

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

15 Chase

Residential Real Property - Current

Number of Sales	128	COD	10.19
Total Sales Price	\$8,284,031	PRD	101.77
Total Adj. Sales Price	\$8,284,031	COV	18.19
Total Assessed Value	\$7,939,828	STD	17.74
Avg. Adj. Sales Price	\$64,719	Avg. Abs. Dev.	9.97
Avg. Assessed Value	\$62,030	Min	23.80
Median	97.90	Max	155.63
Wgt. Mean	95.84	95% Median C.I.	97.30 to 98.47
Mean	97.54	95% Wgt. Mean C.I.	93.13 to 98.56
		95% Mean C.I.	94.47 to 100.62
% of Value of the Class of all Real Property Value in the County			17.77
% of Records Sold in the Study Period			7.44
% of Value Sold in the Study Period			9.02
Average Assessed Value of the Base			51,146

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	128	97.90	10.19	101.77
2007	134	96.53	8.77	100.56
2006	149	95.37	15.51	105.47
2005	142	94.69	18.61	106.36
2004	141	94.96	22.15	108.10
2003	160	94	16.98	101.16
2002	197	95	22.25	107.65
2001	198	95	31.49	110.79

2008 Commission Summary

15 Chase

Commercial Real Property - Current

Number of Sales	22	COD	8.41
Total Sales Price	\$890,313	PRD	98.37
Total Adj. Sales Price	\$888,313	COV	12.93
Total Assessed Value	\$874,625	STD	12.52
Avg. Adj. Sales Price	\$40,378	Avg. Abs. Dev.	8.12
Avg. Assessed Value	\$39,756	Min	65.49
Median	96.51	Max	114.95
Wgt. Mean	98.46	95% Median C.I.	93.74 to 101.66
Mean	96.86	95% Wgt. Mean C.I.	95.94 to 100.97
		95% Mean C.I.	91.30 to 102.41
% of Value of the Class of all Real Property Value in the County			11.07
% of Records Sold in the Study Period			4.45
% of Value Sold in the Study Period			1.59
Average Assessed Value of the Base			111,049

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	22	96.51	8.41	98.37
2007	31	100.00	18.95	99.85
2006	30	94.96	20.85	99.99
2005	26	94.96	22.50	100.91
2004	26	98.25	22.09	103.90
2003	28	98	20.25	107.17
2002	36	96	31.73	102.32
2001	41	96	35.73	86.84

2008 Commission Summary

15 Chase

Agricultural Land - Current

Number of Sales	91	COD	15.01
Total Sales Price	\$19,818,382	PRD	101.95
Total Adj. Sales Price	\$19,609,439	COV	19.86
Total Assessed Value	\$14,156,151	STD	14.61
Avg. Adj. Sales Price	\$215,488	Avg. Abs. Dev.	10.82
Avg. Assessed Value	\$155,562	Min	28.20
Median	72.12	Max	125.60
Wgt. Mean	72.19	95% Median C.I.	69.21 to 75.36
Mean	73.60	95% Wgt. Mean C.I.	69.09 to 75.29
		95% Mean C.I.	70.59 to 76.60
% of Value of the Class of all Real Property Value in the County			70.54
% of Records Sold in the Study Period			3.59
% of Value Sold in the Study Period			4.45
Average Assessed Value of the Base			137,742

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	91	72.12	15.01	101.95
2007	75	71.96	15.10	102.08
2006	72	75.38	16.67	103.23
2005	60	76.77	18.37	101.59
2004	57	76.58	17.70	103.13
2003	49	77	18.28	102.17
2002	43	75	21.69	107.52
2001	50	77	21.03	104.92

2008 Opinions of the Property Tax Administrator for Chase 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 Chase County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Chase 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 Chase County is 98% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Chase 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 Chase County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Chase 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

NUMBER of Sales:	128	MEDIAN:	98	COV:	47.90	95% Median C.I.:	96.84 to 98.93	(! : Derived)
TOTAL Sales Price:	8,284,031	WGT. MEAN:	96	STD:	48.76	95% Wgt. Mean C.I.:	92.95 to 98.55	
TOTAL Adj.Sales Price:	8,284,031	MEAN:	102	AVG.ABS.DEV:	15.58	95% Mean C.I.:	93.34 to 110.23	
TOTAL Assessed Value:	7,931,968							
AVG. Adj. Sales Price:	64,718	COD:	15.90	MAX Sales Ratio:	599.47			
AVG. Assessed Value:	61,968	PRD:	106.30	MIN Sales Ratio:	23.80			

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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	15	96.84	93.45	96.69	7.66	96.65	42.00	109.28	93.16 to 98.73	79,520	76,887
10/01/05 TO 12/31/05	15	97.30	96.67	97.79	4.71	98.85	71.13	112.49	95.57 to 100.22	61,820	60,455
01/01/06 TO 03/31/06	14	95.76	99.74	92.19	18.71	108.19	34.77	162.49	81.88 to 121.12	67,535	62,260
04/01/06 TO 06/30/06	17	98.93	100.05	99.96	10.28	100.09	54.74	129.76	95.04 to 106.79	65,062	65,039
07/01/06 TO 09/30/06	14	96.56	88.96	93.96	13.29	94.68	37.18	111.48	71.74 to 101.06	65,097	61,163
10/01/06 TO 12/31/06	13	98.47	99.93	98.59	5.59	101.36	80.79	119.00	95.98 to 100.34	54,461	53,695
01/01/07 TO 03/31/07	22	99.00	120.98	97.88	38.97	123.60	23.80	599.47	95.51 to 107.43	57,159	55,945
04/01/07 TO 06/30/07	18	103.47	104.07	89.79	13.56	115.90	71.92	145.50	96.59 to 113.89	68,638	61,633
<u>Study Years</u>											
07/01/05 TO 06/30/06	61	97.07	97.52	96.78	10.33	100.77	34.77	162.49	96.12 to 98.04	68,387	66,187
07/01/06 TO 06/30/07	67	98.90	105.66	94.70	20.71	111.57	23.80	599.47	97.38 to 100.34	61,378	58,127
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	58	97.54	97.27	96.21	12.14	101.11	34.77	162.49	96.06 to 98.93	63,291	60,890
<u>ALL</u>											
	128	98.02	101.78	95.75	15.90	106.30	23.80	599.47	96.84 to 98.93	64,718	61,968

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	7	93.06	89.14	88.96	9.24	100.20	71.13	101.22	71.13 to 101.22	30,142	26,814
ENDERS	1	34.77	34.77	34.77			34.77	34.77	N/A	45,000	15,647
IMPERIAL	75	98.04	98.63	95.89	5.99	102.87	58.41	151.32	97.30 to 98.93	81,302	77,958
LAMAR	5	109.13	195.44	96.12	113.97	203.34	42.00	599.47	N/A	13,050	12,543
RURALRES	11	96.59	97.49	94.59	7.97	103.07	81.88	128.26	84.93 to 108.00	98,681	93,338
WAUNETA	29	100.34	100.77	101.62	23.62	99.16	23.80	176.86	92.07 to 119.00	26,883	27,319
<u>ALL</u>											
	128	98.02	101.78	95.75	15.90	106.30	23.80	599.47	96.84 to 98.93	64,718	61,968

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	116	98.18	102.77	96.31	16.18	106.70	23.80	599.47	97.07 to 99.30	61,668	59,393
3	12	96.44	92.27	92.20	12.66	100.07	34.77	128.26	84.93 to 99.18	94,208	86,864
<u>ALL</u>											
	128	98.02	101.78	95.75	15.90	106.30	23.80	599.47	96.84 to 98.93	64,718	61,968

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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NUMBER of Sales:	128	MEDIAN:	98	COV:	47.90	95% Median C.I.:	96.84 to 98.93	(! : Derived)
TOTAL Sales Price:	8,284,031	WGT. MEAN:	96	STD:	48.76	95% Wgt. Mean C.I.:	92.95 to 98.55	
TOTAL Adj.Sales Price:	8,284,031	MEAN:	102	AVG.ABS.DEV:	15.58	95% Mean C.I.:	93.34 to 110.23	
TOTAL Assessed Value:	7,931,968							
AVG. Adj. Sales Price:	64,718	COD:	15.90	MAX Sales Ratio:	599.47			
AVG. Assessed Value:	61,968	PRD:	106.30	MIN Sales Ratio:	23.80			

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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	120	98.04	103.93	96.14	14.30	108.11	54.74	599.47	97.07 to 99.12	68,529	65,881
2	7	85.00	74.49	68.45	38.73	108.82	23.80	119.00	23.80 to 119.00	2,209	1,512
3	1	34.77	34.77	34.77			34.77	34.77	N/A	45,000	15,647
<u>ALL</u>											
	128	98.02	101.78	95.75	15.90	106.30	23.80	599.47	96.84 to 98.93	64,718	61,968

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	126	98.02	102.10	95.98	15.39	106.39	23.80	599.47	96.84 to 98.93	65,170	62,548
06	1	34.77	34.77	34.77			34.77	34.77	N/A	45,000	15,647
07	1	128.26	128.26	128.26			128.26	128.26	N/A	27,500	35,271
<u>ALL</u>											
	128	98.02	101.78	95.75	15.90	106.30	23.80	599.47	96.84 to 98.93	64,718	61,968

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	97	97.99	102.30	95.14	13.53	107.53	34.77	599.47	96.82 to 98.73	75,715	72,035
15-0536	30	100.32	100.67	101.08	22.92	99.59	23.80	176.86	94.04 to 118.41	30,253	30,579
68-0020	1	84.93	84.93	84.93			84.93	84.93	N/A	32,000	27,177
NonValid School											
<u>ALL</u>											
	128	98.02	101.78	95.75	15.90	106.30	23.80	599.47	96.84 to 98.93	64,718	61,968

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	8	75.32	73.38	67.87	41.47	108.12	23.80	119.00	23.80 to 119.00	2,433	1,651
Prior TO 1860											
1860 TO 1899	2	89.47	89.47	83.79	8.49	106.78	81.88	97.07	N/A	71,500	59,913
1900 TO 1919	28	99.80	104.95	99.44	14.51	105.54	54.74	162.49	96.59 to 111.48	43,133	42,890
1920 TO 1939	27	97.46	111.70	92.05	31.19	121.35	34.77	599.47	94.53 to 101.22	40,442	37,226
1940 TO 1949	11	98.69	97.38	97.52	5.47	99.85	81.10	107.43	85.24 to 106.09	52,545	51,242
1950 TO 1959	12	98.59	106.52	100.19	12.52	106.32	84.93	176.86	96.16 to 106.79	72,208	72,342
1960 TO 1969	12	97.25	94.80	87.37	8.57	108.50	71.92	122.20	86.44 to 98.90	110,750	96,765
1970 TO 1979	19	98.69	102.59	99.26	6.76	103.36	89.39	129.76	96.60 to 102.45	100,989	100,237
1980 TO 1989	6	95.85	96.62	97.16	3.24	99.44	92.07	104.91	92.07 to 104.91	100,261	97,415
1990 TO 1994	1	96.82	96.82	96.82			96.82	96.82	N/A	135,000	130,703
1995 TO 1999	1	100.01	100.01	100.01			100.01	100.01	N/A	135,000	135,007
2000 TO Present	1	95.04	95.04	95.04			95.04	95.04	N/A	258,000	245,205
ALL	128	98.02	101.78	95.75	15.90	106.30	23.80	599.47	96.84 to 98.93	64,718	61,968

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	95.45	136.30	92.68	92.43	147.06	23.80	599.47	37.18 to 125.14	1,773	1,644
5000 TO 9999	6	111.51	119.67	120.37	18.79	99.42	85.00	162.49	85.00 to 162.49	6,666	8,024
Total \$											
1 TO 9999	15	109.13	129.65	112.47	57.02	115.27	23.80	599.47	65.63 to 125.14	3,731	4,196
10000 TO 29999	26	100.47	103.22	99.76	17.42	103.46	54.74	176.86	94.40 to 111.48	19,476	19,430
30000 TO 59999	31	97.30	95.13	95.59	11.25	99.52	34.77	123.35	93.62 to 100.34	47,041	44,967
60000 TO 99999	31	98.69	100.10	99.84	3.92	100.26	92.07	129.76	96.46 to 99.69	76,656	76,536
100000 TO 149999	17	97.07	95.82	95.83	2.55	99.99	81.88	100.01	94.53 to 98.04	127,676	122,353
150000 TO 249999	6	97.01	92.01	92.68	6.46	99.28	74.50	99.12	74.50 to 99.12	179,083	165,974
250000 TO 499999	2	83.48	83.48	81.21	13.85	102.79	71.92	95.04	N/A	321,000	260,686
ALL	128	98.02	101.78	95.75	15.90	106.30	23.80	599.47	96.84 to 98.93	64,718	61,968

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	98	COV:	47.90	95% Median C.I.:	96.84 to 98.93	(! : Derived)
TOTAL Sales Price:	8,284,031	WGT. MEAN:	96	STD:	48.76	95% Wgt. Mean C.I.:	92.95 to 98.55	
TOTAL Adj.Sales Price:	8,284,031	MEAN:	102	AVG.ABS.DEV:	15.58	95% Mean C.I.:	93.34 to 110.23	
TOTAL Assessed Value:	7,931,968							
AVG. Adj. Sales Price:	64,718	COD:	15.90	MAX Sales Ratio:	599.47			
AVG. Assessed Value:	61,968	PRD:	106.30	MIN Sales Ratio:	23.80			

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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	9	95.45	136.30	92.68	92.43	147.06	23.80	599.47	37.18 to 125.14	1,773	1,644
5000 TO 9999	6	105.58	109.22	108.72	12.90	100.46	85.00	145.50	85.00 to 145.50	7,166	7,791
Total \$ _____											
1 TO 9999	15	102.02	125.47	104.38	57.65	120.20	23.80	599.47	65.63 to 119.00	3,931	4,103
10000 TO 29999	27	98.47	99.36	89.98	21.39	110.42	34.77	176.86	85.24 to 108.00	20,737	18,658
30000 TO 59999	28	97.73	99.00	97.81	9.30	101.22	58.41	128.26	96.06 to 101.69	45,992	44,985
60000 TO 99999	33	98.69	100.91	100.22	4.94	100.68	92.07	129.76	96.46 to 99.69	75,723	75,893
100000 TO 149999	19	97.07	94.92	94.45	4.39	100.51	74.50	106.79	94.53 to 98.04	130,157	122,928
150000 TO 249999	5	97.72	97.23	96.99	1.18	100.25	95.04	99.12	N/A	204,300	198,148
250000 TO 499999	1	71.92	71.92	71.92			71.92	71.92	N/A	384,000	276,168
ALL _____											
	128	98.02	101.78	95.75	15.90	106.30	23.80	599.47	96.84 to 98.93	64,718	61,968

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	85.00	79.13	72.59	37.91	109.01	23.80	125.14	37.18 to 119.00	2,357	1,711
10	1	102.02	102.02	102.02			102.02	102.02	N/A	5,000	5,101
20	24	97.73	117.64	92.87	36.43	126.66	34.77	599.47	93.06 to 101.22	29,052	26,981
25	1	97.75	97.75	97.75			97.75	97.75	N/A	128,000	125,118
30	77	98.38	101.00	97.35	9.46	103.75	58.41	162.49	96.82 to 99.32	66,676	64,909
40	16	97.78	94.76	93.14	7.01	101.74	54.74	118.41	95.04 to 99.46	143,656	133,798
ALL _____											
	128	98.02	101.78	95.75	15.90	106.30	23.80	599.47	96.84 to 98.93	64,718	61,968

