.00	50.78	29.81	60.04	170.33	15.50	109.00	N/A	2,660	793
ALL	51	96.44	104.23	85.65	42.81	121.69	15.50	302.60	74.83 to 107.65	34,293	29,374

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	51	96.44	104.23	85.65	42.81	121.69	15.50	302.60	74.83 to 107.65	34,293	29,374
04											
ALL	51	96.44	104.23	85.65	42.81	121.69	15.50	302.60	74.83 to 107.65	34,293	29,374

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)

(!: Derived)

NUMBER of Sales:	51	MEDIAN:	96	COV:	56.84	95% Median C.I.:	74.83 to 107.65
TOTAL Sales Price:	1,748,977	WGT. MEAN:	86	STD:	59.24	95% Wgt. Mean C.I.:	76.85 to 94.46
TOTAL Adj.Sales Price:	1,748,977	MEAN:	104	AVG.ABS.DEV:	41.29	95% Mean C.I.:	87.97 to 120.49
TOTAL Assessed Value:	1,498,075						
AVG. Adj. Sales Price:	34,293	COD:	42.81	MAX Sales Ratio:	302.60		
AVG. Assessed Value:	29,374	PRD:	121.69	MIN Sales Ratio:	15.50		

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)												
14-0008	15	96.44	95.25	86.82	38.14	109.72	15.50	230.10	56.04 to 115.21		42,908	37,251
14-0045	11	114.32	125.46	101.58	38.29	123.50	53.00	280.00	57.31 to 176.60		19,418	19,725
14-0054	12	93.56	108.51	86.55	44.24	125.37	35.49	302.60	60.61 to 107.65		35,958	31,122
14-0101	4	74.48	87.65	60.74	47.04	144.30	48.45	153.20	N/A		31,437	19,096
14-0541	4	90.26	87.78	54.20	65.38	161.95	17.40	153.18	N/A		19,500	10,568
26-0024												
54-0096	3	70.46	77.76	72.79	15.78	106.84	64.74	98.09	N/A		44,833	32,633
54-0576	2	134.89	134.89	108.43	20.28	124.40	107.53	162.25	N/A		61,000	66,142
54-0586												
90-0017												
NonValid School												
<u>ALL</u>	51	96.44	104.23	85.65	42.81	121.69	15.50	302.60	74.83 to 107.65		34,293	29,374

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	8	62.81	76.95	89.43	66.59	86.05	15.50	160.70	15.50 to 160.70		5,600	5,008
Prior TO 1860												
1860 TO 1899	1	70.46	70.46	70.46			70.46	70.46	N/A		93,000	65,530
1900 TO 1919	27	107.65	118.84	82.88	44.00	143.39	47.85	302.60	72.74 to 145.76		27,830	23,066
1920 TO 1939												
1940 TO 1949												
1950 TO 1959	3	93.41	84.88	85.76	32.20	98.97	35.49	125.73	N/A		51,666	44,308
1960 TO 1969	3	91.15	78.68	84.90	17.55	92.68	48.45	96.44	N/A		74,416	63,178
1970 TO 1979	3	96.55	86.42	89.39	11.48	96.69	64.74	97.98	N/A		35,000	31,285
1980 TO 1989	5	100.36	126.16	104.45	28.86	120.79	94.74	230.10	N/A		62,900	65,700
1990 TO 1994												
1995 TO 1999	1	40.12	40.12	40.12			40.12	40.12	N/A		62,000	24,875
2000 TO Present												
<u>ALL</u>	51	96.44	104.23	85.65	42.81	121.69	15.50	302.60	74.83 to 107.65		34,293	29,374

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)
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TOTAL Assessed Value:	1,498,075						
AVG. Adj. Sales Price:	34,293	COD:	42.81	MAX Sales Ratio:	302.60		
AVG. Assessed Value:	29,374	PRD:	121.69	MIN Sales Ratio:	15.50		

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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)	5	47.00	50.78	29.81	60.04	170.33	15.50	109.00	N/A	2,660	793
300	2	196.88	196.88	97.48	53.70	201.97	91.15	302.60	N/A	41,750	40,697
306	1	93.41	93.41	93.41			93.41	93.41	N/A	80,000	74,725
325	1	114.32	114.32	114.32			114.32	114.32	N/A	22,000	25,150
336	1	63.79	63.79	63.79			63.79	63.79	N/A	117,332	74,850
344	6	137.96	134.63	125.19	33.24	107.54	53.00	204.17	53.00 to 204.17	10,333	12,935
346	1	48.45	48.45	48.45			48.45	48.45	N/A	44,750	21,680
350	2	71.57	71.57	66.41	50.41	107.76	35.49	107.65	N/A	35,000	23,245
353	11	98.39	106.20	92.90	34.39	114.32	56.04	153.20	57.31 to 153.18	24,522	22,781
381	1	96.44	96.44	96.44			96.44	96.44	N/A	97,500	94,025
384	1	109.00	109.00	109.00			109.00	109.00	N/A	10,000	10,900
386	1	94.74	94.74	94.74			94.74	94.74	N/A	33,000	31,265
406	2	168.82	168.82	112.44	36.30	150.14	107.53	230.10	N/A	62,500	70,272
408	1	60.61	60.61	60.61			60.61	60.61	N/A	14,000	8,485
410	1	100.36	100.36	100.36			100.36	100.36	N/A	140,000	140,505
419	2	83.51	83.51	79.58	15.62	104.93	70.46	96.55	N/A	71,500	56,902
420	1	140.40	140.40	140.40			140.40	140.40	N/A	2,500	3,510
426	1	95.15	95.15	95.15			95.15	95.15	N/A	85,000	80,875
442	8	92.94	117.27	72.39	53.11	162.01	47.85	280.00	47.85 to 280.00	31,168	22,561
444	1	49.30	49.30	49.30			49.30	49.30	N/A	25,000	12,325
841	1	40.12	40.12	40.12			40.12	40.12	N/A	62,000	24,875
<u>ALL</u>	<u>51</u>	<u>96.44</u>	<u>104.23</u>	<u>85.65</u>	<u>42.81</u>	<u>121.69</u>	<u>15.50</u>	<u>302.60</u>	<u>74.83 to 107.65</u>	<u>34,293</u>	<u>29,374</u>

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

Commercial

Nothing for this year.

2008 Assessment Survey for Cedar County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Assessor/Part time staff
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor/Part time staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	1989
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2006 and 2007
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?
	N/A
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?
	2007
8.	Number of market areas/neighborhoods for this property class?
	7
9.	How are these defined?
	Small towns as one, larger towns individually, rural residential and rural Recreational
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?)
	No

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>)
	Everything outside the city/village limits is considered rural

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
Included with residential			

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)
(!: Derived)

NUMBER of Sales:	51	MEDIAN:	96	COV:	56.72	95% Median C.I.:	74.83 to 109.00
TOTAL Sales Price:	1,748,977	WGT. MEAN:	86	STD:	59.24	95% Wgt. Mean C.I.:	77.04 to 95.58
TOTAL Adj.Sales Price:	1,748,977	MEAN:	104	AVG.ABS.DEV:	41.46	95% Mean C.I.:	88.18 to 120.70
TOTAL Assessed Value:	1,509,540						
AVG. Adj. Sales Price:	34,293	COD:	42.99	MAX Sales Ratio:	302.60		
AVG. Assessed Value:	29,598	PRD:	121.01	MIN Sales Ratio:	15.50		

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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	2	150.31	150.31	102.68	35.84	146.38	96.44	204.17	N/A	51,750	53,137
10/01/04 TO 12/31/04	4	95.57	84.42	81.63	13.96	103.42	48.45	98.09	N/A	36,562	29,845
01/01/05 TO 03/31/05	4	93.15	94.33	86.79	26.66	108.69	47.85	143.18	N/A	60,561	52,563
04/01/05 TO 06/30/05	5	100.36	104.34	99.83	7.52	104.51	93.41	115.21	N/A	53,650	53,561
07/01/05 TO 09/30/05	6	66.07	75.31	62.41	56.05	120.67	17.40	153.20	17.40 to 153.20	26,641	16,626
10/01/05 TO 12/31/05	4	71.60	76.91	71.83	18.56	107.06	56.78	107.65	N/A	55,750	40,047
01/01/06 TO 03/31/06	5	125.73	128.35	113.10	32.66	113.48	60.61	230.10	N/A	21,000	23,752
04/01/06 TO 06/30/06	6	60.39	70.94	87.42	33.37	81.14	47.00	116.35	47.00 to 116.35	40,666	35,551
07/01/06 TO 09/30/06	6	150.55	143.56	122.36	38.14	117.33	53.00	280.00	53.00 to 280.00	5,091	6,230
10/01/06 TO 12/31/06	4	121.87	103.11	114.75	38.04	89.85	15.50	153.18	N/A	15,250	17,500
01/01/07 TO 03/31/07	2	106.60	106.60	52.14	65.67	204.42	36.59	176.60	N/A	22,500	11,732
04/01/07 TO 06/30/07	3	109.00	158.46	68.94	73.03	229.85	63.79	302.60	N/A	40,110	27,653
<u>Study Years</u>											
07/01/04 TO 06/30/05	15	97.43	102.49	92.56	21.04	110.72	47.85	204.17	93.41 to 114.32	50,683	46,914
07/01/05 TO 06/30/06	21	72.74	86.99	80.89	46.78	107.54	17.40	230.10	56.78 to 109.00	34,850	28,191
07/01/06 TO 06/30/07	15	140.40	130.82	83.23	44.65	157.18	15.50	302.60	63.79 to 162.25	17,125	14,253
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	93.41	87.29	82.61	28.61	105.66	17.40	153.20	57.31 to 109.00	47,018	38,842
01/01/06 TO 12/31/06	21	97.98	111.48	99.75	50.88	111.76	15.50	280.00	60.61 to 145.76	20,978	20,926
<u>ALL</u>											
	51	96.44	104.44	86.31	42.99	121.01	15.50	302.60	74.83 to 109.00	34,293	29,598