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	90.22	81.82	95.75	34.47	85.45	23.80	125.14	37.18 to 119.00	6,921	6,627
100	1	128.26	128.26	128.26			128.26	128.26	N/A	27,500	35,271
101	106	98.04	103.12	96.55	14.45	106.80	34.77	599.47	96.84 to 98.93	66,663	64,362
102	2	103.97	103.97	99.24	7.22	104.77	96.46	111.48	N/A	56,750	56,317
103	1	97.07	97.07	97.07			97.07	97.07	N/A	147,000	142,688
104	8	98.51	105.82	87.47	16.65	120.97	71.92	162.49	71.92 to 162.49	107,562	94,086
ALL _____											
	128	98.02	101.78	95.75	15.90	106.30	23.80	599.47	96.84 to 98.93	64,718	61,968

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	98	COV:	47.90	95% Median C.I.:	96.84 to 98.93	(!: Derived)
TOTAL Sales Price:	8,284,031	WGT. MEAN:	96	STD:	48.76	95% Wgt. Mean C.I.:	92.95 to 98.55	
TOTAL Adj.Sales Price:	8,284,031	MEAN:	102	AVG.ABS.DEV:	15.58	95% Mean C.I.:	93.34 to 110.23	
TOTAL Assessed Value:	7,931,968							
AVG. Adj. Sales Price:	64,718	COD:	15.90	MAX Sales Ratio:	599.47			
AVG. Assessed Value:	61,968	PRD:	106.30	MIN Sales Ratio:	23.80			

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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)	8	75.32	73.38	67.87	41.47	108.12	23.80	119.00	23.80 to 119.00	2,433	1,651
10	3	125.14	277.54	135.49	130.91	204.84	108.00	599.47	N/A	4,833	6,548
20	19	97.07	97.12	92.44	20.33	105.06	34.77	176.86	72.37 to 111.48	27,789	25,687
30	59	98.69	101.22	95.87	8.56	105.57	54.74	162.49	97.32 to 100.01	63,410	60,793
35	1	96.30	96.30	96.30			96.30	96.30	N/A	133,000	128,082
40	26	98.00	100.41	98.42	6.02	102.02	81.10	129.76	96.30 to 99.30	111,648	109,882
50	8	96.05	91.11	88.65	12.90	102.77	58.41	118.41	58.41 to 118.41	89,562	79,396
60	4	87.43	89.00	89.30	8.24	99.66	80.79	100.34	N/A	57,125	51,013
<u>ALL</u>	<u>128</u>	<u>98.02</u>	<u>101.78</u>	<u>95.75</u>	<u>15.90</u>	<u>106.30</u>	<u>23.80</u>	<u>599.47</u>	<u>96.84 to 98.93</u>	<u>64,718</u>	<u>61,968</u>

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

Residential

Residential improvement values within the Village of Wauneta were decreased for 2008 to equalize the property subclass in this assessor location. An additional 5% depreciation was applied to improvements only in Wauneta. June/2005 Marshall and Swift costing tables were applied to the improvements within the towns of Lamar and Champion for 2008. This brings all residential properties within Chase County up to date using the same costing; June/2005. These actions are supported to equalize the residential property class and it follows the Assessor's Three Year Plan of Assessment as filed with the County Board.

No changes were made in the Villages of Enders or the City of Imperial or Rural Residentials. Pickup work was completed county wide or changes found through the sales verification process used by the County Assessor.

2008 Assessment Survey for Chase County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by: Office Staff
2.	Valuation done by: Chase County Assessor
3.	Pickup work done by whom: Chase County Assessor and Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? June/2005
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information? 2006 for Wauneta and Enders; 2007 for rural residential and 2008 for the remainder of the County.
6.	What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? The County Assessor uses a mass appraisal system which commonly does not involve enough sales to review properties with a Sales Comparison Approach.
7.	Number of market areas/neighborhoods for this property class: 6
8.	How are these defined? By market driven information and assessor location.
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>)
	Land will sell similar to Rural Acreages and the house will typically follow the market of similar improvements.
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
41	1	4	46

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	98	COV:	18.19	95% Median C.I.:	97.30 to 98.47	(! : Derived)
TOTAL Sales Price:	8,284,031	WGT. MEAN:	96	STD:	17.74	95% Wgt. Mean C.I.:	93.13 to 98.56	
TOTAL Adj.Sales Price:	8,284,031	MEAN:	98	AVG.ABS.DEV:	9.97	95% Mean C.I.:	94.47 to 100.62	
TOTAL Assessed Value:	7,939,828							
AVG. Adj. Sales Price:	64,718	COD:	10.19	MAX Sales Ratio:	155.63			
AVG. Assessed Value:	62,029	PRD:	101.77	MIN Sales Ratio:	23.80			

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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	15	96.84	93.45	96.69	7.66	96.65	42.00	109.28	93.16 to 98.73	79,520	76,887
10/01/05 TO 12/31/05	15	97.47	98.13	98.35	3.22	99.78	91.30	112.49	95.57 to 100.22	61,820	60,797
01/01/06 TO 03/31/06	14	97.15	100.11	93.14	16.66	107.49	34.77	155.63	89.96 to 113.57	67,535	62,900
04/01/06 TO 06/30/06	17	98.03	99.57	99.57	9.27	100.00	61.03	124.33	95.42 to 106.79	65,062	64,783
07/01/06 TO 09/30/06	14	97.61	93.35	96.79	9.05	96.45	37.18	111.48	90.67 to 101.93	65,097	63,006
10/01/06 TO 12/31/06	13	98.38	98.60	97.38	5.28	101.25	76.94	119.00	95.73 to 99.78	54,461	53,034
01/01/07 TO 03/31/07	22	99.00	95.58	96.91	13.57	98.63	23.80	126.36	95.51 to 107.43	57,159	55,390
04/01/07 TO 06/30/07	18	99.18	101.44	89.23	13.60	113.68	71.92	131.12	96.11 to 112.49	68,638	61,249
<u>Study Years</u>											
07/01/05 TO 06/30/06	61	97.47	97.83	97.02	9.12	100.84	34.77	155.63	96.30 to 98.15	68,387	66,347
07/01/06 TO 06/30/07	67	98.38	97.28	94.66	11.11	102.77	23.80	131.12	97.38 to 99.69	61,378	58,098
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	58	97.88	97.98	96.80	10.10	101.22	34.77	155.63	96.30 to 98.90	63,291	61,266
<u>ALL</u>											
	128	97.90	97.54	95.84	10.19	101.77	23.80	155.63	97.30 to 98.47	64,718	62,029

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	7	97.47	96.14	95.70	2.07	100.46	86.40	99.14	86.40 to 99.14	30,142	28,845
ENDERS	1	34.77	34.77	34.77			34.77	34.77	N/A	45,000	15,647
IMPERIAL	75	98.04	99.22	96.28	5.50	103.05	71.92	151.32	97.32 to 99.03	81,302	78,277
LAMAR	5	98.34	95.47	100.89	20.07	94.63	42.00	131.12	N/A	13,050	13,165
RURALRES	11	96.59	97.49	94.59	7.97	103.07	81.88	128.26	84.93 to 108.00	98,681	93,338
WAUNETA	29	97.52	96.10	97.34	21.39	98.72	23.80	155.63	89.96 to 113.57	26,883	26,168
<u>ALL</u>											
	128	97.90	97.54	95.84	10.19	101.77	23.80	155.63	97.30 to 98.47	64,718	62,029

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	116	98.02	98.09	96.42	9.90	101.73	23.80	155.63	97.38 to 98.90	61,668	59,460
3	12	96.44	92.27	92.20	12.66	100.07	34.77	128.26	84.93 to 99.18	94,208	86,864
<u>ALL</u>											
	128	97.90	97.54	95.84	10.19	101.77	23.80	155.63	97.30 to 98.47	64,718	62,029

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	98	COV:	18.19	95% Median C.I.:	97.30 to 98.47	(!: Derived)
TOTAL Sales Price:	8,284,031	WGT. MEAN:	96	STD:	17.74	95% Wgt. Mean C.I.:	93.13 to 98.56	
TOTAL Adj.Sales Price:	8,284,031	MEAN:	98	AVG.ABS.DEV:	9.97	95% Mean C.I.:	94.47 to 100.62	
TOTAL Assessed Value:	7,939,828							
AVG. Adj. Sales Price:	64,718	COD:	10.19	MAX Sales Ratio:	155.63			
AVG. Assessed Value:	62,029	PRD:	101.77	MIN Sales Ratio:	23.80			

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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	120	98.00	99.41	96.23	8.21	103.30	57.63	155.63	97.38 to 98.73	68,529	65,946
2	7	85.00	74.49	68.45	38.73	108.82	23.80	119.00	23.80 to 119.00	2,209	1,512
3	1	34.77	34.77	34.77			34.77	34.77	N/A	45,000	15,647
<u>ALL</u>											
	128	97.90	97.54	95.84	10.19	101.77	23.80	155.63	97.30 to 98.47	64,718	62,029

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	126	97.90	97.80	96.07	9.59	101.80	23.80	155.63	97.30 to 98.47	65,170	62,610
06	1	34.77	34.77	34.77			34.77	34.77	N/A	45,000	15,647
07	1	128.26	128.26	128.26			128.26	128.26	N/A	27,500	35,271
<u>ALL</u>											
	128	97.90	97.54	95.84	10.19	101.77	23.80	155.63	97.30 to 98.47	64,718	62,029

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	97	98.00	98.10	95.70	6.92	102.51	34.77	151.32	97.32 to 98.69	75,715	72,460
15-0536	30	97.63	96.15	97.40	20.66	98.72	23.80	155.63	90.67 to 110.16	30,253	29,466
68-0020	1	84.93	84.93	84.93			84.93	84.93	N/A	32,000	27,177
NonValid School											
<u>ALL</u>											
	128	97.90	97.54	95.84	10.19	101.77	23.80	155.63	97.30 to 98.47	64,718	62,029

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	98	COV:	18.19	95% Median C.I.:	97.30 to 98.47	(! : Derived)
TOTAL Sales Price:	8,284,031	WGT. MEAN:	96	STD:	17.74	95% Wgt. Mean C.I.:	93.13 to 98.56	
TOTAL Adj.Sales Price:	8,284,031	MEAN:	98	AVG.ABS.DEV:	9.97	95% Mean C.I.:	94.47 to 100.62	
TOTAL Assessed Value:	7,939,828							
AVG. Adj. Sales Price:	64,718	COD:	10.19	MAX Sales Ratio:	155.63			
AVG. Assessed Value:	62,029	PRD:	101.77	MIN Sales Ratio:	23.80			

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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	8	75.32	73.38	67.87	41.47	108.12	23.80	119.00	23.80 to 119.00	2,433	1,651
Prior TO 1860											
1860 TO 1899	2	89.47	89.47	83.79	8.49	106.78	81.88	97.07	N/A	71,500	59,913
1900 TO 1919	28	98.41	103.26	98.68	12.96	104.65	61.03	155.63	96.59 to 108.95	43,133	42,564
1920 TO 1939	27	97.86	96.04	94.64	8.95	101.48	34.77	119.14	96.06 to 101.69	40,442	38,273
1940 TO 1949	11	98.15	98.18	98.87	4.01	99.31	81.53	107.43	94.16 to 106.09	52,545	51,949
1950 TO 1959	12	98.48	101.83	99.51	6.87	102.33	84.93	126.36	96.35 to 106.79	72,208	71,855
1960 TO 1969	12	97.25	94.04	87.01	8.56	108.07	71.92	117.57	86.44 to 98.90	110,750	96,366
1970 TO 1979	19	98.04	102.17	99.01	6.62	103.19	89.39	128.26	96.30 to 102.45	100,989	99,991
1980 TO 1989	6	95.85	95.28	96.54	4.64	98.69	86.40	104.91	86.40 to 104.91	100,261	96,795
1990 TO 1994	1	96.82	96.82	96.82			96.82	96.82	N/A	135,000	130,703
1995 TO 1999	1	100.01	100.01	100.01			100.01	100.01	N/A	135,000	135,007
2000 TO Present	1	95.04	95.04	95.04			95.04	95.04	N/A	258,000	245,205
ALL	128	97.90	97.54	95.84	10.19	101.77	23.80	155.63	97.30 to 98.47	64,718	62,029

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	95.45	81.66	69.58	35.19	117.35	23.80	125.14	37.18 to 119.00	1,773	1,234
5000 TO 9999	6	103.65	112.76	113.30	18.47	99.52	85.00	155.63	85.00 to 155.63	6,666	7,553
Total \$											
1 TO 9999	15	98.34	94.10	100.83	28.47	93.33	23.80	155.63	65.63 to 119.00	3,731	3,761
10000 TO 29999	26	99.13	102.05	100.45	13.11	101.60	57.63	151.32	97.07 to 110.16	19,476	19,564
30000 TO 59999	31	97.46	96.01	96.64	9.41	99.35	34.77	123.35	96.06 to 100.93	47,041	45,461
60000 TO 99999	31	98.69	99.88	99.66	3.79	100.22	90.67	124.33	96.46 to 99.69	76,656	76,392
100000 TO 149999	17	97.07	95.82	95.83	2.55	99.99	81.88	100.01	94.53 to 98.04	127,676	122,353
150000 TO 249999	6	97.01	92.01	92.68	6.46	99.28	74.50	99.12	74.50 to 99.12	179,083	165,974
250000 TO 499999	2	83.48	83.48	81.21	13.85	102.79	71.92	95.04	N/A	321,000	260,686
ALL	128	97.90	97.54	95.84	10.19	101.77	23.80	155.63	97.30 to 98.47	64,718	62,029

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	98	COV:	18.19	95% Median C.I.:	97.30 to 98.47	(! : Derived)
TOTAL Sales Price:	8,284,031	WGT. MEAN:	96	STD:	17.74	95% Wgt. Mean C.I.:	93.13 to 98.56	
TOTAL Adj.Sales Price:	8,284,031	MEAN:	98	AVG.ABS.DEV:	9.97	95% Mean C.I.:	94.47 to 100.62	
TOTAL Assessed Value:	7,939,828							
AVG. Adj. Sales Price:	64,718	COD:	10.19	MAX Sales Ratio:	155.63			
AVG. Assessed Value:	62,029	PRD:	101.77	MIN Sales Ratio:	23.80			

Printed: 03/31/2008 19:09:36

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	10	96.49	83.24	76.25	31.54	109.18	23.80	125.14	37.18 to 119.00	2,096	1,598
5000 TO 9999	5	99.78	104.64	104.02	11.37	100.59	85.00	131.12	N/A	7,600	7,905
Total \$ _____											
1 TO 9999	15	98.34	90.38	94.15	24.69	96.00	23.80	131.12	65.63 to 119.00	3,931	3,700
10000 TO 29999	27	97.82	98.30	90.94	16.85	108.09	34.77	155.63	91.30 to 108.00	20,737	18,859
30000 TO 59999	28	97.97	100.15	99.41	7.40	100.75	76.94	128.26	96.60 to 101.69	45,992	45,719
60000 TO 99999	33	98.69	100.29	99.74	4.40	100.55	90.67	124.33	96.46 to 99.69	75,723	75,528
100000 TO 149999	19	97.07	94.92	94.45	4.39	100.51	74.50	106.79	94.53 to 98.04	130,157	122,928
150000 TO 249999	5	97.72	97.23	96.99	1.18	100.25	95.04	99.12	N/A	204,300	198,148
250000 TO 499999	1	71.92	71.92	71.92			71.92	71.92	N/A	384,000	276,168
ALL _____											
	128	97.90	97.54	95.84	10.19	101.77	23.80	155.63	97.30 to 98.47	64,718	62,029

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	85.00	79.13	72.59	37.91	109.01	23.80	125.14	37.18 to 119.00	2,357	1,711
10	1	97.52	97.52	97.52			97.52	97.52	N/A	5,000	4,876
20	24	97.65	95.31	91.87	12.52	103.74	34.77	128.26	95.73 to 101.07	29,052	26,691
25	1	97.75	97.75	97.75			97.75	97.75	N/A	128,000	125,118
30	77	98.38	101.06	97.76	7.63	103.38	74.50	155.63	97.30 to 99.30	66,676	65,180
40	16	97.55	94.29	92.88	5.95	101.51	61.03	109.63	95.04 to 99.12	143,656	133,434
ALL _____											
	128	97.90	97.54	95.84	10.19	101.77	23.80	155.63	97.30 to 98.47	64,718	62,029

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	90.22	81.82	95.75	34.47	85.45	23.80	125.14	37.18 to 119.00	6,921	6,627
100	1	128.26	128.26	128.26			128.26	128.26	N/A	27,500	35,271
101	106	97.96	98.13	96.68	7.68	101.50	34.77	151.32	97.32 to 98.47	66,663	64,448
102	2	103.97	103.97	99.24	7.22	104.77	96.46	111.48	N/A	56,750	56,317
103	1	97.07	97.07	97.07			97.07	97.07	N/A	147,000	142,688
104	8	98.51	104.01	87.33	14.83	119.11	71.92	155.63	71.92 to 155.63	107,562	93,932
ALL _____											
	128	97.90	97.54	95.84	10.19	101.77	23.80	155.63	97.30 to 98.47	64,718	62,029

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	128	MEDIAN:	98	COV:	18.19	95% Median C.I.:	97.30 to 98.47	(!: Derived)
TOTAL Sales Price:	8,284,031	WGT. MEAN:	96	STD:	17.74	95% Wgt. Mean C.I.:	93.13 to 98.56	
TOTAL Adj.Sales Price:	8,284,031	MEAN:	98	AVG.ABS.DEV:	9.97	95% Mean C.I.:	94.47 to 100.62	
TOTAL Assessed Value:	7,939,828							
AVG. Adj. Sales Price:	64,718	COD:	10.19	MAX Sales Ratio:	155.63			
AVG. Assessed Value:	62,029	PRD:	101.77	MIN Sales Ratio:	23.80			

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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)	8	75.32	73.38	67.87	41.47	108.12	23.80	119.00	23.80 to 119.00	2,433	1,651
10	3	108.00	113.62	110.06	5.37	103.24	107.73	125.14	N/A	4,833	5,319
20	19	97.47	96.20	93.35	14.71	103.05	34.77	128.26	91.30 to 110.16	27,789	25,940
30	59	98.38	100.42	95.81	7.72	104.81	61.03	155.63	97.38 to 99.32	63,410	60,755
35	1	96.30	96.30	96.30			96.30	96.30	N/A	133,000	128,082
40	26	98.02	100.31	98.41	4.59	101.93	89.39	124.33	96.82 to 99.30	111,648	109,867
50	8	96.35	94.83	90.96	6.94	104.26	74.50	109.63	74.50 to 109.63	89,562	81,462
60	4	84.75	85.52	86.16	9.01	99.25	76.94	95.63	N/A	57,125	49,221
<u>ALL</u>	<u>128</u>	<u>97.90</u>	<u>97.54</u>	<u>95.84</u>	<u>10.19</u>	<u>101.77</u>	<u>23.80</u>	<u>155.63</u>	<u>97.30 to 98.47</u>	<u>64,718</u>	<u>62,029</u>

**2008 Correlation Section
for Chase County**

Residential Real Property

I. Correlation

RESIDENTIAL: The statistical reports found in the six tables of data for 2008 reflect the actions taken by the Chase County Assessor to equalize the residential real property class. The qualified sales include 128 for this study period. Each of the six assessor locations, except for Enders that has only one sale, reflects acceptable levels of value within the range shown through the median measure of central tendency. The assessor made changes to the Village of Wauneta through additional depreciation of 5% to improvements. Updated June/2005 costing tables were applied to the properties in Lamar and Champion for 2008. This brings all residential properties within the county up to date using the same costing. All of these actions are supported and follows the Assessor's Three Year Plan of Assessment in Chase County. The county has a very knowledgeable staff which consists of one full time deputy and two clerks. They have been very diligent in implementing the GIS system. The best representation of the level of value is shown through the median, rounding to 98. The county also has uniform and proportionate assessment practices as shown through the qualitative statistics.

**2008 Correlation Section
for Chase 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	176	128	72.73
2007	186	134	72.04
2006	199	149	74.87
2005	180	142	78.89
2004	163	141	86.5
2003	178	160	89.89
2002	212	197	92.92
2001	212	198	93.4

RESIDENTIAL: Over 72% of the total sales used for qualified sales shows the county has not trimmed the sample and has used a very adequate portion of the residential sales to determine the level of value. Table II indicates that historically Chase County as utilized over 70% for several assessment years.

**2008 Correlation Section
for Chase 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 Chase 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	98.02	-0.07	97.95	97.90
2007	90.83	8.84	98.86	96.53
2006	91.52	2.58	93.88	95.37
2005	90.85	4.71	95.13	94.69
2004	93.83	2.97	96.62	94.96
2003	93	0.99	93.92	94
2002	89	4.28	92.81	95
2001	92	2.05	93.89	95

RESIDENTIAL: The percent change in assessed value of -.07% is consistent with the assessor's actions to decrease the improvements in Wauneta by 5% for 2008. Also new 2005 costing tables were applied to the improvements in Lamar and Champion uniformly. The Trended Preliminary ratio is reflective of the county's actions according to the new values countywide. The R&O ratio is nearly identical of the Trended Preliminary Ratio, which reflects all properties in the sales file and properties in the residential population were treated with the same manner and correlate very well together.

**2008 Correlation Section
for Chase 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 Chase 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)
-0.04	2008	-0.07
11.65	2007	8.84
4.01	2006	2.58
4.65	2005	4.71
1.71	2004	2.97
1	2003	1
10.12	2002	4.28
4.22	2001	2.05

RESIDENTIAL: Nearly the same decrease exists between the percent change in the sales file versus the percent change in the assessed value (excl. growth). This represents that sold and unsold properties are similarly valued and they changes are consistent throughout the property class. This is a strong indication of the good assessment practices in Chase County and fair treatment used between sold and unsold parcels.

2008 Correlation Section for Chase 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 Chase County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.90	95.84	97.54

RESIDENTIAL: All three statistical measures are within the acceptable ranges for residential property. The median and mean are very close with the weighted mean falling only 2 percent behind them. After reviewing the three measures in each assessor location, the median best describes the level of value in Chase County like the two main assessor locations; Wauneta and Imperial. Over 81% of the qualified sales are represented in these towns. The median for 75 sales in Imperial is 98.04 and the median for 29 sales in Wauneta is 97.52. This is consistent and representative of the county as a whole for residential property for 2008 in Chase County.

**2008 Correlation Section
for Chase 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	10.19	101.77
Difference	0	0

RESIDENTIAL: Both qualitative measures reflect good assessment uniformity and they meet performance standards as outlined in the IAAO standards. The COD and PRD are within the prescribed parameters for the 2008 assessment year and reflect the assessment actions taken by the Chase County Assessor to equalize the residential properties within the county.

**2008 Correlation Section
for Chase 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	128	128	0
Median	98.02	97.90	-0.12
Wgt. Mean	95.75	95.84	0.09
Mean	101.78	97.54	-4.24
COD	15.90	10.19	-5.71
PRD	106.30	101.77	-4.53
Min Sales Ratio	23.80	23.80	0
Max Sales Ratio	599.47	155.63	-443.84

RESIDENTIAL: The only large difference shown on Table VII is the maximum ratio which was due to a correction made in the data after the preliminary statistics were populated. Other minor changes are consistent with the assessor's actions for residential property this assessment year.

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:	22	MEDIAN:	98	COV:	21.93	95% Median C.I.:	90.32 to 113.37
TOTAL Sales Price:	890,313	WGT. MEAN:	95	STD:	21.25	95% Wgt. Mean C.I.:	86.33 to 104.62
TOTAL Adj.Sales Price:	888,313	MEAN:	97	AVG.ABS.DEV:	16.41	95% Mean C.I.:	87.48 to 106.32
TOTAL Assessed Value:	848,079						
AVG. Adj. Sales Price:	40,377	COD:	16.71	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	38,549	PRD:	101.50	MIN Sales Ratio:	61.50		

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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	1	113.42	113.42	113.42			113.42	113.42	N/A	6,500	7,372
10/01/04 TO 12/31/04	2	106.19	106.19	105.24	11.36	100.89	94.12	118.25	N/A	43,375	45,650
01/01/05 TO 03/31/05	1	136.11	136.11	136.11			136.11	136.11	N/A	9,000	12,250
04/01/05 TO 06/30/05	3	109.75	108.43	107.59	3.40	100.78	102.17	113.37	N/A	19,666	21,160
07/01/05 TO 09/30/05	1	92.59	92.59	92.59			92.59	92.59	N/A	27,000	25,000
10/01/05 TO 12/31/05	2	93.33	93.33	90.47	3.23	103.16	90.32	96.35	N/A	171,800	155,433
01/01/06 TO 03/31/06	3	100.00	103.77	102.71	6.20	101.03	96.35	114.95	N/A	14,533	14,927
04/01/06 TO 06/30/06	5	102.17	94.14	104.72	20.32	89.90	62.80	125.71	N/A	45,612	47,764
07/01/06 TO 09/30/06	1	93.18	93.18	93.18			93.18	93.18	N/A	5,000	4,659
10/01/06 TO 12/31/06	1	63.16	63.16	63.16			63.16	63.16	N/A	9,500	6,000
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07	2	63.50	63.50	61.94	3.14	102.51	61.50	65.49	N/A	35,150	21,773
<u>Study Years</u>											
07/01/04 TO 06/30/05	7	113.37	112.46	108.16	7.78	103.97	94.12	136.11	94.12 to 136.11	23,035	24,914
07/01/05 TO 06/30/06	11	96.35	96.48	96.45	13.37	100.03	62.80	125.71	69.56 to 114.95	58,387	56,315
07/01/06 TO 06/30/07	4	64.32	70.83	63.92	13.22	110.81	61.50	93.18	N/A	21,200	13,551
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	7	102.17	105.81	93.84	11.18	112.75	90.32	136.11	90.32 to 136.11	62,657	58,799
01/01/06 TO 12/31/06	10	98.18	93.84	102.83	17.14	91.25	62.80	125.71	63.16 to 114.95	28,616	29,426
<u>ALL</u>											
	22	98.18	96.90	95.47	16.71	101.50	61.50	136.11	90.32 to 113.37	40,377	38,549

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	3	102.17	91.30	89.30	10.64	102.24	69.56	102.17	N/A	25,333	22,622
ENDERS	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
IMPERIAL	14	103.05	99.57	96.23	18.03	103.48	61.50	136.11	65.49 to 118.25	52,558	50,575
RURAL	1	114.95	114.95	114.95			114.95	114.95	N/A	10,000	11,495
WAUNETA	2	78.17	78.17	73.51	19.20	106.34	63.16	93.18	N/A	7,250	5,329
<u>ALL</u>											
	22	98.18	96.90	95.47	16.71	101.50	61.50	136.11	90.32 to 113.37	40,377	38,549

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	96.35	96.04	95.25	16.92	100.83	61.50	136.11	90.32 to 110.48	41,824	39,837
3	1	114.95	114.95	114.95			114.95	114.95	N/A	10,000	11,495
<u>ALL</u>											
	22	98.18	96.90	95.47	16.71	101.50	61.50	136.11	90.32 to 113.37	40,377	38,549

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:	22	MEDIAN:	98	COV:	21.93	95% Median C.I.:	90.32 to 113.37
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TOTAL Adj.Sales Price:	888,313	MEAN:	97	AVG.ABS.DEV:	16.41	95% Mean C.I.:	87.48 to 106.32
TOTAL Assessed Value:	848,079						
AVG. Adj. Sales Price:	40,377	COD:	16.71	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	38,549	PRD:	101.50	MIN Sales Ratio:	61.50		

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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	18	101.09	97.70	95.50	16.72	102.31	61.50	136.11	90.32 to 113.37	47,406	45,272
2	4	96.35	93.28	94.79	12.83	98.42	65.49	114.95	N/A	8,750	8,293
____ALL____	22	98.18	96.90	95.47	16.71	101.50	61.50	136.11	90.32 to 113.37	40,377	38,549

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	22	98.18	96.90	95.47	16.71	101.50	61.50	136.11	90.32 to 113.37	40,377	38,549
04											
____ALL____	22	98.18	96.90	95.47	16.71	101.50	61.50	136.11	90.32 to 113.37	40,377	38,549

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	19	100.00	97.92	95.61	15.91	102.41	61.50	136.11	90.32 to 113.37	45,463	43,469
15-0536	3	93.18	90.43	90.42	18.53	100.01	63.16	114.95	N/A	8,166	7,384
68-0020											
NonValid School											
____ALL____	22	98.18	96.90	95.47	16.71	101.50	61.50	136.11	90.32 to 113.37	40,377	38,549

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	7	109.75	101.38	103.91	10.88	97.57	65.49	114.95	65.49 to 114.95	11,071	11,504
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	4	81.37	90.50	81.83	29.67	110.60	63.16	136.11	N/A	13,375	10,944
1940 TO 1949	2	114.37	114.37	112.30	3.40	101.84	110.48	118.25	N/A	85,531	96,051
1950 TO 1959											
1960 TO 1969	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
1970 TO 1979	5	102.17	97.13	91.16	14.15	106.55	61.50	125.71	N/A	38,050	34,687
1980 TO 1989	1	90.32	90.32	90.32			90.32	90.32	N/A	335,000	302,581
1990 TO 1994	1	62.80	62.80	62.80			62.80	62.80	N/A	9,000	5,652
1995 TO 1999											
2000 TO Present											
____ALL____	22	98.18	96.90	95.47	16.71	101.50	61.50	136.11	90.32 to 113.37	40,377	38,549

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:	22	MEDIAN:	98	COV:	21.93	95% Median C.I.:	90.32 to 113.37
TOTAL Sales Price:	890,313	WGT. MEAN:	95	STD:	21.25	95% Wgt. Mean C.I.:	86.33 to 104.62
TOTAL Adj.Sales Price:	888,313	MEAN:	97	AVG.ABS.DEV:	16.41	95% Mean C.I.:	87.48 to 106.32
TOTAL Assessed Value:	848,079						
AVG. Adj. Sales Price:	40,377	COD:	16.71	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	38,549	PRD:	101.50	MIN Sales Ratio:	61.50		