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)

(!: Derived)

NUMBER of Sales:	51	MEDIAN:	96	COV:	56.72	95% Median C.I.:	74.83 to 109.00
TOTAL Sales Price:	1,748,977	WGT. MEAN:	86	STD:	59.24	95% Wgt. Mean C.I.:	77.04 to 95.58
TOTAL Adj.Sales Price:	1,748,977	MEAN:	104	AVG.ABS.DEV:	41.46	95% Mean C.I.:	88.18 to 120.70
TOTAL Assessed Value:	1,509,540						
AVG. Adj. Sales Price:	34,293	COD:	42.99	MAX Sales Ratio:	302.60		
AVG. Assessed Value:	29,598	PRD:	121.01	MIN Sales Ratio:	15.50		

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0008	15	96.44	95.25	86.82	38.14	109.72	15.50	230.10	56.04 to 115.21	42,908	37,251
14-0045	11	114.32	125.46	101.58	38.29	123.50	53.00	280.00	57.31 to 176.60	19,418	19,725
14-0054	12	93.56	108.68	86.76	44.22	125.27	36.59	302.60	60.61 to 107.65	35,958	31,195
14-0101	4	74.48	87.65	60.74	47.04	144.30	48.45	153.20	N/A	31,437	19,096
14-0541	4	90.26	87.78	54.20	65.38	161.95	17.40	153.18	N/A	19,500	10,568
26-0024											
54-0096	3	70.46	77.76	72.79	15.78	106.84	64.74	98.09	N/A	44,833	32,633
54-0576	2	139.30	139.30	117.11	16.48	118.95	116.35	162.25	N/A	61,000	71,435
54-0586											
90-0017											
NonValid School											
ALL	51	96.44	104.44	86.31	42.99	121.01	15.50	302.60	74.83 to 109.00	34,293	29,598

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	8	62.81	76.95	89.43	66.59	86.05	15.50	160.70	15.50 to 160.70	5,600	5,008
Prior TO 1860											
1860 TO 1899	1	70.46	70.46	70.46			70.46	70.46	N/A	93,000	65,530
1900 TO 1919	27	107.65	118.84	82.88	44.00	143.39	47.85	302.60	72.74 to 145.76	27,830	23,066
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	3	93.41	85.24	86.04	31.81	99.07	36.59	125.73	N/A	51,666	44,455
1960 TO 1969	3	91.15	78.68	84.90	17.55	92.68	48.45	96.44	N/A	74,416	63,178
1970 TO 1979	3	97.43	86.72	89.80	11.37	96.56	64.74	97.98	N/A	35,000	31,431
1980 TO 1989	5	100.36	127.93	107.82	30.61	118.65	94.74	230.10	N/A	62,900	67,817
1990 TO 1994											
1995 TO 1999	1	40.12	40.12	40.12			40.12	40.12	N/A	62,000	24,875
2000 TO Present											
ALL	51	96.44	104.44	86.31	42.99	121.01	15.50	302.60	74.83 to 109.00	34,293	29,598

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)
(!: Derived)

NUMBER of Sales:	51	MEDIAN:	96	COV:	56.72	95% Median C.I.:	74.83 to 109.00
TOTAL Sales Price:	1,748,977	WGT. MEAN:	86	STD:	59.24	95% Wgt. Mean C.I.:	77.04 to 95.58
TOTAL Adj.Sales Price:	1,748,977	MEAN:	104	AVG.ABS.DEV:	41.46	95% Mean C.I.:	88.18 to 120.70
TOTAL Assessed Value:	1,509,540						
AVG. Adj. Sales Price:	34,293	COD:	42.99	MAX Sales Ratio:	302.60		
AVG. Assessed Value:	29,598	PRD:	121.01	MIN Sales Ratio:	15.50		

Printed: 03/31/2008 19:09:16

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	47.00	50.78	29.81	60.04	170.33	15.50	109.00	N/A	2,660	793
300	2	196.88	196.88	97.48	53.70	201.97	91.15	302.60	N/A	41,750	40,697
306	1	93.41	93.41	93.41			93.41	93.41	N/A	80,000	74,725
325	1	114.32	114.32	114.32			114.32	114.32	N/A	22,000	25,150
336	1	63.79	63.79	63.79			63.79	63.79	N/A	117,332	74,850
344	6	137.96	134.63	125.19	33.24	107.54	53.00	204.17	53.00 to 204.17	10,333	12,935
346	1	48.45	48.45	48.45			48.45	48.45	N/A	44,750	21,680
350	2	72.12	72.12	67.04	49.27	107.57	36.59	107.65	N/A	35,000	23,465
353	11	98.39	106.20	92.90	34.39	114.32	56.04	153.20	57.31 to 153.18	24,522	22,781
381	1	96.44	96.44	96.44			96.44	96.44	N/A	97,500	94,025
384	1	109.00	109.00	109.00			109.00	109.00	N/A	10,000	10,900
386	1	94.74	94.74	94.74			94.74	94.74	N/A	33,000	31,265
406	2	173.23	173.23	120.90	32.83	143.27	116.35	230.10	N/A	62,500	75,565
408	1	60.61	60.61	60.61			60.61	60.61	N/A	14,000	8,485
410	1	100.36	100.36	100.36			100.36	100.36	N/A	140,000	140,505
419	2	83.94	83.94	79.89	16.06	105.07	70.46	97.43	N/A	71,500	57,122
420	1	140.40	140.40	140.40			140.40	140.40	N/A	2,500	3,510
426	1	95.15	95.15	95.15			95.15	95.15	N/A	85,000	80,875
442	8	92.94	117.27	72.39	53.11	162.01	47.85	280.00	47.85 to 280.00	31,168	22,561
444	1	49.30	49.30	49.30			49.30	49.30	N/A	25,000	12,325
841	1	40.12	40.12	40.12			40.12	40.12	N/A	62,000	24,875
<u>ALL</u>	<u>51</u>	<u>96.44</u>	<u>104.44</u>	<u>86.31</u>	<u>42.99</u>	<u>121.01</u>	<u>15.50</u>	<u>302.60</u>	<u>74.83 to 109.00</u>	<u>34,293</u>	<u>29,598</u>

**2008 Correlation Section
for Cedar County**

Commerical Real Property

I. Correlation

COMMERCIAL: The county reported minimal changes were done within the commercial class of property for the 2008 assessment year.

The county utilized a reasonable percentage of available sales and did not excessively trim the sales base. The Trended Preliminary Median Ratio and the R&O Median ratio are close. The difference between the percent change to the sales file and the percent change to the assessed value base is minimal and supports the assessment action taken on sold and unsold properties.

The median measure of central tendency is the only statistic within the acceptable parameter. The coefficient of dispersion and the price related differential are both far outside the acceptable level of value.

Analysis of all six tables indicates that the county has achieved an acceptable level of value for the commercial class for the 2008 assessment year. Based on the assessment practice of Cedar County the median appears to be the most reliable indicator of the level of value and there is nothing at this time that would improve the quality of assessment.

**2008 Correlation Section
for Cedar 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	95	51	53.68
2007	89	47	52.81
2006	76	42	55.26
2005	79	47	59.49
2004	82	48	58.54
2003	81	54	66.67
2002	71	52	73.24
2001	78	42	53.85

COMMERCIAL: The analysis of sales grid indicates that a reasonable percentage of all available sales for the sales study were considered and indicates that the county has not excessively trimmed the commercial sales.

**2008 Correlation Section
for Cedar 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 Cedar 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	96.44	0.39	96.81	96.44
2007	85.56	8.51	92.84	95.15
2006	79.64	9.13	86.91	107.55
2005	96.00	-0.43	95.59	96.00
2004	93.26	0.98	94.18	93.26
2003	93	-18.31	75.97	93
2002	90	0.81	90.73	95
2001	100	0.12	100	100

COMMERCIAL: The Trended Preliminary Ratio is and the R&O ratio are relatively close. There is no information available to suggest that the median is not the best representation of the level of value for the commercial class.

**2008 Correlation Section
for Cedar 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 Cedar 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)
0.2	2008	0.39
9.52	2007	8.51
36.43	2006	9.13
0	2005	-0.43
0	2004	0.98
0	2003	-18
-4.67	2002	0.81
0.05	2001	0.12

COMMERCIAL: The difference between the percent change to the sales file and the percent change to the assessed value base is less than one percentage point and supports the assessment practices of the unsold and sold properties.

2008 Correlation Section for Cedar 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 Cedar County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.44	86.31	104.44

COMMERCIAL: When reviewing the three measures of central tendency the median is the only measure within the acceptable parameter. The weighted mean and mean are not within the acceptable levels. The median ratio is statistically supported by the trended preliminary ratio.

**2008 Correlation Section
for Cedar 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	42.99	121.01
Difference	22.99	18.01

COMMERCIAL: The measures of the quality of assessment, the coefficient of dispersion and the price related differential, are well outside the acceptable levels for the commercial class of property. Review of the statistical information does not provide information that the reason for this is confined to one specific area but rather to the county as a whole.