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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 \$ _____												
5000 TO 9999	8	94.77	90.86	90.02	20.79	100.93	62.80	136.11	62.80 to 136.11	8,000	7,201	
Total \$ _____												
1 TO 9999	8	94.77	90.86	90.02	20.79	100.93	62.80	136.11	62.80 to 136.11	8,000	7,201	
10000 TO 29999	7	102.17	105.00	103.11	6.06	101.83	92.59	114.95	92.59 to 114.95	20,571	21,210	
30000 TO 59999	4	106.19	101.91	102.91	18.90	99.03	69.56	125.71	N/A	37,937	39,042	
60000 TO 99999	1	61.50	61.50	61.50			61.50	61.50	N/A	62,500	38,438	
100000 TO 149999	1	110.48	110.48	110.48			110.48	110.48	N/A	131,063	144,803	
250000 TO 499999	1	90.32	90.32	90.32			90.32	90.32	N/A	335,000	302,581	
ALL												
	22	98.18	96.90	95.47	16.71	101.50	61.50	136.11	90.32 to 113.37	40,377	38,549	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	93.18	93.18	93.18			93.18	93.18	N/A	5,000	4,659	
5000 TO 9999	6	80.92	82.93	81.41	23.62	101.87	62.80	113.42	62.80 to 113.42	8,333	6,784	
Total \$ _____												
1 TO 9999	7	93.18	84.39	82.48	17.58	102.32	62.80	113.42	62.80 to 113.42	7,857	6,480	
10000 TO 29999	9	102.17	104.52	99.23	11.95	105.33	69.56	136.11	92.59 to 114.95	20,333	20,177	
30000 TO 59999	4	106.19	99.90	94.29	20.80	105.94	61.50	125.71	N/A	46,062	43,434	
100000 TO 149999	1	110.48	110.48	110.48			110.48	110.48	N/A	131,063	144,803	
250000 TO 499999	1	90.32	90.32	90.32			90.32	90.32	N/A	335,000	302,581	
ALL												
	22	98.18	96.90	95.47	16.71	101.50	61.50	136.11	90.32 to 113.37	40,377	38,549	

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	6	104.86	99.99	101.44	13.28	98.57	65.49	114.95	65.49 to 114.95	9,083	9,214	
10	1	109.75	109.75	109.75			109.75	109.75	N/A	23,000	25,243	
20	15	94.12	94.81	94.66	18.54	100.15	61.50	136.11	69.56 to 110.48	54,054	51,170	
ALL												
	22	98.18	96.90	95.47	16.71	101.50	61.50	136.11	90.32 to 113.37	40,377	38,549	

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:	22	MEDIAN:	98	COV:	21.93	95% Median C.I.:	90.32 to 113.37
TOTAL Sales Price:	890,313	WGT. MEAN:	95	STD:	21.25	95% Wgt. Mean C.I.:	86.33 to 104.62
TOTAL Adj.Sales Price:	888,313	MEAN:	97	AVG.ABS.DEV:	16.41	95% Mean C.I.:	87.48 to 106.32
TOTAL Assessed Value:	848,079						
AVG. Adj. Sales Price:	40,377	COD:	16.71	MAX Sales Ratio:	136.11		
AVG. Assessed Value:	38,549	PRD:	101.50	MIN Sales Ratio:	61.50		

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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)	6	104.86	99.99	101.44	13.28	98.57	65.49	114.95	65.49 to 114.95	9,083	9,214
304	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
326	2	102.17	102.17	102.17	0.00	100.00	102.17	102.17	N/A	23,000	23,500
346	1	69.56	69.56	69.56			69.56	69.56	N/A	30,000	20,868
350	2	100.40	100.40	95.99	10.04	104.59	90.32	110.48	N/A	233,031	223,692
353	3	109.75	97.05	108.34	16.73	89.59	63.16	118.25	N/A	24,166	26,181
384	3	94.12	104.34	106.81	11.52	97.68	93.18	125.71	N/A	28,916	30,886
406	1	136.11	136.11	136.11			136.11	136.11	N/A	9,000	12,250
490	1	62.80	62.80	62.80			62.80	62.80	N/A	9,000	5,652
528	1	61.50	61.50	61.50			61.50	61.50	N/A	62,500	38,438
<u>ALL</u>	<u>22</u>	<u>98.18</u>	<u>96.90</u>	<u>95.47</u>	<u>16.71</u>	<u>101.50</u>	<u>61.50</u>	<u>136.11</u>	<u>90.32 to 113.37</u>	<u>40,377</u>	<u>38,549</u>

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

Commercial

Chase County completed a new commercial reappraisal for all properties in the county which was conducted by Stanard Appraisal Services. Assessor locations completed included: Imperial, Wauneta, Champion, Enders, Lamar, and Rural commercial properties. June/2007 Marshall and Swift costing tables were applied to new measurements, with physical inspections, new photographs, sketches and depreciation tables applied to equalize the entire commercial property class for 2008. Approximately 400 parcels were reappraised under the contract with Stanard Appraisal Services.

The County is aware of two new sites that include approximately 100 acres each that will be the sites for future Ethanol Plants in the County. One future site has the permit process approved and the Village of Wauneta has annexed the property into the city limits. The 2008 assessed value is based on the primary use of the parcel as of January 1st, which is currently agricultural land. The other site has been annexed into the City of Imperial, but the permits are still open at this time.

The county continues a sales review questionnaire process that verifies all available market data.

2008 Assessment Survey for Chase County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	The Chase County Assessor and Staff
2.	Valuation done by:
	The Chase County Assessor
3.	Pickup work done by whom:
	The Chase County Assessor and Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	January/2007
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	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?
	2007
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?
	6
9.	How are these defined?
	By market information and assessor location.
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>)
	The market will follow city locations.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
6	0	0	6

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:	22	MEDIAN:	97	COV:	12.93	95% Median C.I.:	93.74 to 101.66
TOTAL Sales Price:	890,313	WGT. MEAN:	98	STD:	12.52	95% Wgt. Mean C.I.:	95.94 to 100.97
TOTAL Adj.Sales Price:	888,313	MEAN:	97	AVG.ABS.DEV:	8.12	95% Mean C.I.:	91.30 to 102.41
TOTAL Assessed Value:	874,625						
AVG. Adj. Sales Price:	40,377	COD:	8.41	MAX Sales Ratio:	114.95		
AVG. Assessed Value:	39,755	PRD:	98.37	MIN Sales Ratio:	65.49		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	113.42	113.42	113.42			113.42	113.42	N/A	6,500	7,372
10/01/04 TO 12/31/04	2	89.80	89.80	89.42	5.27	100.41	85.06	94.53	N/A	43,375	38,788
01/01/05 TO 03/31/05	1	93.74	93.74	93.74			93.74	93.74	N/A	9,000	8,437
04/01/05 TO 06/30/05	3	104.35	104.46	102.95	5.66	101.47	95.65	113.37	N/A	19,666	20,246
07/01/05 TO 09/30/05	1	92.59	92.59	92.59			92.59	92.59	N/A	27,000	25,000
10/01/05 TO 12/31/05	2	97.74	97.74	99.06	1.42	98.67	96.35	99.13	N/A	171,800	170,183
01/01/06 TO 03/31/06	3	100.00	103.77	102.71	6.20	101.03	96.35	114.95	N/A	14,533	14,927
04/01/06 TO 06/30/06	5	96.67	94.67	99.87	10.41	94.79	67.54	113.61	N/A	45,612	45,553
07/01/06 TO 09/30/06	1	93.18	93.18	93.18			93.18	93.18	N/A	5,000	4,659
10/01/06 TO 12/31/06	1	97.68	97.68	97.68			97.68	97.68	N/A	9,500	9,280
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07	2	83.57	83.57	97.65	21.64	85.59	65.49	101.66	N/A	35,150	34,323
<u>Study Years</u>											
07/01/04 TO 06/30/05	7	95.65	100.02	95.58	8.63	104.64	85.06	113.42	85.06 to 113.42	23,035	22,017
07/01/05 TO 06/30/06	11	96.67	97.52	99.32	7.44	98.19	67.54	114.95	92.59 to 113.61	58,387	57,992
07/01/06 TO 06/30/07	4	95.43	89.50	97.39	10.65	91.90	65.49	101.66	N/A	21,200	20,646
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	7	96.35	99.31	99.07	5.17	100.24	92.59	113.37	92.59 to 113.37	62,657	62,077
01/01/06 TO 12/31/06	10	97.18	97.55	100.11	7.90	97.44	67.54	114.95	93.18 to 113.61	28,616	28,648
<u>ALL</u>											
	22	96.51	96.86	98.46	8.41	98.37	65.49	114.95	93.74 to 101.66	40,377	39,755

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CHAMPION	3	95.65	95.99	96.05	0.36	99.93	95.65	96.67	N/A	25,333	24,333
ENDERS	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
IMPERIAL	14	97.74	96.04	98.69	10.70	97.31	65.49	113.61	85.06 to 113.37	52,558	51,870
RURAL	1	114.95	114.95	114.95			114.95	114.95	N/A	10,000	11,495
WAUNETA	2	95.43	95.43	96.13	2.36	99.27	93.18	97.68	N/A	7,250	6,969
<u>ALL</u>											
	22	96.51	96.86	98.46	8.41	98.37	65.49	114.95	93.74 to 101.66	40,377	39,755

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	21	96.35	96.00	98.27	7.91	97.68	65.49	113.61	93.74 to 100.00	41,824	41,101
3	1	114.95	114.95	114.95			114.95	114.95	N/A	10,000	11,495
<u>ALL</u>											
	22	96.51	96.86	98.46	8.41	98.37	65.49	114.95	93.74 to 101.66	40,377	39,755

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)
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NUMBER of Sales:	22	MEDIAN:	97	COV:	12.93	95% Median C.I.:	93.74 to 101.66
TOTAL Sales Price:	890,313	WGT. MEAN:	98	STD:	12.52	95% Wgt. Mean C.I.:	95.94 to 100.97
TOTAL Adj.Sales Price:	888,313	MEAN:	97	AVG.ABS.DEV:	8.12	95% Mean C.I.:	91.30 to 102.41
TOTAL Assessed Value:	874,625						
AVG. Adj. Sales Price:	40,377	COD:	8.41	MAX Sales Ratio:	114.95		
AVG. Assessed Value:	39,755	PRD:	98.37	MIN Sales Ratio:	65.49		

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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	18	97.18	97.65	98.61	7.35	99.03	67.54	113.61	93.74 to 101.66	47,406	46,747
2	4	96.35	93.28	94.79	12.83	98.42	65.49	114.95	N/A	8,750	8,293
____ALL____	22	96.51	96.86	98.46	8.41	98.37	65.49	114.95	93.74 to 101.66	40,377	39,755

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	22	96.51	96.86	98.46	8.41	98.37	65.49	114.95	93.74 to 101.66	40,377	39,755
04											
____ALL____	22	96.51	96.86	98.46	8.41	98.37	65.49	114.95	93.74 to 101.66	40,377	39,755

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
15-0010	19	96.35	96.06	98.31	8.49	97.71	65.49	113.61	93.74 to 101.66	45,463	44,694
15-0536	3	97.68	101.94	103.81	7.43	98.19	93.18	114.95	N/A	8,166	8,478
68-0020											
NonValid School											
____ALL____	22	96.51	96.86	98.46	8.41	98.37	65.49	114.95	93.74 to 101.66	40,377	39,755

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	7	104.35	100.61	102.30	11.44	98.35	65.49	114.95	65.49 to 114.95	11,071	11,326
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	4	95.21	95.32	96.03	1.95	99.26	93.18	97.68	N/A	13,375	12,844
1940 TO 1949	2	97.21	97.21	98.64	2.76	98.55	94.53	99.89	N/A	85,531	84,368
1950 TO 1959											
1960 TO 1969	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
1970 TO 1979	5	95.65	98.33	98.33	7.23	100.00	85.06	113.61	N/A	38,050	37,413
1980 TO 1989	1	99.13	99.13	99.13			99.13	99.13	N/A	335,000	332,081
1990 TO 1994	1	67.54	67.54	67.54			67.54	67.54	N/A	9,000	6,079
1995 TO 1999											
2000 TO Present											
____ALL____	22	96.51	96.86	98.46	8.41	98.37	65.49	114.95	93.74 to 101.66	40,377	39,755

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)

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TOTAL Sales Price:	890,313	WGT. MEAN:	98	STD:	12.52	95% Wgt. Mean C.I.:	95.94 to 100.97
TOTAL Adj.Sales Price:	888,313	MEAN:	97	AVG.ABS.DEV:	8.12	95% Mean C.I.:	91.30 to 102.41
TOTAL Assessed Value:	874,625						
AVG. Adj. Sales Price:	40,377	COD:	8.41	MAX Sales Ratio:	114.95		
AVG. Assessed Value:	39,755	PRD:	98.37	MIN Sales Ratio:	65.49		

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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 \$ _____												
5000 TO 9999	8	95.04	90.47	89.85	11.03	100.68	65.49	113.42	65.49 to 113.42	8,000	7,188	
Total \$ _____												
1 TO 9999	8	95.04	90.47	89.85	11.03	100.68	65.49	113.42	65.49 to 113.42	8,000	7,188	
10000 TO 29999	7	100.00	102.37	100.16	6.97	102.20	92.59	114.95	92.59 to 114.95	20,571	20,604	
30000 TO 59999	4	95.60	97.47	96.44	8.03	101.07	85.06	113.61	N/A	37,937	36,585	
60000 TO 99999	1	101.66	101.66	101.66			101.66	101.66	N/A	62,500	63,538	
100000 TO 149999	1	99.89	99.89	99.89			99.89	99.89	N/A	131,063	130,925	
250000 TO 499999	1	99.13	99.13	99.13			99.13	99.13	N/A	335,000	332,081	
ALL												
	22	96.51	96.86	98.46	8.41	98.37	65.49	114.95	93.74 to 101.66	40,377	39,755	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	93.18	93.18	93.18			93.18	93.18	N/A	5,000	4,659	
5000 TO 9999	7	96.35	90.08	89.57	11.96	100.57	65.49	113.42	65.49 to 113.42	8,428	7,549	
Total \$ _____												
1 TO 9999	8	95.04	90.47	89.85	11.03	100.68	65.49	113.42	65.49 to 113.42	8,000	7,188	
10000 TO 29999	8	98.34	101.65	99.56	6.62	102.10	92.59	114.95	92.59 to 114.95	21,750	21,654	
30000 TO 59999	3	94.53	97.73	96.38	10.07	101.41	85.06	113.61	N/A	40,583	39,113	
60000 TO 99999	1	101.66	101.66	101.66			101.66	101.66	N/A	62,500	63,538	
100000 TO 149999	1	99.89	99.89	99.89			99.89	99.89	N/A	131,063	130,925	
250000 TO 499999	1	99.13	99.13	99.13			99.13	99.13	N/A	335,000	332,081	
ALL												
	22	96.51	96.86	98.46	8.41	98.37	65.49	114.95	93.74 to 101.66	40,377	39,755	

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	6	104.86	99.99	101.44	13.28	98.57	65.49	114.95	65.49 to 114.95	9,083	9,214	
10	1	104.35	104.35	104.35			104.35	104.35	N/A	23,000	24,000	
20	15	95.65	95.11	98.09	6.02	96.96	67.54	113.61	93.18 to 99.89	54,054	53,022	
ALL												
	22	96.51	96.86	98.46	8.41	98.37	65.49	114.95	93.74 to 101.66	40,377	39,755	

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:	22	MEDIAN:	97	COV:	12.93	95% Median C.I.:	93.74 to 101.66
TOTAL Sales Price:	890,313	WGT. MEAN:	98	STD:	12.52	95% Wgt. Mean C.I.:	95.94 to 100.97
TOTAL Adj.Sales Price:	888,313	MEAN:	97	AVG.ABS.DEV:	8.12	95% Mean C.I.:	91.30 to 102.41
TOTAL Assessed Value:	874,625						
AVG. Adj. Sales Price:	40,377	COD:	8.41	MAX Sales Ratio:	114.95		
AVG. Assessed Value:	39,755	PRD:	98.37	MIN Sales Ratio:	65.49		

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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)	6	104.86	99.99	101.44	13.28	98.57	65.49	114.95	65.49 to 114.95	9,083	9,214
304	2	96.30	96.30	96.15	3.85	100.15	92.59	100.00	N/A	26,000	25,000
326	2	95.65	95.65	95.65	0.00	100.00	95.65	95.65	N/A	23,000	22,000
346	1	96.67	96.67	96.67			96.67	96.67	N/A	30,000	29,000
350	2	99.51	99.51	99.34	0.38	100.17	99.13	99.89	N/A	233,031	231,503
353	3	97.68	98.85	98.06	3.35	100.81	94.53	104.35	N/A	24,166	23,697
384	3	93.18	97.28	97.05	10.21	100.24	85.06	113.61	N/A	28,916	28,063
406	1	93.74	93.74	93.74			93.74	93.74	N/A	9,000	8,437
490	1	67.54	67.54	67.54			67.54	67.54	N/A	9,000	6,079
528	1	101.66	101.66	101.66			101.66	101.66	N/A	62,500	63,538
<u>ALL</u>	<u>22</u>	<u>96.51</u>	<u>96.86</u>	<u>98.46</u>	<u>8.41</u>	<u>98.37</u>	<u>65.49</u>	<u>114.95</u>	<u>93.74 to 101.66</u>	<u>40,377</u>	<u>39,755</u>

**2008 Correlation Section
for Chase County**

Commerical Real Property

I. Correlation

COMMERCIAL: Chase County completed a new commercial reappraisal which was conducted by Stanard Appraisal Services. New 2008 valuations were derived from using June/2007 Marshall and Swift costing tables. The contracted appraiser took new measurements, physical inspections, new photographs, sketches and depreciation tables to equalize the entire property class. This included approximately 400 parcels. The assessor continues to conduct a sales review process in each class to keep the most current information in the office for assessment purposes. Commercial sales are typically very limited and show little activity, although two new proposed sites in the county are for possible Ethanol Plants. One has been annexed into the Village of Wauneta and the other near Imperial. After a review of the final statistics and the new appraisal, the weighted mean (98) will be used to describe the level of value for the commercial property class. This is supported also with the (98) median statistic for the City of Imperial, which has 14 out of the 22 qualified sales. Both qualitative measures are within the acceptable ranges and support the county having uniform and proportionate assessment practices.

**2008 Correlation Section
for Chase 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	57	22	38.6
2007	60	31	51.67
2006	53	30	56.6
2005	41	26	63.41
2004	41	26	63.41
2003	44	28	63.64
2002	62	39	62.9
2001	65	41	63.08

COMMERCIAL: Table II indicates a decline of commercial sales used to develop the statistical measures for 2008. Chase County conducts a thorough review process to verify each sale. The total number of sales includes 13 eliminated sales due to substantially changed properties since the date of sale. Theoretically, if the 13 sales could be used in the qualified numbers, the percent used by the assessor would be approximately 61%.

**2008 Correlation Section
for Chase 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 Chase 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	98.18	9.15	107.16	96.51
2007	100.00	0.79	100.79	100.00
2006	94.96	-0.09	94.88	94.96
2005	95.48	0.45	95.91	94.96
2004	98.25	0.2	98.44	98.25
2003	96	8.61	104.27	98
2002	88	10.47	97.21	96
2001	85	3.72	88.16	96

COMMERCIAL: No similarities are shown between the Trended Preliminary Ratio and the R&O Ratio. Chase County implemented a new commercial reappraisal contracted by Stanard Appraisal Services for 2008. Assessor locations included in the reappraisal were Imperial, Wauneta, Champion, Enders, Lamar and Rural properties. Approximately 400 parcels were reappraised with the new values. The measures of uniformity may be unreliable in Table III due to the reappraisal activity for the current assessment year.

**2008 Correlation Section
for Chase 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 Chase 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)
52.36	2008	9.15
2.31	2007	0.79
0	2006	-0.09
-9.83	2005	0.45
0	2004	0.2
38	2003	9
10.71	2002	3.72
10.71	2001	3.72

COMMERCIAL: In the commercial class of property the percent of change on Table IV do not support each other. A large disparity between 52.36% change in the sales file does not correlate to the 9.15% change in the assessed value base. The county contracted Stanard Appraisal Services to reappraise the commercial properties in Chase County for 2008. Further inquiry into the reasons for the large disparity may be necessary of the appraisal firm.

2008 Correlation Section for Chase 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 Chase County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.51	98.46	96.86

COMMERCIAL: The median, weighted mean and mean all three are very close with only a 1.95 spread between them for Commercial property in Chase County. The weighted mean for this class best represents the level of value. It reflects a comparison of the assessed value and market value of property of these 22 qualified sales. The weighted mean of 98.46 is also very similar to the median for the City of Imperial, rounding to 98 respectively. This is a strong support of the weighted mean best representing the level of value with 14 sales located in Imperial out of the County total of 22.

**2008 Correlation Section
for Chase 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	8.41	98.37
Difference	0	0

COMMERCIAL: After a complete new appraisal in the commercial class of property in Chase County for 2008, the COD and PRD are both within the parameters that are acceptable. Likewise, each assessor location reflects acceptable measures of assessment quality. The low COD of .36 in the small town of Champion is not an accurate statistic to focus on assessment quality with only three sales in this location. Typically a price related differential below 100 indicates high priced properties are over-assessed. When analyzing the data set with 22 sales, the PRD of 98.37 is only representing three sales that sold over \$60,000 and are valued over that amount. The statistical data for commercial property in Chase County reflects good assessment uniformity through the coefficient of dispersion and the price related differential statistics.

**2008 Correlation Section
for Chase 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	22	22	0
Median	98.18	96.51	-1.67
Wgt. Mean	95.47	98.46	2.99
Mean	96.90	96.86	-0.04
COD	16.71	8.41	-8.3
PRD	101.50	98.37	-3.13
Min Sales Ratio	61.50	65.49	3.99
Max Sales Ratio	136.11	114.95	-21.16

COMMERCIAL: Commercial changes are representative of the new appraisal implemented for 2008 values. Statistical improvements were made to the weighted mean through the reappraisal efforts. This is consistent to the reported assessment actions given by the Chase County Assessor.

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:	92	MEDIAN:	68	COV:	28.22	95% Median C.I.:	66.16 to 70.41	(!: Derived)
(AgLand) TOTAL Sales Price:	19,829,332	WGT. MEAN:	66	STD:	19.84	95% Wgt. Mean C.I.:	62.80 to 68.97	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,620,389	MEAN:	70	AVG.ABS.DEV:	12.29	95% Mean C.I.:	66.24 to 74.35	
(AgLand) TOTAL Assessed Value:	12,927,159							
AVG. Adj. Sales Price:	213,265	COD:	17.99	MAX Sales Ratio:	157.75			
AVG. Assessed Value:	140,512	PRD:	106.69	MIN Sales Ratio:	22.73			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	88.84	82.66	74.97	7.77	110.26	69.22	89.93	N/A	79,086	59,293
10/01/04 TO 12/31/04	8	75.71	82.63	83.54	12.42	98.91	71.23	113.40	71.23 to 113.40	210,708	176,019
01/01/05 TO 03/31/05	7	66.16	66.59	65.07	11.38	102.33	54.71	80.45	54.71 to 80.45	416,826	271,239
04/01/05 TO 06/30/05	14	71.71	70.99	70.15	8.99	101.20	57.94	94.49	60.05 to 76.15	197,329	138,430
07/01/05 TO 09/30/05	2	67.47	67.47	67.47	1.00	100.00	66.80	68.15	N/A	230,500	155,524
10/01/05 TO 12/31/05	5	58.65	56.43	55.90	14.96	100.94	42.03	70.41	N/A	214,990	120,184
01/01/06 TO 03/31/06	9	69.14	73.29	70.51	11.86	103.94	59.45	95.37	62.99 to 92.03	189,272	133,457
04/01/06 TO 06/30/06	8	71.65	76.09	69.85	15.27	108.94	59.80	123.26	59.80 to 123.26	87,653	61,223
07/01/06 TO 09/30/06	2	73.70	73.70	72.27	12.17	101.98	64.73	82.67	N/A	211,250	152,665
10/01/06 TO 12/31/06	3	72.17	73.98	72.77	6.80	101.67	67.53	82.25	N/A	214,116	155,811
01/01/07 TO 03/31/07	16	56.53	60.24	57.10	14.22	105.50	43.29	89.54	54.22 to 68.57	286,393	163,537
04/01/07 TO 06/30/07	15	60.26	71.96	62.25	37.62	115.60	22.73	157.75	49.06 to 70.70	161,952	100,811
<u>Study Years</u>											
07/01/04 TO 06/30/05	32	72.60	74.03	71.32	11.93	103.80	54.71	113.40	68.83 to 76.15	237,603	169,460
07/01/05 TO 06/30/06	24	68.10	70.22	66.05	14.07	106.32	42.03	123.26	63.26 to 73.60	164,192	108,452
07/01/06 TO 06/30/07	36	61.01	67.02	60.69	24.81	110.42	22.73	157.75	55.87 to 68.48	224,345	136,154
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	28	68.13	67.04	65.80	11.40	101.88	42.03	94.49	63.03 to 71.94	257,726	169,595
01/01/06 TO 12/31/06	22	70.00	74.44	71.01	12.79	104.83	59.45	123.26	66.71 to 77.02	157,705	111,984
<u>ALL</u>											
	92	68.32	70.29	65.89	17.99	106.69	22.73	157.75	66.16 to 70.41	213,265	140,512

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:	92	MEDIAN:	68	COV:	28.22	95% Median C.I.:	66.16 to 70.41	(!: Derived)
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AVG. Adj. Sales Price:	213,265	COD:	17.99	MAX Sales Ratio:	157.75			
AVG. Assessed Value:	140,512	PRD:	106.69	MIN Sales Ratio:	22.73			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3599	2	77.19	77.19	77.74	1.34	99.29	76.15	78.22	N/A	205,500	159,753	
3601	6	81.44	95.31	84.23	30.59	113.16	68.15	157.75	68.15 to 157.75	133,583	112,512	
3603	11	80.45	82.13	72.78	19.08	112.85	54.22	123.26	55.87 to 99.38	165,095	120,154	
3605	2	67.73	67.73	68.12	1.24	99.43	66.89	68.57	N/A	333,100	226,897	
3607	1	67.84	67.84	67.84			67.84	67.84	N/A	180,000	122,110	
3609	1	60.05	60.05	60.05			60.05	60.05	N/A	225,000	135,115	
3611	5	62.99	63.95	61.68	16.81	103.67	42.03	82.67	N/A	149,360	92,128	
3819	2	93.70	93.70	94.73	1.78	98.91	92.03	95.37	N/A	94,375	89,405	
3821	1	49.06	49.06	49.06			49.06	49.06	N/A	90,000	44,152	
3825	2	57.27	57.27	58.26	2.42	98.30	55.88	58.65	N/A	148,750	86,656	
3827	9	73.23	72.21	72.69	3.30	99.34	66.80	77.12	68.48 to 74.29	165,499	120,297	
3829	2	63.54	63.54	63.47	1.87	100.11	62.35	64.73	N/A	261,175	165,760	
3833	1	69.93	69.93	69.93			69.93	69.93	N/A	950,000	664,341	
3835	8	55.34	56.05	55.74	2.52	100.56	53.88	60.26	53.88 to 60.26	359,432	200,358	
3837	5	59.22	58.72	57.98	7.75	101.27	47.78	69.22	N/A	230,220	133,491	
3839	4	69.51	59.34	69.27	20.77	85.67	22.73	75.61	N/A	161,625	111,950	
3841	4	61.49	59.68	61.77	10.22	96.62	48.23	67.53	N/A	205,087	126,680	
3843	1	71.23	71.23	71.23			71.23	71.23	N/A	88,500	63,039	
3845	1	60.02	60.02	60.02			60.02	60.02	N/A	105,000	63,017	
4055	4	76.48	76.79	78.15	3.72	98.27	71.96	82.25	N/A	124,997	97,681	
4057	3	69.55	78.81	80.95	14.75	97.35	68.05	98.83	N/A	107,000	86,619	
4059	4	64.93	86.85	69.71	40.15	124.59	59.80	157.75	N/A	128,500	89,576	
4061	2	67.77	67.77	68.18	1.56	99.40	66.71	68.83	N/A	159,625	108,831	
4063	5	63.71	64.50	64.18	14.63	100.50	42.84	78.28	N/A	311,198	199,715	
4065	5	63.03	57.52	55.90	15.41	102.90	43.29	70.41	N/A	355,120	198,509	
4067	1	70.31	70.31	70.31			70.31	70.31	N/A	563,000	395,823	
ALL												
	92	68.32	70.29	65.89	17.99	106.69	22.73	157.75	66.16 to 70.41	213,265	140,512	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	92	68.32	70.29	65.89	17.99	106.69	22.73	157.75	66.16 to 70.41	213,265	140,512	
ALL												
	92	68.32	70.29	65.89	17.99	106.69	22.73	157.75	66.16 to 70.41	213,265	140,512	

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:	92	MEDIAN:	68	COV:	28.22	95% Median C.I.:	66.16 to 70.41	(! : Derived)
(AgLand) TOTAL Sales Price:	19,829,332	WGT. MEAN:	66	STD:	19.84	95% Wgt. Mean C.I.:	62.80 to 68.97	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,620,389	MEAN:	70	AVG.ABS.DEV:	12.29	95% Mean C.I.:	66.24 to 74.35	
(AgLand) TOTAL Assessed Value:	12,927,159							
AVG. Adj. Sales Price:	213,265	COD:	17.99	MAX Sales Ratio:	157.75			
AVG. Assessed Value:	140,512	PRD:	106.69	MIN Sales Ratio:	22.73			

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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
2	92	68.32	70.29	65.89	17.99	106.69	22.73	157.75	66.16 to 70.41	213,265	140,512
ALL	92	68.32	70.29	65.89	17.99	106.69	22.73	157.75	66.16 to 70.41	213,265	140,512

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	25	71.96	80.07	75.01	20.75	106.75	48.23	157.75	68.10 to 77.02	78,000	58,508
DRY-N/A	7	74.41	81.13	78.98	17.07	102.73	55.88	123.26	55.88 to 123.26	55,557	43,878
GRASS	11	66.16	56.88	57.70	17.71	98.59	22.73	70.41	42.84 to 69.22	257,218	148,409
GRASS-N/A	3	49.06	55.72	61.92	15.31	89.98	47.78	70.31	N/A	301,666	186,792
IRRGTD	6	64.05	67.03	66.23	13.60	101.21	56.75	82.25	56.75 to 82.25	225,333	149,231
IRRGTD-N/A	40	65.77	67.56	66.17	14.80	102.10	42.03	113.40	59.88 to 69.93	304,876	201,725
ALL	92	68.32	70.29	65.89	17.99	106.69	22.73	157.75	66.16 to 70.41	213,265	140,512

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	30	72.76	78.48	74.66	18.23	105.12	48.23	157.75	68.48 to 75.94	75,563	56,412
DRY-N/A	2	107.65	107.65	107.65	14.51	100.00	92.03	123.26	N/A	36,000	38,752
GRASS	13	61.76	55.58	56.66	19.93	98.09	22.73	70.41	43.29 to 69.14	243,953	138,235
GRASS-N/A	1	70.31	70.31	70.31			70.31	70.31	N/A	563,000	395,823
IRRGTD	41	63.71	66.81	65.25	15.15	102.39	42.03	113.40	59.22 to 68.83	285,794	186,492
IRRGTD-N/A	5	73.62	73.02	72.05	5.85	101.34	63.03	78.28	N/A	365,900	263,642
ALL	92	68.32	70.29	65.89	17.99	106.69	22.73	157.75	66.16 to 70.41	213,265	140,512