**2008 Correlation Section
for Cedar 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	51	51	0
Median	96.44	96.44	0
Wgt. Mean	85.65	86.31	0.66
Mean	104.23	104.44	0.21
COD	42.81	42.99	0.18
PRD	121.69	121.01	-0.68
Min Sales Ratio	15.50	15.50	0
Max Sales Ratio	302.60	302.60	0

COMMERCIAL: The difference in the qualified number of sales between the preliminary statistics and the final R& O Statistics remained the same. The remainder of the information provides information that minimal changes were implemented to the commercial class.

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:	95	MEDIAN:	65	COV:	23.12	95% Median C.I.:	59.57 to 67.63	(! : Derived)
(AgLand) TOTAL Sales Price:	24,533,378	WGT. MEAN:	62	STD:	15.08	95% Wgt. Mean C.I.:	59.36 to 64.56	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,533,378	MEAN:	65	AVG.ABS.DEV:	11.60	95% Mean C.I.:	62.17 to 68.24	
(AgLand) TOTAL Assessed Value:	15,200,235							
AVG. Adj. Sales Price:	258,246	COD:	17.83	MAX Sales Ratio:	126.53			
AVG. Assessed Value:	160,002	PRD:	105.24	MIN Sales Ratio:	36.37			

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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											
10/01/04 TO 12/31/04	8	67.13	66.89	69.48	14.88	96.27	44.80	87.18	44.80 to 87.18	194,743	135,316
01/01/05 TO 03/31/05	9	75.77	77.74	76.14	8.07	102.10	59.57	95.67	74.41 to 82.93	250,911	191,050
04/01/05 TO 06/30/05	5	65.81	67.42	64.95	7.97	103.80	60.99	79.31	N/A	360,230	233,975
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	11	66.17	67.03	63.04	13.63	106.33	48.55	90.08	53.29 to 79.10	183,985	115,991
01/01/06 TO 03/31/06	21	66.10	68.64	66.28	11.87	103.55	56.19	104.00	60.60 to 70.08	268,679	178,091
04/01/06 TO 06/30/06	7	67.12	65.54	63.08	12.41	103.90	50.77	81.42	50.77 to 81.42	252,884	159,520
07/01/06 TO 09/30/06	6	71.66	71.41	65.00	15.95	109.87	54.71	86.11	54.71 to 86.11	263,515	171,277
10/01/06 TO 12/31/06	12	54.13	60.01	52.81	23.39	113.64	37.03	126.53	46.15 to 59.44	300,759	158,828
01/01/07 TO 03/31/07	10	53.10	54.83	51.50	17.31	106.46	39.55	84.00	42.65 to 67.86	264,650	136,292
04/01/07 TO 06/30/07	6	48.75	48.06	48.65	8.76	98.78	36.37	57.28	36.37 to 57.28	273,844	133,228
<u>Study Years</u>											
07/01/04 TO 06/30/05	22	74.10	71.45	70.71	12.24	101.05	44.80	95.67	65.16 to 79.21	255,331	180,539
07/01/05 TO 06/30/06	39	66.17	67.63	64.99	12.53	104.06	48.55	104.00	61.98 to 70.09	241,956	157,242
07/01/06 TO 06/30/07	34	54.13	58.39	53.76	21.27	108.62	36.37	126.53	49.70 to 57.43	278,816	149,879
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	25	72.15	70.96	68.47	12.29	103.64	48.55	95.67	64.89 to 75.77	243,327	166,609
01/01/06 TO 12/31/06	46	64.14	66.28	61.81	17.54	107.22	37.03	126.53	58.63 to 69.49	273,970	169,351
<u>ALL</u>											
	95	65.04	65.21	61.96	17.83	105.24	36.37	126.53	59.57 to 67.63	258,246	160,002

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:	95	MEDIAN:	65	COV:	23.12	95% Median C.I.:	59.57 to 67.63	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	24,533,378	MEAN:	65	AVG.ABS.DEV:	11.60	95% Mean C.I.:	62.17 to 68.24	
(AgLand) TOTAL Assessed Value:	15,200,235							
AVG. Adj. Sales Price:	258,246	COD:	17.83	MAX Sales Ratio:	126.53			
AVG. Assessed Value:	160,002	PRD:	105.24	MIN Sales Ratio:	36.37			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
203	3	50.01	57.97	52.03	22.86	111.42	44.80	79.10	N/A	46,875	24,388
205	4	56.82	58.09	53.73	21.10	108.12	39.55	79.17	N/A	101,625	54,602
429	3	104.00	100.95	95.50	17.37	105.71	72.33	126.53	N/A	39,000	37,246
431	3	64.60	62.71	62.69	3.23	100.02	58.63	64.89	N/A	205,824	129,038
435	2	52.72	52.72	54.51	3.68	96.71	50.78	54.66	N/A	298,674	162,817
451	8	76.04	71.52	70.17	13.73	101.92	44.09	86.11	44.09 to 86.11	170,891	119,911
455	4	66.77	70.60	70.67	16.36	99.90	53.18	95.67	N/A	170,474	120,468
457	2	68.31	68.31	67.99	1.73	100.47	67.12	69.49	N/A	240,346	163,407
683	2	59.55	59.55	57.95	12.33	102.76	52.21	66.89	N/A	676,895	392,267
685	5	50.86	50.69	47.99	6.19	105.62	42.65	56.96	N/A	258,127	123,878
687	7	49.24	53.64	51.74	13.59	103.69	43.37	67.86	43.37 to 67.86	251,657	130,196
689	4	68.10	65.97	67.30	9.22	98.02	53.29	74.41	N/A	215,150	144,805
715	6	62.35	62.17	59.73	16.08	104.09	47.20	81.64	47.20 to 81.64	388,355	231,964
717	15	61.68	67.67	63.93	14.52	105.84	54.71	93.87	59.44 to 74.70	333,575	213,266
719	7	70.08	66.97	64.98	18.10	103.06	36.37	87.18	36.37 to 87.18	267,400	173,755
721	3	68.47	68.40	68.10	2.80	100.44	65.49	71.24	N/A	262,066	178,466
951	3	61.98	67.75	61.04	14.37	111.00	57.28	84.00	N/A	273,333	166,846
953	4	71.69	70.89	68.58	11.78	103.36	57.25	82.93	N/A	369,397	253,340
955	10	68.19	64.00	60.94	17.69	105.03	37.03	82.39	46.15 to 81.42	256,873	156,531
ALL	95	65.04	65.21	61.96	17.83	105.24	36.37	126.53	59.57 to 67.63	258,246	160,002

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	50	64.75	64.22	60.35	19.00	106.40	39.55	126.53	54.66 to 67.36	209,229	126,279
2	45	65.16	66.30	63.15	16.58	105.00	36.37	93.87	59.57 to 72.15	312,708	197,472
ALL	95	65.04	65.21	61.96	17.83	105.24	36.37	126.53	59.57 to 67.63	258,246	160,002

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	95	65.04	65.21	61.96	17.83	105.24	36.37	126.53	59.57 to 67.63	258,246	160,002
ALL	95	65.04	65.21	61.96	17.83	105.24	36.37	126.53	59.57 to 67.63	258,246	160,002

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:	95	MEDIAN:	65	COV:	23.12	95% Median C.I.:	59.57 to 67.63	(! : Derived)
(AgLand) TOTAL Sales Price:	24,533,378	WGT. MEAN:	62	STD:	15.08	95% Wgt. Mean C.I.:	59.36 to 64.56	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,533,378	MEAN:	65	AVG.ABS.DEV:	11.60	95% Mean C.I.:	62.17 to 68.24	
(AgLand) TOTAL Assessed Value:	15,200,235							
AVG. Adj. Sales Price:	258,246	COD:	17.83	MAX Sales Ratio:	126.53			
AVG. Assessed Value:	160,002	PRD:	105.24	MIN Sales Ratio:	36.37			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
14-0008	20	59.56	66.00	58.44	24.92	112.94	42.65	126.53	52.21 to 75.77	228,006	133,245	
14-0045	8	60.71	60.66	59.80	14.83	101.43	36.37	84.00	36.37 to 84.00	333,136	199,225	
14-0054	26	70.33	67.72	64.42	14.85	105.12	37.03	93.87	59.54 to 74.70	278,687	179,534	
14-0101	4	52.72	53.71	55.32	11.23	97.10	44.80	64.60	N/A	179,337	99,203	
14-0541	23	60.60	62.65	61.46	14.98	101.94	43.37	90.08	56.19 to 67.86	305,076	187,493	
26-0024	2	71.66	71.66	72.61	6.47	98.70	67.03	76.30	N/A	279,145	202,690	
54-0096	9	69.49	69.38	63.40	18.27	109.43	39.55	104.00	52.65 to 79.17	109,299	69,297	
54-0576	3	68.47	68.40	68.10	2.80	100.44	65.49	71.24	N/A	262,066	178,466	
54-0586												
90-0017												
NonValid School												
ALL	95	65.04	65.21	61.96	17.83	105.24	36.37	126.53	59.57 to 67.63	258,246	160,002	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	1	84.00	84.00	84.00			84.00	84.00	N/A	12,000	10,080	
10.01 TO 30.00	1	50.78	50.78	50.78			50.78	50.78	N/A	22,785	11,570	
30.01 TO 50.00	13	67.36	69.41	60.87	27.03	114.03	39.55	126.53	50.01 to 79.21	75,605	46,023	
50.01 TO 100.00	32	65.38	65.72	64.04	18.82	102.63	36.37	90.08	57.28 to 75.30	149,089	95,473	
100.01 TO 180.00	40	64.97	62.95	61.03	13.85	103.15	42.65	93.87	58.21 to 67.63	360,701	220,135	
180.01 TO 330.00	6	64.44	67.57	63.10	13.95	107.09	52.21	95.67	52.21 to 95.67	567,683	358,194	
330.01 TO 650.00	1	76.30	76.30	76.30			76.30	76.30	N/A	336,131	256,475	
650.01 +	1	54.66	54.66	54.66			54.66	54.66	N/A	574,563	314,065	
ALL	95	65.04	65.21	61.96	17.83	105.24	36.37	126.53	59.57 to 67.63	258,246	160,002	