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	32	73.47	80.30	75.67	19.84	106.12	48.23	157.75	68.48 to 77.02	73,091	55,308
GRASS	14	63.96	56.63	58.72	18.82	96.44	22.73	70.41	43.29 to 69.22	266,742	156,634
IRRGTD	45	66.80	67.59	66.32	14.57	101.91	42.03	113.40	59.88 to 69.93	287,712	190,804
IRRGTD-N/A	1	63.03	63.03	63.03			63.03	63.03	N/A	600,000	378,191
ALL	92	68.32	70.29	65.89	17.99	106.69	22.73	157.75	66.16 to 70.41	213,265	140,512

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:	92	MEDIAN:	68	COV:	28.22	95% Median C.I.:	66.16 to 70.41	(! : Derived)
(AgLand) TOTAL Sales Price:	19,829,332	WGT. MEAN:	66	STD:	19.84	95% Wgt. Mean C.I.:	62.80 to 68.97	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,620,389	MEAN:	70	AVG.ABS.DEV:	12.29	95% Mean C.I.:	66.24 to 74.35	
(AgLand) TOTAL Assessed Value:	12,927,159							
AVG. Adj. Sales Price:	213,265	COD:	17.99	MAX Sales Ratio:	157.75			
AVG. Assessed Value:	140,512	PRD:	106.69	MIN Sales Ratio:	22.73			

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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)												
15-0010	70	66.85	66.04	63.92	14.61	103.32	22.73	123.26	62.35 to 69.22	236,560	151,203	
15-0536	10	76.48	79.10	80.06	13.07	98.81	60.02	98.83	68.05 to 95.37	111,474	89,240	
68-0020	12	74.75	87.77	74.52	33.59	117.77	42.03	157.75	62.99 to 113.40	162,200	120,877	
NonValid School												
ALL	92	68.32	70.29	65.89	17.99	106.69	22.73	157.75	66.16 to 70.41	213,265	140,512	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
30.01 TO 50.00	2	45.61	45.61	41.59	50.16	109.65	22.73	68.48	N/A	24,250	10,086	
50.01 TO 100.00	10	73.93	79.01	77.85	15.77	101.49	55.88	123.26	64.40 to 89.93	37,789	29,418	
100.01 TO 180.00	50	68.13	72.38	67.15	18.82	107.79	42.03	157.75	63.26 to 71.96	177,429	119,143	
180.01 TO 330.00	15	63.71	68.19	67.80	18.96	100.57	43.29	99.38	55.87 to 76.15	264,869	179,590	
330.01 TO 650.00	8	64.96	64.01	63.14	11.07	101.37	47.78	78.28	47.78 to 78.28	353,395	223,146	
650.01 +	7	68.57	61.67	61.79	11.60	99.79	42.84	70.31	42.84 to 70.31	503,185	310,942	
ALL	92	68.32	70.29	65.89	17.99	106.69	22.73	157.75	66.16 to 70.41	213,265	140,512	

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	3	68.48	54.46	52.53	24.07	103.68	22.73	72.17	N/A	25,166	13,219	
30000 TO 59999	12	82.93	93.78	92.96	29.51	100.88	55.88	157.75	70.70 to 123.26	38,907	36,169	
60000 TO 99999	14	71.60	70.73	70.05	11.79	100.97	43.29	94.49	66.71 to 76.15	85,087	59,600	
100000 TO 149999	4	61.51	67.52	68.49	21.77	98.57	48.23	98.83	N/A	116,950	80,104	
150000 TO 249999	32	68.49	70.00	69.12	11.97	101.27	42.03	113.40	64.73 to 73.23	203,264	140,495	
250000 TO 499999	19	59.45	62.39	63.18	14.22	98.76	42.84	99.38	54.96 to 68.57	303,986	192,049	
500000 +	8	59.45	61.56	61.37	14.86	100.30	44.71	78.28	44.71 to 78.28	642,345	394,232	
ALL	92	68.32	70.29	65.89	17.99	106.69	22.73	157.75	66.16 to 70.41	213,265	140,512	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	19,620,389	MEAN:	70	AVG.ABS.DEV:	12.29	95% Mean C.I.:	66.24 to 74.35	
(AgLand) TOTAL Assessed Value:	12,927,159							
AVG. Adj. Sales Price:	213,265	COD:	17.99	MAX Sales Ratio:	157.75			
AVG. Assessed Value:	140,512	PRD:	106.69	MIN Sales Ratio:	22.73			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
5000 TO 9999	1	22.73	22.73	22.73			22.73	22.73	N/A	28,500	6,477	
Total \$												
1 TO 9999	1	22.73	22.73	22.73			22.73	22.73	N/A	28,500	6,477	
10000 TO 29999	6	71.44	69.18	68.59	5.82	100.86	55.88	74.25	55.88 to 74.25	32,916	22,577	
30000 TO 59999	12	74.35	74.73	67.33	21.77	110.99	43.29	123.26	49.06 to 89.93	62,176	41,860	
60000 TO 99999	14	70.39	82.69	72.58	28.70	113.93	42.03	157.75	62.99 to 94.49	92,057	66,815	
100000 TO 149999	27	61.76	65.12	62.91	14.25	103.51	42.84	98.83	58.65 to 69.22	215,644	135,664	
150000 TO 249999	20	69.41	71.24	69.97	12.29	101.82	54.96	113.40	64.73 to 75.61	237,807	166,384	
250000 TO 499999	11	63.71	65.61	63.33	15.72	103.61	44.71	99.38	54.71 to 78.28	530,083	335,680	
500000 +	1	69.93	69.93	69.93			69.93	69.93	N/A	950,000	664,341	
ALL	92	68.32	70.29	65.89	17.99	106.69	22.73	157.75	66.16 to 70.41	213,265	140,512	

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

Agricultural

A review of the agricultural land sales support the Chase County Assessor's actions to implement substantial raises for irrigated land values and increases in all grass subclasses. Several factors are shown in the market through a sales review process conducted by the county. Water availability from the Upper Republican Natural Resource District has been the major factor shown through the market. This is very similar to surrounding Republican River counties. No changes were warranted for dry land subclasses this year. Each grassland classification increased between \$30-50 per acre and each irrigated classification increased between \$30-\$220 per acre. These raises for 2008 are the assessor's actions that equalize agricultural land values for the current assessment year.

The Chase County Assessor's office has been updating land use acres in conjunction with the certified allocated Natural Resource District irrigated acres by ownership. The shift of acres shown for 2008 on the abstract or Form 45 is related to this update for the assessment rolls. This has been a time consuming update for the office due to the difference of irrigated certified acre count.

2008 Assessment Survey for Chase County

Agricultural Appraisal Information

1.	Data collection done by:
	The Chase County Assessor and Staff
2.	Valuation done by:
	The Chase County Assessor
3.	Pickup work done by whom:
	The Chase County Assessor and Staff
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Not at the time this information was obtained.
a.	How is agricultural land defined in this county?
	By the predominate use of the property.
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?
	1995
7.	What date was the last countywide land use study completed?
	2007
a.	By what method? (Physical inspection, FSA maps, etc.)
	521 information, verification statements and thorough implementation of a GIS System and NRD records.
b.	By whom?
	The Chase County Assessor and Staff
c.	What proportion is complete / implemented at this time?
	100%
8.	Number of market areas/neighborhoods in the agricultural property class:
	1

9.	How are market areas/neighborhoods defined in this property class?
	By the County boundaries.
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
13	0	0	13

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:	91	MEDIAN:	72	COV:	19.86	95% Median C.I.:	69.21 to 75.36	(!: Derived)
(AgLand) TOTAL Sales Price:	19,818,382	WGT. MEAN:	72	STD:	14.61	95% Wgt. Mean C.I.:	69.09 to 75.29	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,609,439	MEAN:	74	AVG.ABS.DEV:	10.82	95% Mean C.I.:	70.59 to 76.60	
(AgLand) TOTAL Assessed Value:	14,156,151							
AVG. Adj. Sales Price:	215,488	COD:	15.01	MAX Sales Ratio:	125.60			
AVG. Assessed Value:	155,562	PRD:	101.95	MIN Sales Ratio:	28.20			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	88.84	88.00	86.41	1.76	101.84	85.23	89.93	N/A	79,086	68,340
10/01/04 TO 12/31/04	8	82.44	87.64	90.10	13.65	97.26	71.23	114.47	71.23 to 114.47	210,708	189,855
01/01/05 TO 03/31/05	7	77.19	72.65	72.06	10.62	100.82	55.96	86.43	55.96 to 86.43	416,826	300,361
04/01/05 TO 06/30/05	14	75.88	75.92	76.25	8.91	99.57	63.47	94.49	66.30 to 82.03	197,329	150,457
07/01/05 TO 09/30/05	2	71.22	71.22	71.23	0.36	100.00	70.97	71.48	N/A	230,500	164,175
10/01/05 TO 12/31/05	5	63.75	65.28	64.39	15.96	101.39	48.56	86.00	N/A	214,680	138,223
01/01/06 TO 03/31/06	9	79.39	80.24	78.77	13.54	101.87	63.36	103.19	66.54 to 96.51	188,572	148,543
04/01/06 TO 06/30/06	8	73.76	76.95	71.29	14.67	107.94	59.80	125.60	59.80 to 125.60	87,653	62,489
07/01/06 TO 09/30/06	2	79.97	79.97	77.97	15.66	102.57	67.45	92.49	N/A	211,250	164,711
10/01/06 TO 12/31/06	3	75.36	77.87	78.61	5.27	99.06	73.17	85.09	N/A	213,600	167,908
01/01/07 TO 03/31/07	16	62.04	66.27	64.27	12.42	103.12	53.07	89.54	59.85 to 73.35	286,393	184,053
04/01/07 TO 06/30/07	14	66.93	64.30	65.45	15.82	98.24	28.20	98.83	52.54 to 70.77	173,410	113,504
<u>Study Years</u>											
07/01/04 TO 06/30/05	32	79.19	79.26	78.03	11.24	101.58	55.96	114.47	74.29 to 84.55	237,603	185,400
07/01/05 TO 06/30/06	24	72.54	75.28	72.63	15.12	103.65	48.56	125.60	66.54 to 79.39	163,865	119,011
07/01/06 TO 06/30/07	35	67.39	67.26	66.48	14.40	101.17	28.20	98.83	60.22 to 70.77	230,666	153,344
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	28	73.51	72.87	72.47	11.34	100.55	48.56	94.49	68.10 to 78.69	257,671	186,728
01/01/06 TO 12/31/06	22	74.77	78.70	77.13	13.89	102.04	59.80	125.60	67.45 to 85.09	157,349	121,361
<u>ALL</u>											
	91	72.12	73.60	72.19	15.01	101.95	28.20	125.60	69.21 to 75.36	215,488	155,562

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Adj.Sales Price:	19,609,439	MEAN:	74	AVG.ABS.DEV:	10.82	95% Mean C.I.:	70.59 to 76.60	
(AgLand) TOTAL Assessed Value:	14,156,151							
AVG. Adj. Sales Price:	215,488	COD:	15.01	MAX Sales Ratio:	125.60			
AVG. Assessed Value:	155,562	PRD:	101.95	MIN Sales Ratio:	28.20			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3599	2	78.24	78.24	79.36	2.67	98.59	76.15	80.32	N/A	205,500	163,075	
3601	5	73.92	84.45	82.64	16.15	102.19	70.97	114.47	N/A	152,300	125,857	
3603	11	86.43	85.73	78.68	16.00	108.96	59.85	125.60	59.87 to 105.48	165,095	129,896	
3605	2	83.00	83.00	83.44	1.16	99.47	82.03	83.96	N/A	333,100	277,935	
3607	1	75.09	75.09	75.09			75.09	75.09	N/A	180,000	135,169	
3609	1	66.30	66.30	66.30			66.30	66.30	N/A	225,000	149,170	
3611	5	67.39	68.99	68.18	15.95	101.20	48.56	92.49	N/A	149,360	101,832	
3819	2	99.85	99.85	101.92	3.35	97.97	96.51	103.19	N/A	94,375	96,186	
3821	1	58.27	58.27	58.27			58.27	58.27	N/A	90,000	52,447	
3825	2	59.86	59.86	62.64	6.51	95.56	55.96	63.75	N/A	148,750	93,175	
3827	9	79.69	77.85	80.99	7.12	96.12	68.48	91.06	70.70 to 84.55	165,499	134,038	
3829	2	68.33	68.33	68.38	1.29	99.92	67.45	69.21	N/A	260,400	178,068	
3833	1	77.19	77.19	77.19			77.19	77.19	N/A	950,000	733,315	
3835	8	61.00	61.67	61.43	2.43	100.39	59.71	66.47	59.71 to 66.47	359,432	220,797	
3837	5	66.19	67.78	66.62	9.32	101.75	57.33	85.23	N/A	230,220	153,361	
3839	4	73.60	63.52	73.12	18.52	86.88	28.20	78.69	N/A	161,625	118,173	
3841	4	63.94	62.86	67.02	10.97	93.80	48.23	75.36	N/A	204,700	137,188	
3843	1	71.23	71.23	71.23			71.23	71.23	N/A	88,500	63,039	
3845	1	60.22	60.22	60.22			60.22	60.22	N/A	105,000	63,231	
4055	4	77.16	77.88	79.82	4.22	97.57	72.12	85.09	N/A	124,997	99,770	
4057	3	69.55	78.81	80.95	14.75	97.35	68.05	98.83	N/A	107,000	86,619	
4059	4	71.44	70.39	69.22	9.02	101.70	59.80	78.88	N/A	138,500	95,863	
4061	2	70.81	70.81	72.39	5.78	97.81	66.71	74.90	N/A	159,625	115,549	
4063	5	70.77	73.33	72.53	13.92	101.10	52.54	87.00	N/A	309,628	224,582	
4065	5	70.31	68.92	65.96	16.84	104.48	53.07	86.00	N/A	355,120	234,242	
4067	1	79.39	79.39	79.39			79.39	79.39	N/A	563,000	446,986	
ALL												
	91	72.12	73.60	72.19	15.01	101.95	28.20	125.60	69.21 to 75.36	215,488	155,562	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	91	72.12	73.60	72.19	15.01	101.95	28.20	125.60	69.21 to 75.36	215,488	155,562	
ALL												
	91	72.12	73.60	72.19	15.01	101.95	28.20	125.60	69.21 to 75.36	215,488	155,562	

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:	91	MEDIAN:	72	COV:	19.86	95% Median C.I.:	69.21 to 75.36	(! : Derived)
(AgLand) TOTAL Sales Price:	19,818,382	WGT. MEAN:	72	STD:	14.61	95% Wgt. Mean C.I.:	69.09 to 75.29	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,609,439	MEAN:	74	AVG.ABS.DEV:	10.82	95% Mean C.I.:	70.59 to 76.60	
(AgLand) TOTAL Assessed Value:	14,156,151							
AVG. Adj. Sales Price:	215,488	COD:	15.01	MAX Sales Ratio:	125.60			
AVG. Assessed Value:	155,562	PRD:	101.95	MIN Sales Ratio:	28.20			

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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
2	91	72.12	73.60	72.19	15.01	101.95	28.20	125.60	69.21 to 75.36	215,488	155,562
ALL	91	72.12	73.60	72.19	15.01	101.95	28.20	125.60	69.21 to 75.36	215,488	155,562