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:	95	MEDIAN:	65	COV:	23.12	95% Median C.I.:	59.57 to 67.63	(! : Derived)
(AgLand) TOTAL Sales Price:	24,533,378	WGT. MEAN:	62	STD:	15.08	95% Wgt. Mean C.I.:	59.36 to 64.56	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,533,378	MEAN:	65	AVG.ABS.DEV:	11.60	95% Mean C.I.:	62.17 to 68.24	
(AgLand) TOTAL Assessed Value:	15,200,235							
AVG. Adj. Sales Price:	258,246	COD:	17.83	MAX Sales Ratio:	126.53			
AVG. Assessed Value:	160,002	PRD:	105.24	MIN Sales Ratio:	36.37			

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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 \$ _____	_____											
Total \$ _____	_____											
10000 TO 29999	4	81.55	79.47	79.25	17.82	100.28	50.78	104.00	N/A	18,571	14,717	
30000 TO 59999	4	69.25	77.46	76.69	31.73	101.01	44.80	126.53	N/A	43,750	33,550	
60000 TO 99999	13	64.60	65.33	64.19	19.13	101.78	44.09	86.11	50.01 to 79.21	82,328	52,846	
100000 TO 149999	9	67.86	64.84	64.11	22.53	101.14	36.37	90.08	39.55 to 87.18	126,704	81,230	
150000 TO 249999	22	68.26	67.10	66.77	14.71	100.49	48.55	95.67	57.28 to 75.30	194,416	129,815	
250000 TO 499999	32	65.32	64.25	63.39	13.46	101.36	37.03	93.87	58.21 to 69.45	350,654	222,274	
500000 +	11	54.66	54.72	55.06	11.88	99.38	42.65	66.89	46.15 to 61.98	597,762	329,125	
ALL _____	_____											
	95	65.04	65.21	61.96	17.83	105.24	36.37	126.53	59.57 to 67.63	258,246	160,002	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____	_____											
Total \$ _____	_____											
10000 TO 29999	5	79.10	72.54	68.88	23.37	105.31	44.80	104.00	N/A	21,257	14,641	
30000 TO 59999	15	60.99	62.59	56.89	24.47	110.01	36.37	126.53	47.79 to 72.33	83,751	47,648	
60000 TO 99999	11	67.86	65.52	59.63	19.94	109.87	37.03	86.11	48.55 to 86.11	131,284	78,288	
100000 TO 149999	19	70.57	69.55	68.02	13.93	102.25	50.77	90.08	57.46 to 81.27	183,656	124,921	
150000 TO 249999	25	65.16	63.86	61.65	14.97	103.58	42.65	95.67	57.43 to 68.47	329,643	203,223	
250000 TO 499999	19	61.68	62.79	60.94	13.01	103.04	47.20	82.93	54.66 to 69.45	477,711	291,104	
500000 +	1	61.55	61.55	61.55			61.55	61.55	N/A	919,620	566,070	
ALL _____	_____											
	95	65.04	65.21	61.96	17.83	105.24	36.37	126.53	59.57 to 67.63	258,246	160,002	

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

Agricultural

Raising both market areas ten to fifteen percent on irrigated, dry and grass.

2008 Assessment Survey for Cedar County

Agricultural Appraisal Information

1.	Data collection done by:
	Assessor/Part time staff
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor/Part time staff
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	No
a.	How is agricultural land defined in this county?
	Land use
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?
	N/A
6.	What is the date of the soil survey currently used?
	1983 (conversion date 8/23/95)
7.	What date was the last countywide land use study completed?
	1998
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection and FSA maps
b.	By whom?
	Employees
c.	What proportion is complete / implemented at this time?
	All
8.	Number of market areas/neighborhoods in the agricultural property class:
	2

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

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
Included in residential			

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:	95	MEDIAN:	70	COV:	22.82	95% Median C.I.:	65.86 to 73.62	(! : Derived)
(AgLand) TOTAL Sales Price:	24,532,253	WGT. MEAN:	68	STD:	16.16	95% Wgt. Mean C.I.:	64.90 to 70.50	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,532,253	MEAN:	71	AVG.ABS.DEV:	12.30	95% Mean C.I.:	67.55 to 74.05	
(AgLand) TOTAL Assessed Value:	16,608,852							
AVG. Adj. Sales Price:	258,234	COD:	17.49	MAX Sales Ratio:	137.32			
AVG. Assessed Value:	174,830	PRD:	104.57	MIN Sales Ratio:	38.22			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	8	73.06	71.65	75.20	15.32	95.27	45.48	94.11	45.48 to 94.11	194,743	146,445
01/01/05 TO 03/31/05	9	83.08	85.19	83.46	7.66	102.07	65.39	103.84	82.25 to 91.01	250,866	209,385
04/01/05 TO 06/30/05	5	71.29	72.97	70.83	8.50	103.01	64.06	86.21	N/A	360,230	255,158
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	11	70.28	71.80	67.90	14.16	105.74	52.63	98.72	57.49 to 80.38	184,076	124,985
01/01/06 TO 03/31/06	21	71.52	74.77	72.50	11.07	103.14	62.37	109.17	67.66 to 76.50	268,674	194,775
04/01/06 TO 06/30/06	7	71.86	70.96	68.24	12.76	103.99	54.70	89.61	54.70 to 89.61	252,813	172,510
07/01/06 TO 09/30/06	6	77.06	77.23	70.73	14.90	109.20	59.94	92.22	59.94 to 92.22	263,481	186,352
10/01/06 TO 12/31/06	12	59.73	65.42	57.75	22.71	113.29	40.74	137.32	49.53 to 64.54	300,699	173,644
01/01/07 TO 03/31/07	10	60.56	60.36	58.01	16.90	104.05	43.20	88.38	46.44 to 72.64	264,650	153,528
04/01/07 TO 06/30/07	6	53.06	52.06	52.78	9.64	98.62	38.22	62.81	38.22 to 62.81	273,811	144,530
<u>Study Years</u>											
07/01/04 TO 06/30/05	22	81.32	77.49	77.12	12.57	100.47	45.48	103.84	70.77 to 86.21	255,313	196,901
07/01/05 TO 06/30/06	39	71.52	73.25	70.71	12.25	103.59	52.63	109.17	67.99 to 76.73	241,966	171,095
07/01/06 TO 06/30/07	34	59.90	63.66	59.13	20.72	107.67	38.22	137.32	54.42 to 64.54	278,783	164,832
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	25	79.10	76.85	74.54	12.64	103.10	52.63	103.84	69.41 to 82.93	243,351	181,404
01/01/06 TO 12/31/06	46	69.94	72.07	67.45	16.76	106.85	40.74	137.32	64.54 to 75.15	273,937	184,776
<u>ALL</u>											
	95	70.28	70.80	67.70	17.49	104.57	38.22	137.32	65.86 to 73.62	258,234	174,830

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:	95	MEDIAN:	70	COV:	22.82	95% Median C.I.:	65.86 to 73.62	(!: Derived)
(AgLand) TOTAL Sales Price:	24,532,253	WGT. MEAN:	68	STD:	16.16	95% Wgt. Mean C.I.:	64.90 to 70.50	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,532,253	MEAN:	71	AVG.ABS.DEV:	12.30	95% Mean C.I.:	67.55 to 74.05	
(AgLand) TOTAL Assessed Value:	16,608,852							
AVG. Adj. Sales Price:	258,234	COD:	17.49	MAX Sales Ratio:	137.32			
AVG. Assessed Value:	174,830	PRD:	104.57	MIN Sales Ratio:	38.22			

Printed: 03/31/2008 19:09:26

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
203	3	54.29	59.62	55.02	20.64	108.37	45.48	79.10	N/A	46,875	25,790	
205	4	61.18	62.18	57.90	18.68	107.38	43.20	83.15	N/A	101,625	58,845	
429	3	109.17	108.22	102.73	18.06	105.35	78.17	137.32	N/A	39,000	40,064	
431	3	67.87	67.23	67.61	3.32	99.43	63.53	70.28	N/A	205,824	139,160	
435	2	55.32	55.32	57.32	3.92	96.51	53.15	57.49	N/A	298,624	171,180	
451	8	82.40	77.17	75.86	13.67	101.73	46.44	92.22	46.44 to 92.22	170,853	129,607	
455	4	71.56	76.64	77.46	16.96	98.94	59.60	103.84	N/A	170,474	132,046	
457	2	73.51	73.51	73.07	2.24	100.60	71.86	75.15	N/A	240,346	175,610	
683	2	65.14	65.14	63.56	11.16	102.48	57.87	72.41	N/A	676,632	430,075	
685	5	55.15	55.15	52.56	5.68	104.93	47.77	61.73	N/A	258,087	135,651	
687	7	54.96	58.55	56.79	13.50	103.09	47.02	72.64	47.02 to 72.64	251,614	142,901	
689	4	73.43	71.77	73.52	9.82	97.62	57.60	82.62	N/A	215,150	158,176	
715	6	67.38	67.59	64.95	16.60	104.06	50.79	89.04	50.79 to 89.04	388,355	252,240	
717	15	68.03	74.38	70.21	13.70	105.94	59.94	100.78	65.39 to 82.25	333,568	234,199	
719	7	76.94	73.80	72.67	16.74	101.56	38.22	94.11	38.22 to 94.11	267,371	194,292	
721	3	73.62	73.73	73.43	2.67	100.41	70.84	76.73	N/A	261,966	192,360	
951	3	67.99	73.06	66.90	12.54	109.21	62.81	88.38	N/A	273,333	182,850	
953	4	78.57	77.75	75.23	11.74	103.34	62.83	91.01	N/A	369,372	277,881	
955	10	74.08	69.82	66.34	18.05	105.24	40.74	89.64	49.53 to 89.61	256,973	170,474	
ALL	95	70.28	70.80	67.70	17.49	104.57	38.22	137.32	65.86 to 73.62	258,234	174,830	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	50	68.64	69.19	65.56	18.93	105.54	43.20	137.32	59.60 to 72.64	209,195	137,150	
2	45	70.77	72.58	69.29	16.19	104.75	38.22	100.78	66.49 to 79.43	312,721	216,695	
ALL	95	70.28	70.80	67.70	17.49	104.57	38.22	137.32	65.86 to 73.62	258,234	174,830	

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	95	70.28	70.80	67.70	17.49	104.57	38.22	137.32	65.86 to 73.62	258,234	174,830	
ALL	95	70.28	70.80	67.70	17.49	104.57	38.22	137.32	65.86 to 73.62	258,234	174,830	

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:	95	MEDIAN:	70	COV:	22.82	95% Median C.I.:	65.86 to 73.62	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	24,532,253	MEAN:	71	AVG.ABS.DEV:	12.30	95% Mean C.I.:	67.55 to 74.05	
(AgLand) TOTAL Assessed Value:	16,608,852							
AVG. Adj. Sales Price:	258,234	COD:	17.49	MAX Sales Ratio:	137.32			
AVG. Assessed Value:	174,830	PRD:	104.57	MIN Sales Ratio:	38.22			

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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
! zeroes!	1	79.10	79.10	79.10			79.10	79.10	N/A	15,500	12,260
DRY	43	70.84	72.01	68.23	17.01	105.55	40.74	137.32	64.00 to 76.86	255,477	174,303
DRY-N/A	25	72.64	72.12	69.87	18.64	103.21	43.20	103.84	61.73 to 80.39	203,288	142,044
GRASS	6	68.64	69.04	58.95	26.52	117.12	38.22	109.17	38.22 to 109.17	76,151	44,891
GRASS-N/A	3	64.06	66.31	77.01	14.86	86.10	53.15	81.71	N/A	146,305	112,673
IRRGTD	1	89.61	89.61	89.61			89.61	89.61	N/A	170,000	152,345
IRRGTD-N/A	16	65.94	65.28	64.89	9.60	100.61	47.77	82.62	58.29 to 69.40	461,448	299,421
ALL	95	70.28	70.80	67.70	17.49	104.57	38.22	137.32	65.86 to 73.62	258,234	174,830

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
! zeroes!	1	79.10	79.10	79.10			79.10	79.10	N/A	15,500	12,260
DRY	52	70.81	72.06	68.48	17.96	105.22	40.74	137.32	64.00 to 76.86	255,721	175,117
DRY-N/A	16	73.13	72.03	70.03	16.53	102.86	43.20	100.78	57.49 to 88.38	173,141	121,252
GRASS	6	68.64	69.04	58.95	26.52	117.12	38.22	109.17	38.22 to 109.17	76,151	44,891
GRASS-N/A	3	64.06	66.31	77.01	14.86	86.10	53.15	81.71	N/A	146,305	112,673
IRRGTD	14	66.47	67.27	66.19	12.28	101.62	47.77	89.61	58.29 to 76.94	405,750	268,583
IRRGTD-N/A	3	66.49	64.12	63.17	5.07	101.50	57.87	67.99	N/A	624,221	394,305
ALL	95	70.28	70.80	67.70	17.49	104.57	38.22	137.32	65.86 to 73.62	258,234	174,830

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
! zeroes!	1	79.10	79.10	79.10			79.10	79.10	N/A	15,500	12,260
DRY	65	72.41	72.95	69.44	17.06	105.06	40.74	137.32	68.03 to 76.50	234,223	162,642
DRY-N/A	3	54.70	52.56	56.25	7.32	93.43	45.48	57.49	N/A	281,087	158,113
GRASS	8	68.64	70.00	68.18	23.10	102.67	38.22	109.17	38.22 to 109.17	109,129	74,407
GRASS-N/A	1	53.15	53.15	53.15			53.15	53.15	N/A	22,785	12,110
IRRGTD	17	66.49	66.71	65.44	11.00	101.94	47.77	89.61	58.29 to 74.21	444,304	290,770
ALL	95	70.28	70.80	67.70	17.49	104.57	38.22	137.32	65.86 to 73.62	258,234	174,830

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:	95	MEDIAN:	70	COV:	22.82	95% Median C.I.:	65.86 to 73.62	(! : Derived)
(AgLand) TOTAL Sales Price:	24,532,253	WGT. MEAN:	68	STD:	16.16	95% Wgt. Mean C.I.:	64.90 to 70.50	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,532,253	MEAN:	71	AVG.ABS.DEV:	12.30	95% Mean C.I.:	67.55 to 74.05	
(AgLand) TOTAL Assessed Value:	16,608,852							
AVG. Adj. Sales Price:	258,234	COD:	17.49	MAX Sales Ratio:	137.32			
AVG. Assessed Value:	174,830	PRD:	104.57	MIN Sales Ratio:	38.22			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0008	20	64.69	71.72	64.04	24.26	111.99	46.44	137.32	57.60 to 83.08	227,964	145,997
14-0045	8	67.02	66.59	66.58	12.96	100.00	38.22	88.38	38.22 to 88.38	333,123	221,808
14-0054	26	76.68	73.84	70.21	15.20	105.18	40.74	100.78	64.00 to 82.62	278,721	195,683
14-0101	4	55.32	56.00	58.09	12.08	96.40	45.48	67.87	N/A	179,312	104,160
14-0541	23	67.56	68.58	67.39	14.35	101.77	47.02	98.72	61.73 to 72.64	305,046	205,556
26-0024	2	77.06	77.06	78.01	6.03	98.78	72.41	81.71	N/A	279,145	217,767
54-0096	9	75.15	73.57	68.07	16.59	108.08	43.20	109.17	58.29 to 83.15	109,299	74,401
54-0576	3	73.62	73.73	73.43	2.67	100.41	70.84	76.73	N/A	261,966	192,360
54-0586											
90-0017											
NonValid School											
ALL	95	70.28	70.80	67.70	17.49	104.57	38.22	137.32	65.86 to 73.62	258,234	174,830

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	88.38	88.38	88.38			88.38	88.38	N/A	12,000	10,605
10.01 TO 30.00	1	53.15	53.15	53.15			53.15	53.15	N/A	22,785	12,110
30.01 TO 50.00	13	73.70	74.77	66.19	25.76	112.96	43.20	137.32	54.29 to 86.54	75,581	50,027
50.01 TO 100.00	32	69.41	71.15	69.81	19.11	101.92	38.22	98.72	62.81 to 82.39	149,120	104,106
100.01 TO 180.00	40	70.38	68.87	66.89	13.40	102.96	47.02	100.78	64.54 to 73.62	360,671	241,252
180.01 TO 330.00	6	69.93	73.59	68.99	13.04	106.67	57.87	103.84	57.87 to 103.84	567,596	391,560
330.01 TO 650.00	1	81.71	81.71	81.71			81.71	81.71	N/A	336,131	274,660
650.01 +	1	57.49	57.49	57.49			57.49	57.49	N/A	574,463	330,250
ALL	95	70.28	70.80	67.70	17.49	104.57	38.22	137.32	65.86 to 73.62	258,234	174,830

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:	95	MEDIAN:	70	COV:	22.82	95% Median C.I.:	65.86 to 73.62	(! : Derived)
(AgLand) TOTAL Sales Price:	24,532,253	WGT. MEAN:	68	STD:	16.16	95% Wgt. Mean C.I.:	64.90 to 70.50	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,532,253	MEAN:	71	AVG.ABS.DEV:	12.30	95% Mean C.I.:	67.55 to 74.05	
(AgLand) TOTAL Assessed Value:	16,608,852							
AVG. Adj. Sales Price:	258,234	COD:	17.49	MAX Sales Ratio:	137.32			
AVG. Assessed Value:	174,830	PRD:	104.57	MIN Sales Ratio:	38.22			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	4	83.74	82.45	82.35	19.49	100.12	53.15	109.17	N/A	18,571	15,293	
30000 TO 59999	4	73.79	82.60	81.86	34.08	100.90	45.48	137.32	N/A	43,750	35,813	
60000 TO 99999	13	67.87	70.21	69.00	19.87	101.75	46.44	92.22	54.29 to 86.54	82,305	56,788	
100000 TO 149999	9	72.64	70.29	69.50	22.76	101.13	38.22	98.72	43.20 to 94.11	126,704	88,065	
150000 TO 249999	22	73.78	73.36	73.04	14.61	100.43	52.63	103.84	62.81 to 82.39	194,430	142,018	
250000 TO 499999	32	70.81	70.32	69.50	12.87	101.17	40.74	100.78	64.90 to 75.71	350,638	243,709	
500000 +	11	57.87	59.67	60.09	12.32	99.30	47.77	72.41	49.53 to 67.99	597,705	359,133	
ALL _____												
	95	70.28	70.80	67.70	17.49	104.57	38.22	137.32	65.86 to 73.62	258,234	174,830	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	5	79.10	75.06	71.25	25.01	105.34	45.48	109.17	N/A	21,257	15,146	
30000 TO 59999	13	64.06	67.89	61.93	24.10	109.62	38.22	137.32	51.82 to 78.17	79,382	49,162	
60000 TO 99999	11	75.33	73.85	70.48	17.12	104.79	43.20	92.22	57.60 to 92.22	109,884	77,444	
100000 TO 149999	16	69.58	71.07	68.44	19.21	103.84	40.74	98.72	60.83 to 82.39	184,913	126,550	
150000 TO 249999	23	70.84	70.32	67.30	13.90	104.49	47.02	103.84	63.09 to 73.62	292,127	196,608	
250000 TO 499999	26	69.24	70.52	67.95	13.98	103.79	49.53	100.78	64.54 to 76.50	445,696	302,846	
500000 +	1	67.56	67.56	67.56			67.56	67.56	N/A	919,620	621,295	
ALL _____												
	95	70.28	70.80	67.70	17.49	104.57	38.22	137.32	65.86 to 73.62	258,234	174,830	

**2008 Correlation Section
for Cedar County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The county reported that after an analysis of the agricultural sales file the county increased land values in both market areas for the 2008 assessment year.