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	24	71.68	73.58	71.82	12.11	102.46	48.23	98.83	68.05 to 77.13	81,250	58,351
DRY-N/A	7	77.19	84.06	81.88	19.27	102.67	55.96	125.60	55.96 to 125.60	54,657	44,752
GRASS	11	80.74	69.59	70.52	17.86	98.68	28.20	86.00	52.54 to 85.23	257,218	181,402
GRASS-N/A	3	58.27	65.00	71.15	12.62	91.35	57.33	79.39	N/A	301,666	214,637
IRRGTD	6	70.78	72.81	71.94	12.39	101.22	62.06	85.09	62.06 to 85.09	225,333	162,094
IRRGTD-N/A	40	70.87	73.64	72.44	13.93	101.65	48.56	114.47	66.54 to 75.61	304,760	220,763
ALL	91	72.12	73.60	72.19	15.01	101.95	28.20	125.60	69.21 to 75.36	215,488	155,562

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	29	73.17	73.53	72.27	11.56	101.74	48.23	98.83	68.10 to 77.13	77,952	56,335
DRY-N/A	2	111.06	111.06	111.06	13.10	100.00	96.51	125.60	N/A	36,000	39,980
GRASS	13	74.79	67.78	69.13	20.43	98.05	28.20	86.00	53.07 to 84.50	243,953	168,642
GRASS-N/A	1	79.39	79.39	79.39		79.39	79.39	79.39	N/A	563,000	446,986
IRRGTD	41	70.76	72.83	71.41	13.93	101.99	48.56	114.47	66.19 to 75.09	285,681	203,996
IRRGTD-N/A	5	79.92	79.25	78.67	4.58	100.73	70.31	87.00	N/A	365,900	287,856
ALL	91	72.12	73.60	72.19	15.01	101.95	28.20	125.60	69.21 to 75.36	215,488	155,562

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	31	73.35	75.95	73.47	14.11	103.38	48.23	125.60	68.48 to 77.19	75,245	55,280
GRASS	14	77.09	68.61	70.68	18.83	97.07	28.20	86.00	53.07 to 84.50	266,742	188,523
IRRGTD	45	70.97	73.60	72.48	13.99	101.54	48.56	114.47	66.47 to 75.61	287,609	208,472
IRRGTD-N/A	1	70.31	70.31	70.31		70.31	70.31	70.31	N/A	600,000	421,876
ALL	91	72.12	73.60	72.19	15.01	101.95	28.20	125.60	69.21 to 75.36	215,488	155,562

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:	91	MEDIAN:	72	COV:	19.86	95% Median C.I.:	69.21 to 75.36	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	19,609,439	MEAN:	74	AVG.ABS.DEV:	10.82	95% Mean C.I.:	70.59 to 76.60	
(AgLand) TOTAL Assessed Value:	14,156,151							
AVG. Adj. Sales Price:	215,488	COD:	15.01	MAX Sales Ratio:	125.60			
AVG. Assessed Value:	155,562	PRD:	101.95	MIN Sales Ratio:	28.20			

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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)												
15-0010	70	70.87	71.67	70.65	14.14	101.44	28.20	125.60	66.71 to 74.45	236,404	167,012	
15-0536	10	77.16	80.79	82.04	14.74	98.47	60.22	103.19	68.05 to 98.83	111,474	91,454	
68-0020	11	78.88	79.33	79.67	15.69	99.57	48.56	114.47	63.36 to 92.49	176,945	140,978	
NonValid School												
ALL	91	72.12	73.60	72.19	15.01	101.95	28.20	125.60	69.21 to 75.36	215,488	155,562	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
30.01 TO 50.00	2	48.34	48.34	44.81	41.66	107.88	28.20	68.48	N/A	24,250	10,866	
50.01 TO 100.00	10	74.03	79.38	78.18	15.96	101.53	55.96	125.60	64.40 to 89.93	37,789	29,543	
100.01 TO 180.00	49	71.23	73.28	71.34	13.33	102.71	48.23	114.47	67.39 to 74.90	180,890	129,055	
180.01 TO 330.00	15	70.77	73.33	73.61	16.91	99.62	53.07	105.48	59.85 to 80.32	264,663	194,829	
330.01 TO 650.00	8	78.41	75.43	72.45	12.29	104.11	57.33	87.00	57.33 to 87.00	353,395	256,028	
650.01 +	7	79.39	73.25	72.24	11.70	101.40	52.54	84.50	52.54 to 84.50	503,185	363,516	
ALL	91	72.12	73.60	72.19	15.01	101.95	28.20	125.60	69.21 to 75.36	215,488	155,562	

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	3	68.48	56.62	54.95	21.89	103.03	28.20	73.17	N/A	25,166	13,829	
30000 TO 59999	11	77.13	82.06	80.89	17.37	101.45	55.96	125.60	64.40 to 96.51	40,090	32,429	
60000 TO 99999	14	71.68	72.41	71.79	10.35	100.87	53.07	94.49	66.71 to 78.88	86,487	62,087	
100000 TO 149999	4	61.79	67.66	68.63	21.74	98.59	48.23	98.83	N/A	116,950	80,262	
150000 TO 249999	32	75.35	76.79	75.80	11.87	101.31	48.56	114.47	70.97 to 80.74	203,216	154,030	
250000 TO 499999	19	66.47	70.14	71.22	14.90	98.48	52.54	105.48	60.07 to 80.32	303,823	216,395	
500000 +	8	65.79	68.78	68.64	14.74	100.20	54.46	87.00	54.46 to 87.00	642,345	440,900	
ALL	91	72.12	73.60	72.19	15.01	101.95	28.20	125.60	69.21 to 75.36	215,488	155,562	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	155,562	PRD:	101.95	MIN Sales Ratio:	28.20			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
5000 TO 9999	1	28.20	28.20	28.20			28.20	28.20	N/A	28,500	8,038	
Total \$												
1 TO 9999	1	28.20	28.20	28.20			28.20	28.20	N/A	28,500	8,038	
10000 TO 29999	6	71.94	69.39	68.78	6.04	100.90	55.96	74.45	55.96 to 74.45	32,916	22,638	
30000 TO 59999	11	77.13	78.35	70.49	22.18	111.15	48.23	125.60	53.07 to 96.51	59,686	42,071	
60000 TO 99999	14	70.39	71.45	68.90	11.29	103.70	48.56	94.49	63.36 to 78.88	98,004	67,527	
100000 TO 149999	12	74.94	74.75	73.02	12.43	102.36	57.33	98.83	63.60 to 85.23	189,591	138,440	
150000 TO 249999	33	71.48	73.83	71.92	13.88	102.66	52.54	114.47	66.47 to 79.69	232,243	167,027	
250000 TO 499999	13	75.36	75.38	72.65	15.29	103.75	54.46	105.48	60.73 to 87.00	497,362	361,354	
500000 +	1	77.19	77.19	77.19			77.19	77.19	N/A	950,000	733,315	
ALL	91	72.12	73.60	72.19	15.01	101.95	28.20	125.60	69.21 to 75.36	215,488	155,562	

**2008 Correlation Section
for Chase County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The Chase County Assessor and staff have experienced several agricultural market stimulators in the past year due to the Republican River issues. As shown through the preliminary statistics, the median and weighted mean calculated at 68 and 66. By each land use subclass, the preliminary statistics were showing irrigated land at 64%, dry land at 73%, and grass subclasses at 62%. These were very representative of the market in the southwest portion of the state. Water availability has increased the market for any well located on the property with certified allocation. High commodity prices of corn and wheat in this region are also a strong factor to the market value. Cattle prices remain strong and the rainfall in 2007 has been adequate to bring some of the drought conditions to a halt for grass land.

The County has been in the process of implementing GIS, which has been an extreme asset to update land use acres in conjunction with the certified allocation Natural Resource District acres. This has been a large time consuming project and the county has shown excellent assessment practices to keep current the proper land use for assessment purposes.

After analyzing the agricultural unimproved land class, the assessor took actions to raise the irrigated subclasses \$40 for 1A, and as much as \$165 per acre for 3A. Dry land subclasses did not support any changes for this year. Grass valuations rose between \$30-\$50 per acre. As shown through the assessor's actions, the final statistics are all within the acceptable ranges for agricultural unimproved property. The median and weighted mean are nearly identical, at 72. They both represent the level of value in Chase County. By majority land use greater than 80%, the grass sub class median rounds to 75% and the irrigated sub class median at 71%, while dry land remained constant at 73%. The current assessor's actions to increase these subclasses represent equalization in the county. It also a reflection of the good uniform and proportionate assessment practices.

**2008 Correlation Section
for Chase 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	151	91	60.26
2007	130	75	57.69
2006	128	72	56.25
2005	107	60	56.07
2004	100	57	57
2003	89	49	55.06
2002	74	43	58.11
2001	93	50	53.76

AGRICULTURAL UNIMPROVED: Chase County has the highest number of total agricultural unimproved sales since prior to 2001; likewise the highest number of qualified sales have been used to measure the property class. An increasing number of agricultural unimproved sales within the three year study period is a reflection of the high demand in the market due for irrigated cropland. The assessor conducts an excellent review process to ensure each sale is an arm's length transaction.

**2008 Correlation Section
for Chase 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 Chase 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	68.32	11.52	76.19	72.12
2007	73.84	-1.72	72.57	71.96
2006	74.22	7.19	79.56	75.38
2005	75.69	1.56	76.87	76.77
2004	76.58	0.02	76.6	76.58
2003	75	0.19	75.14	77
2002	70	11.97	78.38	75
2001	77	-0.09	76.93	77

AGRICULTURAL UNIMPROVED: Increasing agricultural land values for irrigated and grass subclasses are reflected in the percent change in assessed value (excl. growth). The percent change in assessed value would reflect a higher increase due to irrigated land values taking substantial increases countywide.

**2008 Correlation Section
for Chase 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 Chase 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)
9.54	2008	11.52
-2.12	2007	-1.72
8.17	2006	7.19
1.86	2005	1.56
0	2004	0.02
3	2003	0
9.86	2002	5.21
-3.38	2001	-0.09

AGRICULTURAL UNIMPROVED: The percent change in the total county assessed base (excl. growth) is approximately 2 percent higher than the sales file change. This is supportive of the major valuation increases to irrigated and grassland sub classifications. In review of the amount of sales that include irrigated values, less than half of the qualified sales under the >80% majority land use sub strata. The overall county assessed value should reflect a higher percent to support the assessor's actions.

2008 Correlation Section for Chase 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 Chase County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.12	72.19	73.60

AGRICULTURAL UNIMPROVED: Both the median and weighted mean measures are representing the level of value for agricultural unimproved land in Chase County at 72. The measures are all three well correlated to each other and illustrate the representation of good assessment proportionality. For direct equalization purposes the median and weighted mean should be used to determine the level of value in the county.

**2008 Correlation Section
for Chase County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	15.01	101.95
Difference	0	0

AGRICULTURAL UNIMPROVED: Both qualitative measures are a reflection of the assessment actions taken by the assessor to equalize the agricultural unimproved property class. The market of irrigated and grass land supported increases in land values for 2008, and the dry subclasses did not. The assessor in Chase County has closely watched the market of irrigated cropland which has increased as much as \$220 per acre. Smaller increases in grassland equalized the property class as a whole, which is shown through the coefficient of dispersion and the price related differential.

**2008 Correlation Section
for Chase 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	92	91	-1
Median	68.32	72.12	3.8
Wgt. Mean	65.89	72.19	6.3
Mean	70.29	73.60	3.31
COD	17.99	15.01	-2.98
PRD	106.69	101.95	-4.74
Min Sales Ratio	22.73	28.20	5.47
Max Sales Ratio	157.75	125.60	-32.15

AGRICULTURAL UNIMPROVED: Analyses of the changes made in the statistics in the agricultural unimproved property classes are very supportive of the assessors' changes for 2008. These include new land values for irrigated and grass subclasses that increased to keep current with the demanding market in Chase County. One less sale since the preliminary statistics is correct due to a proper review that one sale is no longer unimproved.

County 15 - Chase

Total Real Property Value (Sum Lines 17, 25, & 30)	Records	4,796	Value	495,378,602	Total Growth (Sum 17, 25, & 41)	2,489,018
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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	183	632,583	4	72,760	14	76,012	201	781,355	
2. Res Improv Land	1,200	3,731,385	17	227,840	126	1,969,655	1,343	5,928,880	
3. Res Improvements	1,303	67,115,021	17	1,560,262	171	11,981,834	1,491	80,657,117	
4. Res Total	1,486	71,478,989	21	1,860,862	185	14,027,501	1,692	87,367,352	886,932
% of Total	87.82	81.81	1.24	2.12	10.93	16.05	35.27	17.63	35.63
5. Rec UnImp Land	0	0	0	0	1	4,810	1	4,810	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	28	649,577	28	649,577	
8. Rec Total	0	0	0	0	29	654,387	29	654,387	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.60	0.13	0.00
Res+Rec Total	1,486	71,478,989	21	1,860,862	214	14,681,888	1,721	88,021,739	886,932
% of Total	86.34	81.20	1.22	2.11	12.43	16.67	35.88	17.76	35.63

County 15 - Chase

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,796	Value 495,378,602	Total Growth 2,489,018 (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	64	579,600	2	15,666	13	50,425	79	645,691	
10. Comm Improv Land	365	2,033,585	2	4,195	17	274,322	384	2,312,102	
11. Comm Improvements	384	37,677,869	4	313,682	27	13,908,850	415	51,900,401	
12. Comm Total	448	40,291,054	6	333,543	40	14,233,597	494	54,858,194	915,735
% of Total	90.68	73.44	1.21	0.60	8.09	25.94	10.30	11.07	36.79
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	448	40,291,054	6	333,543	40	14,233,597	494	54,858,194	915,735
% of Total	90.68	73.44	1.21	0.60	8.09	25.94	10.30	11.07	36.79
17. Taxable Total	1,934	111,770,043	27	2,194,405	254	28,915,485	2,215	142,879,933	1,802,667
% of Total	87.31	78.22	1.21	1.30	11.46	10.27	46.18	28.84	72.42

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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	16	3,032,895
24. Mineral Interest-Non-Producing	0	0	0	0	28	13,666
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	16	3,032,895	0	0		
24. Mineral Interest-Non-Producing	28	13,666	0	0		
25. Mineral Interest Total	44	3,046,561	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	231	27	63	321

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	34,634	28	3,861,170	1,917	231,263,449	1,946	235,159,253
28. Ag-Improved Land	1	8,558	18	2,175,915	538	83,601,969	557	85,786,442
29. Ag-Improvements	1	600	18	1,209,359	572	27,296,454	591	28,506,413
30. Ag-Total Taxable							2,537	349,452,108

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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	15	16.000	67,200	
33. HomeSite Improvements	0		0	12		914,409	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	1	3.000	4,800	15	50.840	17,052	
37. FarmSite Improv	1		600	16		294,950	
38. FarmSite Total							
39. Road & Ditches		0.000			88.700		
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	29	31.000	128,100	29	31.000	128,100	
32. HomeSite Improv Land	394	450.250	1,875,450	409	466.250	1,942,650	
33. HomeSite Improvements	365		17,539,770	377		18,454,179	686,351
34. HomeSite Total				406	497.250	20,524,929	
35. FarmSite UnImp Land	68	194.690	66,973	68	194.690	66,973	
36. FarmSite Impr Land	458	2,095.960	845,486	474	2,149.800	867,338	
37. FarmSite Improv	519		9,756,684	536		10,052,234	0
38. FarmSite Total				604	2,344.490	10,986,545	
39. Road & Ditches		5,419.690			5,508.390		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,010	8,350.130	31,511,474	686,351

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0

Schedule VIII: Agricultural Records:

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

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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	0.000	0	0.000	0
46. 1A	0.000	0	760.070	911,374	44,263.690	53,095,085	45,023.760	54,006,459
47. 2A1	25.680	30,816	1,315.350	1,578,060	22,823.610	27,364,620	24,164.640	28,973,496
48. 2A	0.000	0	160.930	193,116	14,916.010	17,892,496	15,076.940	18,085,612
49. 3A1	0.000	0	821.830	953,143	33,073.490	38,341,910	33,895.320	39,295,053
50. 3A	2.000	2,320	558.600	647,976	16,649.320	19,302,413	17,209.920	19,952,709
51. 4A1	0.000	0	659.150	725,065	29,545.840	32,481,564	30,204.990	33,206,629
52. 4A	0.000	0	214.210	235,631	13,520.180	14,872,198	13,734.390	15,107,829
53. Total	27.680	33,136	4,490.140	5,244,365	174,792.140	203,350,286	179,309.960	208,627,787
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	423.290	174,692	59,630.690	24,621,137	60,053.980	24,795,829
56. 2D1	2.000	830	313.580	129,104	9,585.950	3,933,252	9,901.530	4,063,186
57. 2D	0.000	0	27.810	9,734	8,649.580	3,012,454	8,677.390	3,022,188
58. 3D1	0.000	0	120.910	36,273	11,365.070	3,390,189	11,485.980	3,426,462
59. 3D	2.670	668	109.920	27,230	5,411.350	1,349,594	5,523.940	1,377,492
60. 4D1	0.000	0	87.300	19,645	7,920.270	1,782,139	8,007.570	1,801,784
61. 4D	0.000	0	1.800	406	2,929.320	659,140	2,931.120	659,546
62. Total	4.670	1,498	1,084.610	397,084	105,492.230	38,747,905	106,581.510	39,146,487
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	8.270	2,068	4,168.360	1,042,116	4,176.630	1,044,184
65. 2G1	0.000	0	38.960	9,740	3,641.550	910,321	3,680.510	920,061
66. 2G	0.000	0	12.020	2,885	10,737.010	2,576,476	10,749.030	2,579,361
67. 3G1	0.000	0	28.400	6,816	5,242.100	1,257,065	5,270.500	1,263,881
68. 3G	0.000	0	93.350	21,470	7,792.550	1,792,374	7,885.900	1,813,844
69. 4G1	0.000	0	696.900	160,288	47,824.600	10,999,438	48,521.500	11,159,726
70. 4G	17.080	3,758	490.720	107,959	165,307.110	36,367,563	165,814.910	36,479,280
71. Total	17.080	3,758	1,368.620	311,226	244,713.280	54,945,353	246,098.980	55,260,337
72. Waste	0.000	0	10.500	158	1,110.370	18,847	1,120.870	19,005
73. Other	0.000	0	0.000	0	153.730	2,307	153.730	2,307
74. Exempt	0.000		26.650		35.650		62.300	
75. Total	49.430	38,392	6,953.870	5,952,833	526,261.750	297,064,698	533,265.050	303,055,923

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 12

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	3,541.520	3,654,275	3,541.520	3,654,275
47. 2A1	0.000	0	0.000	0	690.590	732,414	690.590	732,414
48. 2A	0.000	0	0.000	0	381.970	418,196	381.970	418,196
49. 3A1	0.000	0	0.000	0	1,573.710	1,629,455	1,573.710	1,629,455
50. 3A	0.000	0	0.000	0	521.620	546,046	521.620	546,046
51. 4A1	0.000	0	0.000	0	1,060.470	1,041,695	1,060.470	1,041,695
52. 4A	0.000	0	0.000	0	478.950	461,164	478.950	461,164
53. Total	0.000	0	0.000	0	8,248.830	8,483,245	8,248.830	8,483,245
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	863.480	353,545	863.480	353,545
56. 2D1	0.000	0	0.000	0	47.390	19,574	47.390	19,574
57. 2D	0.000	0	0.000	0	98.380	34,372	98.380	34,372
58. 3D1	0.000	0	0.000	0	357.620	106,955	357.620	106,955
59. 3D	0.000	0	0.000	0	228.710	56,879	228.710	56,879
60. 4D1	0.000	0	0.000	0	85.290	19,192	85.290	19,192
61. 4D	0.000	0	0.000	0	104.430	23,496	104.430	23,496
62. Total	0.000	0	0.000	0	1,785.300	614,013	1,785.300	614,013
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	37.030	9,259	37.030	9,259
65. 2G1	0.000	0	0.000	0	44.740	11,185	44.740	11,185
66. 2G	0.000	0	0.000	0	22.560	5,414	22.560	5,414
67. 3G1	0.000	0	0.000	0	28.990	6,957	28.990	6,957
68. 3G	0.000	0	0.000	0	36.450	8,383	36.450	8,383
69. 4G1	0.000	0	0.000	0	342.910	78,869	342.910	78,869
70. 4G	0.000	0	0.000	0	808.710	177,916	808.710	177,916
71. Total	0.000	0	0.000	0	1,321.390	297,983	1,321.390	297,983
72. Waste	0.000	0	0.000	0	11.100	121	11.100	121
73. Other	0.000	0	0.000	0	11.000	165	11.000	165
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	11,377.620	9,395,527	11,377.620	9,395,527

County 15 - Chase

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 15

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	2,971.170	2,283,446	2,971.170	2,283,446
47. 2A1	0.000	0	0.000	0	370.400	310,214	370.400	310,214
48. 2A	0.000	0	0.000	0	545.870	446,813	545.870	446,813
49. 3A1	0.000	0	0.000	0	865.630	685,438	865.630	685,438
50. 3A	0.000	0	0.000	0	280.100	214,583	280.100	214,583
51. 4A1	0.000	0	0.000	0	337.150	286,408	337.150	286,408
52. 4A	0.000	0	0.000	0	459.680	324,833	459.680	324,833
53. Total	0.000	0	0.000	0	5,830.000	4,551,735	5,830.000	4,551,735
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	775.650	320,395	775.650	320,395
56. 2D1	0.000	0	0.000	0	126.250	51,947	126.250	51,947
57. 2D	0.000	0	0.000	0	149.990	52,498	149.990	52,498
58. 3D1	0.000	0	0.000	0	137.630	39,674	137.630	39,674
59. 3D	0.000	0	0.000	0	91.990	22,954	91.990	22,954
60. 4D1	0.000	0	0.000	0	38.220	8,600	38.220	8,600
61. 4D	0.000	0	0.000	0	53.050	11,937	53.050	11,937
62. Total	0.000	0	0.000	0	1,372.780	508,005	1,372.780	508,005
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	14.100	3,525	14.100	3,525
65. 2G1	0.000	0	0.000	0	33.450	8,363	33.450	8,363
66. 2G	0.000	0	0.000	0	57.540	13,809	57.540	13,809
67. 3G1	0.000	0	0.000	0	69.620	16,709	69.620	16,709
68. 3G	0.000	0	0.000	0	40.560	9,329	40.560	9,329
69. 4G1	0.000	0	0.000	0	240.680	55,357	240.680	55,357
70. 4G	0.000	0	0.000	0	1,464.200	322,125	1,464.200	322,125
71. Total	0.000	0	0.000	0	1,920.150	429,217	1,920.150	429,217
72. Waste	0.000	0	0.000	0	17.500	227	17.500	227
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	9,140.430	5,489,184	9,140.430	5,489,184

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	27.680	33,136	4,490.140	5,244,365	188,870.970	216,385,266	193,388.790	221,662,767
77.Dry Land	4.670	1,498	1,084.610	397,084	108,650.310	39,869,923	109,739.590	40,268,505
78.Grass	17.080	3,758	1,368.620	311,226	247,954.820	55,672,553	249,340.520	55,987,537
79.Waste	0.000	0	10.500	158	1,138.970	19,195	1,149.470	19,353
80.Other	0.000	0	0.000	0	164.730	2,472	164.730	2,472
81.Exempt	0.000	0	26.650	0	35.650	0	62.300	0
82.Total	49.430	38,392	6,953.870	5,952,833	546,779.800	311,949,409	553,783.100	317,940,634

2008 Agricultural Land Detail

County 15 - Chase

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	45,023.760	25.11%	54,006,459	25.89%	1,199.510
2A1	24,164.640	13.48%	28,973,496	13.89%	1,199.003
2A	15,076.940	8.41%	18,085,612	8.67%	1,199.554
3A1	33,895.320	18.90%	39,295,053	18.84%	1,159.306
3A	17,209.920	9.60%	19,952,709	9.56%	1,159.372
4A1	30,204.990	16.85%	33,206,629	15.92%	1,099.375
4A	13,734.390	7.66%	15,107,829	7.24%	1,100.000
Irrigated Total	179,309.960	100.00%	208,627,787	100.00%	1,163.503

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	60,053.980	56.35%	24,795,829	63.34%	412.892
2D1	9,901.530	9.29%	4,063,186	10.38%	410.359
2D	8,677.390	8.14%	3,022,188	7.72%	348.283
3D1	11,485.980	10.78%	3,426,462	8.75%	298.316
3D	5,523.940	5.18%	1,377,492	3.52%	249.367
4D1	8,007.570	7.51%	1,801,784	4.60%	225.010
4D	2,931.120	2.75%	659,546	1.68%	225.015
Dry Total	106,581.510	100.00%	39,146,487	100.00%	367.291

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	4,176.630	1.70%	1,044,184	1.89%	250.006
2G1	3,680.510	1.50%	920,061	1.66%	249.981
2G	10,749.030	4.37%	2,579,361	4.67%	239.962
3G1	5,270.500	2.14%	1,263,881	2.29%	239.802
3G	7,885.900	3.20%	1,813,844	3.28%	230.011
4G1	48,521.500	19.72%	11,159,726	20.19%	229.995
4G	165,814.910	67.38%	36,479,280	66.01%	220.000
Grass Total	246,098.980	100.00%	55,260,337	100.00%	224.545

Irrigated Total	179,309.960	33.62%	208,627,787	68.84%	1,163.503
Dry Total	106,581.510	19.99%	39,146,487	12.92%	367.291
Grass Total	246,098.980	46.15%	55,260,337	18.23%	224.545
Waste	1,120.870	0.21%	19,005	0.01%	16.955
Other	153.730	0.03%	2,307	0.00%	15.006
Exempt	62.300	0.01%			
Market Area Total	533,265.050	100.00%	303,055,923	100.00%	568.302

As Related to the County as a Whole

Irrigated Total	179,309.960	92.72%	208,627,787	94.12%	
Dry Total	106,581.510	97.12%	39,146,487	97.21%	
Grass Total	246,098.980	98.70%	55,260,337	98.70%	
Waste	1,120.870	97.51%	19,005	98.20%	
Other	153.730	93.32%	2,307	93.33%	
Exempt	62.300	100.00%			
Market Area Total	533,265.050	96.29%	303,055,923	95.32%	

2008 Agricultural Land Detail

County 15 - Chase

Market Area: **12**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3,541.520	42.93%	3,654,275	43.08%	1,031.838
2A1	690.590	8.37%	732,414	8.63%	1,060.562
2A	381.970	4.63%	418,196	4.93%	1,094.839
3A1	1,573.710	19.08%	1,629,455	19.21%	1,035.422
3A	521.620	6.32%	546,046	6.44%	1,046.827
4A1	1,060.470	12.86%	1,041,695	12.28%	982.295
4A	478.950	5.81%	461,164	5.44%	962.864
Irrigated Total	8,248.830	100.00%	8,483,245	100.00%	1,028.417

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	863.480	48.37%	353,545	57.58%	409.442
2D1	47.390	2.65%	19,574	3.19%	413.040
2D	98.380	5.51%	34,372	5.60%	349.379
3D1	357.620	20.03%	106,955	17.42%	299.074
3D	228.710	12.81%	56,879	9.26%	248.694
4D1	85.290	4.78%	19,192	3.13%	225.020
4D	104.430	5.85%	23,496	3.83%	224.992
Dry Total	1,785.300	100.00%	614,013	100.00%	343.927

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	37.030	2.80%	9,259	3.11%	250.040
2G1	44.740	3.39%	11,185	3.75%	250.000
2G	22.560	1.71%	5,414	1.82%	239.982
3G1	28.990	2.19%	6,957	2.33%	239.979
3G	36.450	2.76%	8,383	2.81%	229.986
4G1	342.910	25.95%	78,869	26.47%	229.999
4G	808.710	61.20%	177,916	59.71%	219.999
Grass Total	1,321.390	100.00%	297,983	100.00%	225.507

Irrigated Total	8,248.830	72.50%	8,483,245	90.29%	1,028.417
Dry Total	1,785.300	15.69%	614,013	6.54%	343.927
Grass Total	1,321.390	11.61%	297,983	3.17%	225.507
Waste	11.100	0.10%	121	0.00%	10.900
Other	11.000	0.10%	165	0.00%	15.000
Exempt	0.000	0.00%			
Market Area Total	11,377.620	100.00%	9,395,527	100.00%	825.790

As Related to the County as a Whole

Irrigated Total	8,248.830	4.27%	8,483,245	3.83%	
Dry Total	1,785.300	1.63%	614,013	1.52%	
Grass Total	1,321.390	0.53%	297,983	0.53%	
Waste	11.100	0.97%	121	0.63%	
Other	11.000	6.68%	165	6.67%	
Exempt	0.000	0.00%			
Market Area Total	11,377.620	2.05%	9,395,527	2.96%	

2008 Agricultural Land Detail

County 15 - Chase

Market Area: 15

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	2,971.170	50.96%	2,283,446	50.17%	768.534
2A1	370.400	6.35%	310,214	6.82%	837.510
2A	545.870	9.36%	446,813	9.82%	818.533
3A1	865.630	14.85%	685,438	15.06%	791.837
3A	280.100	4.80%	214,583	4.71%	766.094
4A1	337.150	5.78%	286,408	6.29%	849.497
4A	459.680	7.88%	324,833	7.14%	706.650
Irrigated Total	5,830.000	100.00%	4,551,735	100.00%	780.743
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	775.650	56.50%	320,395	63.07%	413.066
2D1	126.250	9.20%	51,947	10.23%	411.461
2D	149.990	10.93%	52,498	10.33%	350.010
3D1	137.630	10.03%	39,674	7.81%	288.265
3D	91.990	6.70%	22,954	4.52%	249.527
4D1	38.220	2.78%	8,600	1.69%	225.013
4D	53.050	3.86%	11,937	2.35%	225.014
Dry Total	1,372.780	100.00%	508,005	100.00%	370.055
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	14.100	0.73%	3,525	0.82%	250.000
2G1	33.450	1.74%	8,363	1.95%	250.014
2G	57.540	3.00%	13,809	3.22%	239.989
3G1	69.620	3.63%	16,709	3.89%	240.002
3G	40.560	2.11%	9,329	2.17%	230.004
4G1	240.680	12.53%	55,357	12.90%	230.002
4G	1,464.200	76.25%	322,125	75.05%	220.000
Grass Total	1,920.150	100.00%	429,217	100.00%	223.533
Irrigated Total	5,830.000	63.78%	4,551,735	82.92%	780.743
Dry Total	1,372.780	15.02%	508,005	9.25%	370.055
Grass Total	1,920.150	21.01%	429,217	7.82%	223.533
Waste	17.500	0.19%	227	0.00%	12.971
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	9,140.430	100.00%	5,489,184	100.00%	600.538

As Related to the County as a Whole

Irrigated Total	5,830.000	3.01%	4,551,735	2.05%	
Dry Total	1,372.780	1.25%	508,005	1.26%	
Grass Total	1,920.150	0.77%	429,217	0.77%	
Waste	17.500	1.52%	227	1.17%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	9,140.430	1.65%	5,489,184	1.73%	

2008 Agricultural Land