Analysis of the tables indicated that the county utilized a reasonable percentage of sales. The Trended Preliminary ratio and the R&O Median Ratio are relatively close. The percentage change between the sales file and the assessed value of the county is minimal and the measures of central tendency, the median, and mean as well as the coefficient of dispersion and the price related differential are all within the acceptable ranges. The only measure that is slightly outside of the acceptable level is the weighted mean.

Analysis of all six tables indicates that the county has achieved an acceptable level of value for the agricultural class for the 2008 assessment year. Based on the information available and the assessment practices of the county, the median is the best indicator of the level of value.

**2008 Correlation Section
for Cedar 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	178	95	53.37
2007	183	95	51.91
2006	191	86	45.03
2005	163	72	44.17
2004	147	68	46.26
2003	118	73	61.86
2002	126	81	64.29
2001	212	123	58.02

AGRICULTURAL UNIMPROVED: The analysis of sales grid indicates that a reasonable percentage of all available sales for the sales study were considered and indicates that the county has not excessively trimmed the agricultural class of sales.

**2008 Correlation Section
for Cedar 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 Cedar 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	65.04	8.96	70.87	70.28
2007	69.66	0.12	69.74	69.66
2006	70.54	10.01	77.6	78.94
2005	65.67	14.91	75.46	76.69
2004	72.14	11.76	80.63	76.63
2003	74	10.33	81.64	77
2002	72	2.15	73.55	75
2001	71	7.79	76.53	77

AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio is relatively close to the R & O Ratio. There is no information available to suggest that the median is not the best representation of the level of value for the agricultural class.

**2008 Correlation Section
for Cedar 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 Cedar 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)
9.99	2008	8.96
0	2007	0.12
10.06	2006	10.01
14.21	2005	14.91
15.67	2004	11.76
9	2003	12
2.91	2002	2.15
4.83	2001	7.79

AGRICULTURAL UNIMPROVED: The difference between the percent change to the sales file and the percent change to the assessed value base is less than one percentage point and supports the assessment practices of the unsold and sold properties.

2008 Correlation Section for Cedar 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 Cedar County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	70.28	67.70	70.80

AGRICULTURAL UNIMPROVED: The measures of central tendency are all within the acceptable range with the exception of the weighted mean. The median is supported by the Trended Preliminary Ratio.

**2008 Correlation Section
for Cedar 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	17.49	104.57
Difference	0	1.57

AGRICULTURAL UNIMPROVED: The coefficient of dispersion is within the acceptable range and the price related differential is slightly outside of the acceptable range.

**2008 Correlation Section
for Cedar 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	95	95	0
Median	65.04	70.28	5.24
Wgt. Mean	61.96	67.70	5.74
Mean	65.21	70.80	5.59
COD	17.83	17.49	-0.34
PRD	105.24	104.57	-0.67
Min Sales Ratio	36.37	38.22	1.85
Max Sales Ratio	126.53	137.32	10.79

AGRICULTURAL UNIMPROVED: The above table is a reflection of the assessment actions implemented for the 2008 assessment year. The county had increased values substantially to achieve the acceptable level.

County 14 - Cedar

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,911	Value 891,193,671	Total Growth 6,184,320 (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	285	1,059,295	0	0	64	317,750	349	1,377,045	
2. Res Improv Land	2,069	9,745,855	0	0	482	6,518,575	2,551	16,264,430	
3. Res Improvements	2,085	95,205,580	0	0	543	33,032,490	2,628	128,238,070	
4. Res Total	2,370	106,010,730	0	0	607	39,868,815	2,977	145,879,545	2,541,590
% of Total	79.61	72.67	0.00	0.00	20.38	27.32	37.63	16.36	41.09
5. Rec UnImp Land	0	0	0	0	32	462,820	32	462,820	
6. Rec Improv Land	0	0	0	0	86	1,220,990	86	1,220,990	
7. Rec Improvements	0	0	0	0	208	2,079,685	208	2,079,685	
8. Rec Total	0	0	0	0	240	3,763,495	240	3,763,495	173,075
% of Total	0.00	0.00	0.00	0.00	***	***	3.03	0.42	2.79
Res+Rec Total	2,370	106,010,730	0	0	847	43,632,310	3,217	149,643,040	2,714,665
% of Total	73.67	70.84	0.00	0.00	26.32	29.15	40.66	16.79	43.89

County 14 - Cedar

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,911	Value 891,193,671	Total Growth 6,184,320 (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	57	210,510	0	0	20	134,610	77	345,120	
10. Comm Improv Land	442	1,660,255	0	0	82	1,465,570	524	3,125,825	
11. Comm Improvements	454	21,006,605	0	0	91	8,341,575	545	29,348,180	
12. Comm Total	511	22,877,370	0	0	111	9,941,755	622	32,819,125	599,715
% of Total	82.15	69.70	0.00	0.00	17.84	30.29	7.86	3.68	9.69
13. Ind UnImp Land	0	0	0	0	2	7,200	2	7,200	
14. Ind Improv Land	0	0	0	0	3	57,755	3	57,755	
15. Ind Improvements	0	0	0	0	3	1,955,180	3	1,955,180	
16. Ind Total	0	0	0	0	5	2,020,135	5	2,020,135	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.06	0.22	0.00
Comm+Ind Total	511	22,877,370	0	0	116	11,961,890	627	34,839,260	599,715
% of Total	81.49	65.66	0.00	0.00	18.50	34.33	7.92	3.90	9.69
17. Taxable Total	2,881	128,888,100	0	0	963	55,594,200	3,844	184,482,300	3,314,380
% of Total	74.94	69.86	0.00	0.00	25.05	23.65	48.59	20.70	53.59

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Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	243	0	93	336

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	2,381	308,341,960	2,381	308,341,960
28. Ag-Improved Land	0	0	0	0	1,973	308,315,835	1,973	308,315,835
29. Ag-Improvements	0	0	0	0	1,689	90,053,576	1,689	90,053,576
30. Ag-Total Taxable							4,070	706,711,371

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	1,105	1,119.870	13,438,440	1,105	1,119.870	13,438,440	
33. HomeSite Improvements	1,093		60,677,196	1,093		60,677,196	917,505
34. HomeSite Total				1,093	1,119.870	74,115,636	
35. FarmSite UnImp Land	85	237.340	284,815	85	237.340	284,815	
36. FarmSite Impr Land	1,749	9,123.630	10,967,440	1,749	9,123.630	10,967,440	
37. FarmSite Improv	1,590		29,376,380	1,590		29,376,380	1,952,435
38. FarmSite Total				1,675	9,360.970	40,628,635	
39. Road & Ditches		8,978.580			8,978.580		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				2,768	19,459.420	114,744,271	2,869,940

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	4	379.600	89,410	4	379.600	89,410

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 14 - Cedar

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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	4,766.240	9,434,455	4,766.240	9,434,455
46. 1A	0.000	0	0.000	0	5,725.970	11,155,470	5,725.970	11,155,470
47. 2A1	0.000	0	0.000	0	5,899.020	11,146,215	5,899.020	11,146,215
48. 2A	0.000	0	0.000	0	4,386.080	8,099,500	4,386.080	8,099,500
49. 3A1	0.000	0	0.000	0	6,996.880	12,040,680	6,996.880	12,040,680
50. 3A	0.000	0	0.000	0	5,871.530	9,559,325	5,871.530	9,559,325
51. 4A1	0.000	0	0.000	0	12,663.020	18,855,630	12,663.020	18,855,630
52. 4A	0.000	0	0.000	0	1,657.310	2,237,365	1,657.310	2,237,365
53. Total	0.000	0	0.000	0	47,966.050	82,528,640	47,966.050	82,528,640
Dryland:								
54. 1D1	0.000	0	0.000	0	10,777.010	16,315,715	10,777.010	16,315,715
55. 1D	0.000	0	0.000	0	24,151.590	35,710,165	24,151.590	35,710,165
56. 2D1	0.000	0	0.000	0	10,777.550	15,730,080	10,777.550	15,730,080
57. 2D	0.000	0	0.000	0	15,830.030	22,571,850	15,830.030	22,571,850
58. 3D1	0.000	0	0.000	0	24,035.800	33,515,775	24,035.800	33,515,775
59. 3D	0.000	0	0.000	0	20,865.800	27,749,290	20,865.800	27,749,290
60. 4D1	0.000	0	0.000	0	51,195.420	57,278,200	51,195.420	57,278,200
61. 4D	0.000	0	0.000	0	10,474.500	9,425,315	10,474.500	9,425,315
62. Total	0.000	0	0.000	0	168,107.700	218,296,390	168,107.700	218,296,390
Grass:								
63. 1G1	0.000	0	0.000	0	1,379.640	1,123,205	1,379.640	1,123,205
64. 1G	0.000	0	0.000	0	7,028.740	5,726,125	7,028.740	5,726,125
65. 2G1	0.000	0	0.000	0	2,887.370	2,025,295	2,887.370	2,025,295
66. 2G	0.000	0	0.000	0	6,328.280	4,671,195	6,328.280	4,671,195
67. 3G1	0.000	0	0.000	0	6,563.190	4,557,070	6,563.190	4,557,070
68. 3G	0.000	0	0.000	0	6,886.470	4,827,560	6,886.470	4,827,560
69. 4G1	0.000	0	0.000	0	28,677.860	17,771,385	28,677.860	17,771,385
70. 4G	0.000	0	0.000	0	33,997.060	15,461,945	33,997.060	15,461,945
71. Total	0.000	0	0.000	0	93,748.610	56,163,780	93,748.610	56,163,780
72. Waste	0.000	0	0.000	0	4,135.790	671,035	4,135.790	671,035
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		1.350		1.350	
75. Total	0.000	0	0.000	0	313,958.150	357,659,845	313,958.150	357,659,845

County 14 - Cedar

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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	1,443.690	3,333,935	1,443.690	3,333,935
46. 1A	0.000	0	0.000	0	5,669.800	12,697,315	5,669.800	12,697,315
47. 2A1	0.000	0	0.000	0	4,354.660	9,579,620	4,354.660	9,579,620
48. 2A	0.000	0	0.000	0	947.270	2,063,745	947.270	2,063,745
49. 3A1	0.000	0	0.000	0	7,319.240	15,570,295	7,319.240	15,570,295
50. 3A	0.000	0	0.000	0	12,963.740	26,256,825	12,963.740	26,256,825
51. 4A1	0.000	0	0.000	0	11,925.790	22,358,455	11,925.790	22,358,455
52. 4A	0.000	0	0.000	0	175.400	260,475	175.400	260,475
53. Total	0.000	0	0.000	0	44,799.590	92,120,665	44,799.590	92,120,665
Dryland:								
54. 1D1	0.000	0	0.000	0	1,805.860	3,673,340	1,805.860	3,673,340
55. 1D	0.000	0	0.000	0	9,785.520	19,654,670	9,785.520	19,654,670
56. 2D1	0.000	0	0.000	0	8,277.580	16,140,065	8,277.580	16,140,065
57. 2D	0.000	0	0.000	0	2,815.200	5,362,370	2,815.200	5,362,370
58. 3D1	0.000	0	0.000	0	14,465.890	26,932,685	14,465.890	26,932,685
59. 3D	0.000	0	0.000	0	21,181.300	37,898,960	21,181.300	37,898,960
60. 4D1	0.000	0	0.000	0	17,576.290	27,504,060	17,576.290	27,504,060
61. 4D	0.000	0	0.000	0	269.760	321,010	269.760	321,010
62. Total	0.000	0	0.000	0	76,177.400	137,487,160	76,177.400	137,487,160
Grass:								
63. 1G1	0.000	0	0.000	0	72.370	61,000	72.370	61,000
64. 1G	0.000	0	0.000	0	666.260	557,610	666.260	557,610
65. 2G1	0.000	0	0.000	0	1,002.820	763,175	1,002.820	763,175
66. 2G	0.000	0	0.000	0	605.160	456,565	605.160	456,565
67. 3G1	0.000	0	0.000	0	732.800	526,035	732.800	526,035
68. 3G	0.000	0	0.000	0	1,301.150	907,125	1,301.150	907,125
69. 4G1	0.000	0	0.000	0	1,663.400	1,076,110	1,663.400	1,076,110
70. 4G	0.000	0	0.000	0	363.080	205,575	363.080	205,575
71. Total	0.000	0	0.000	0	6,407.040	4,553,195	6,407.040	4,553,195
72. Waste	0.000	0	0.000	0	970.320	149,835	970.320	149,835
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	128,354.350	234,310,855	128,354.350	234,310,855

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	92,765.640	174,649,305	92,765.640	174,649,305
77.Dry Land	0.000	0	0.000	0	244,285.100	355,783,550	244,285.100	355,783,550
78.Grass	0.000	0	0.000	0	100,155.650	60,716,975	100,155.650	60,716,975
79.Waste	0.000	0	0.000	0	5,106.110	820,870	5,106.110	820,870
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	1.350	0	1.350	0
82.Total	0.000	0	0.000	0	442,312.500	591,970,700	442,312.500	591,970,700

2008 Agricultural Land Detail

County 14 - Cedar

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	4,766.240	9.94%	9,434,455	11.43%	1,979.433
1A	5,725.970	11.94%	11,155,470	13.52%	1,948.223
2A1	5,899.020	12.30%	11,146,215	13.51%	1,889.502
2A	4,386.080	9.14%	8,099,500	9.81%	1,846.637
3A1	6,996.880	14.59%	12,040,680	14.59%	1,720.864
3A	5,871.530	12.24%	9,559,325	11.58%	1,628.080
4A1	12,663.020	26.40%	18,855,630	22.85%	1,489.031
4A	1,657.310	3.46%	2,237,365	2.71%	1,349.997
Irrigated Total	47,966.050	100.00%	82,528,640	100.00%	1,720.563
Dry:					
1D1	10,777.010	6.41%	16,315,715	7.47%	1,513.937
1D	24,151.590	14.37%	35,710,165	16.36%	1,478.584
2D1	10,777.550	6.41%	15,730,080	7.21%	1,459.522
2D	15,830.030	9.42%	22,571,850	10.34%	1,425.888
3D1	24,035.800	14.30%	33,515,775	15.35%	1,394.410
3D	20,865.800	12.41%	27,749,290	12.71%	1,329.893
4D1	51,195.420	30.45%	57,278,200	26.24%	1,118.814
4D	10,474.500	6.23%	9,425,315	4.32%	899.834
Dry Total	168,107.700	100.00%	218,296,390	100.00%	1,298.550
Grass:					
1G1	1,379.640	1.47%	1,123,205	2.00%	814.129
1G	7,028.740	7.50%	5,726,125	10.20%	814.673
2G1	2,887.370	3.08%	2,025,295	3.61%	701.432
2G	6,328.280	6.75%	4,671,195	8.32%	738.146
3G1	6,563.190	7.00%	4,557,070	8.11%	694.337
3G	6,886.470	7.35%	4,827,560	8.60%	701.020
4G1	28,677.860	30.59%	17,771,385	31.64%	619.690
4G	33,997.060	36.26%	15,461,945	27.53%	454.802
Grass Total	93,748.610	100.00%	56,163,780	100.00%	599.089
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Irrigated Total	47,966.050	15.28%	82,528,640	23.07%	1,720.563
Dry Total	168,107.700	53.54%	218,296,390	61.03%	1,298.550
Grass Total	93,748.610	29.86%	56,163,780	15.70%	599.089
Waste	4,135.790	1.32%	671,035	0.19%	162.250
Other	0.000	0.00%	0	0.00%	0.000
Exempt	1.350	0.00%			
Market Area Total	313,958.150	100.00%	357,659,845	100.00%	1,139.195

As Related to the County as a Whole

Irrigated Total	47,966.050	51.71%	82,528,640	47.25%	
Dry Total	168,107.700	68.82%	218,296,390	61.36%	
Grass Total	93,748.610	93.60%	56,163,780	92.50%	
Waste	4,135.790	81.00%	671,035	81.75%	
Other	0.000	0.00%	0	0.00%	
Exempt	1.350	100.00%			
Market Area Total	313,958.150	70.98%	357,659,845	60.42%	

2008 Agricultural Land Detail

County 14 - Cedar

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,443.690	3.22%	3,333,935	3.62%	2,309.315
1A	5,669.800	12.66%	12,697,315	13.78%	2,239.464
2A1	4,354.660	9.72%	9,579,620	10.40%	2,199.854
2A	947.270	2.11%	2,063,745	2.24%	2,178.623
3A1	7,319.240	16.34%	15,570,295	16.90%	2,127.310
3A	12,963.740	28.94%	26,256,825	28.50%	2,025.405
4A1	11,925.790	26.62%	22,358,455	24.27%	1,874.798
4A	175.400	0.39%	260,475	0.28%	1,485.034
Irrigated Total	44,799.590	100.00%	92,120,665	100.00%	2,056.283
Dry:					
1D1	1,805.860	2.37%	3,673,340	2.67%	2,034.122
1D	9,785.520	12.85%	19,654,670	14.30%	2,008.546
2D1	8,277.580	10.87%	16,140,065	11.74%	1,949.853
2D	2,815.200	3.70%	5,362,370	3.90%	1,904.791
3D1	14,465.890	18.99%	26,932,685	19.59%	1,861.806
3D	21,181.300	27.81%	37,898,960	27.57%	1,789.265
4D1	17,576.290	23.07%	27,504,060	20.00%	1,564.838
4D	269.760	0.35%	321,010	0.23%	1,189.983
Dry Total	76,177.400	100.00%	137,487,160	100.00%	1,804.828
Grass:					
1G1	72.370	1.13%	61,000	1.34%	842.890
1G	666.260	10.40%	557,610	12.25%	836.925
2G1	1,002.820	15.65%	763,175	16.76%	761.028
2G	605.160	9.45%	456,565	10.03%	754.453
3G1	732.800	11.44%	526,035	11.55%	717.842
3G	1,301.150	20.31%	907,125	19.92%	697.171
4G1	1,663.400	25.96%	1,076,110	23.63%	646.933
4G	363.080	5.67%	205,575	4.51%	566.197
Grass Total	6,407.040	100.00%	4,553,195	100.00%	710.655
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Irrigated Total	44,799.590	34.90%	92,120,665	39.32%	2,056.283
Dry Total	76,177.400	59.35%	137,487,160	58.68%	1,804.828
Grass Total	6,407.040	4.99%	4,553,195	1.94%	710.655
Waste	970.320	0.76%	149,835	0.06%	154.418
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	128,354.350	100.00%	234,310,855	100.00%	1,825.499

As Related to the County as a Whole

Irrigated Total	44,799.590	48.29%	92,120,665	52.75%
Dry Total	76,177.400	31.18%	137,487,160	38.64%
Grass Total	6,407.040	6.40%	4,553,195	7.50%
Waste	970.320	19.00%	149,835	18.25%
Other	0.000	0.00%	0	0.00%
Exempt	0.000	0.00%		
Market Area Total	128,354.350	29.02%	234,310,855	39.58%

2008 Agricultural Land Detail

County 14 - Cedar

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	92,765.640	174,649,305
Dry	0.000	0	0.000	0	244,285.100	355,783,550
Grass	0.000	0	0.000	0	100,155.650	60,716,975
Waste	0.000	0	0.000	0	5,106.110	820,870
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	1.350	0
Total	0.000	0	0.000	0	442,312.500	591,970,700

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	92,765.640	174,649,305	92,765.640	20.97%	174,649,305	29.50%	1,882.693
Dry	244,285.100	355,783,550	244,285.100	55.23%	355,783,550	60.10%	1,456.427
Grass	100,155.650	60,716,975	100,155.650	22.64%	60,716,975	10.26%	606.226
Waste	5,106.110	820,870	5,106.110	1.15%	820,870	0.14%	160.762
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	1.350	0	1.350	0.00%	0	0.00%	0.000
Total	442,312.500	591,970,700	442,312.500	100.00%	591,970,700	100.00%	1,338.353

* 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)**

14 Cedar

	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	141,556,135	145,879,545	4,323,410	3.05	2,541,590	1.26
2. Recreational	3,573,230	3,763,495	190,265	5.32	173,075	0.48
3. Ag-Homesite Land, Ag-Res Dwellings	73,434,305	74,115,636	681,331	0.93	*-----	0.93
4. Total Residential (sum lines 1-3)	218,563,670	223,758,676	5,195,006	2.38	2,714,665	1.13
5. Commercial	32,532,175	32,819,125	286,950	0.88	599,715	-0.96
6. Industrial	1,574,835	2,020,135	445,300	28.28	0	28.28
7. Ag-Farmsite Land, Outbuildings	38,180,160	40,628,635	2,448,475	6.41	2,869,940	-1.1
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	72,287,170	75,467,895	3,180,725	4.4	2,552,150	0.87
10. Total Non-Agland Real Property	290,850,840	299,226,571	8,375,731	2.88	6,184,320	0.75
11. Irrigated	154,613,150	174,649,305	20,036,155	12.96		
12. Dryland	329,689,310	355,783,550	26,094,240	7.91		
13. Grassland	58,165,725	60,716,975	2,551,250	4.39		
14. Wasteland	815,775	820,870	5,095	0.62		
15. Other Agland	0	0	0			
16. Total Agricultural Land	543,283,960	591,970,700	48,686,740	8.96		
17. Total Value of All Real Property (Locally Assessed)	834,134,800	891,193,671	57,058,871	6.84	6,184,320	6.1

*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.

**Cedar County's
3 Year Plan of Assessment
September 1st, 2007(update)**

Introduction

This plan of assessment is required by law, pursuant to section 77-1311, as amended by 2001 Neb. Laws LB 170, Section 5. It is submitted to the Cedar County Board of Equalization and the Department of Property Assessment & Taxation on or before September 1, 2001 and every year thereafter. The assessor shall update the plan annually. The plan and any update shall examine the level, quality, & uniformity of assessment in the county and may be derived from the Progress Report developed by the Department and presented to the assessor on or before July 31.

General Description of Cedar County

Cedar County has a total parcel count of about 8,147 parcels. The residential parcel count is 39% of the total, the commercial/industrial is 7% of the total base and the agricultural is 50%. Exempt property accounts for 4% of the county total. Cedar county has a total valuation of \$889,852,294. The county has about 1705 personal property schedules to process, and about 480 Homestead Exemptions to file for the 2007 year.

Office Staff

The office staff of the Cedar County Assessor consists of the Assessor, the Deputy, 3 full time clerks, and one part time person to do the measuring and listing of the "pickup work" for the year.

Budget

The total budget for the operation of the office is \$179,358. This amount does not include any funds for appraisal. This amount reflects only the necessary amount to run the office.

Responsibilities

The various responsibilities include, taking care of the counter traffic, answering phone calls, keeping our record cards current and up to date, maintaining the county's cadastral maps, processing 521 real estate transfers, filling out and processing all reports due to the state, political subdivisions, and TERC, personal property filings and homestead applications, plus many more day to day jobs too numerous to mention.

Computers

The office is furnished with 5 computers, training has been for the most part self taught with staff going to short 2 or 4 hour classes offered through the extension office. We are contracted with Mips/County Solutions for the assessment software, real estate and personal property. We have been on Mips/County Solutions cama software system for 4 years so we did drop our license with Marshall & Swift and will do our residential and rural improvement pricing through them. We are in the process of printing new house sheets on all our residential records. We have all the rural parcels completed and are done with the town records. The process of converting from our Marshall & Swift reports to the new Cama program did take a good deal of time as we also had to check and make sure all the components have transferred completely. We also have to calculate the correct value for the house. Completion of this process was accomplished this year.

Current and near Future Plan

The office has completed a residential update and review. This included all of our residential properties, rural as well as the towns. In the rural review we are also looking at the ag-outbuildings, we will use our new aerial photos to help us with this. This past year we worked on reviewing and updating most of our lot values and did reprice a number of them, especially the recreational ones. We would like to get started on our commercial properties, with a driveby inspection and cost update, and new appreciation applied. The completion of this project will most likely take us into the second year. It will and has been difficult to really spend the time needed for these types of projects as we have a huge TERC case upcoming which will consume a great deal of time this year and will occupy a good deal of my time over the next several months. This same group of taxpayers appealed for the 2003 and did not for 2004. We compromised for the year of 2003 year hoping we might be done because they dropped the ball on the 2004 year. We have a good deal of information from the 2003 year that will be helpful, but it will still require a huge amount of time preparing for this 2005 case. I will not be able to really work on very much until we get this case behind us, it includes about 40 or so taxpayers with somewhere in the area of 57 or so parcels. The case was heard and the Commission supported our position. This case is in the Appellant Court, so we will have to wait and see how it turns out. When that is all behind us we can start to work on the above mentioned. The completion of lots and commercial will bring us full circle and it will be time to start over on the ag and residential again, taking us well beyond the next 3 years. We will be working on improving our commercial properties and possibly get started on a new update and review of our residential properties. Our focus on the upcoming work will not only be on our level of value, but quality as well. It will be our goal to get both the level of value and quality of assessment in the acceptable range.

FREE HOLDING PETITIONS

This process has caused our staff to spend a great deal of time going through the legal's of the petitions, mapping them and checking which school system they are located in and providing the data that is part of each petition filed on behalf of the petitioners. I am not going to try to list all the time that has gone into this process, or the amount of time that will be required to meet the demands for the petitions that will still be filed during the rest of this calendar year. It appears we are done with the Freeholding issue, at least for now, the case is in the Appellant Court. We have made the changes the district court ordered us, now we wait to see if this will stand or be over turned.

Sales Review Process

The review of sales is done annually. We continue to make adjustments to ag-land annually, including implementing the use of "market areas". We have 2 different market areas since the 2005 year. We spent a great deal of time deciding where and how to draw the lines that map out the 2 different areas. (2007) We are still using the 2 market area concept, but will have to see what happens at TERC on cases appealing this whole concept. I am in the process of developing a sales survey to be sent to the buyers and sellers on ag and commercial properties to help inform me on whether or not the sales are deemed "arms length", and will be used or not used in the sales file. This information is readily available when these sales go through realtors, in those cases I can get the information I need from them. The review of commercial property will follow the completion of all residential property, targeting the year of 2007 for that completion.

Submitted

This document is being submitted to the Cedar County Board of Equalization and the office of the Property Assessment and Taxation on this day, September 1st, 2007.

I attest this to be true and accurate to the best of my knowledge and ability.

Don J. Hoelsing
Cedar County Assessor

2008 Assessment Survey for Cedar County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	Assessor
3.	Other full-time employees
	3
4.	Other part-time employees
	1
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$159,783
7.	Part of the budget that is dedicated to the computer system
	\$3,500
8.	Adopted budget, or granted budget if different from above
	\$159,783
9.	Amount of the total budget set aside for appraisal work
	\$0
10.	Amount of the total budget set aside for education/workshops
	\$1,500
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$0
12.	Other miscellaneous funds
	\$0

13.	Total budget
	\$159,783
a.	Was any of last year's budget not used:
	\$1,915

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS
2.	CAMA software
	County Solutions
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor's office
5.	Does the county have GIS software?
	No
6.	Who maintains the GIS software and maps?
	N/A
7.	Personal Property software:
	MIPS

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?
	All (Belden, Bow Valley, Coleridge, Fordyce, Hartington, Laurel, Magnet, Obert, Randolph, St. Helena, Wynot)

4.	When was zoning implemented?
	2000

D. Contracted Services

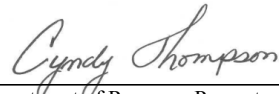
1.	Appraisal Services
	In House
2.	Other services
	None

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 Cedar County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5463.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts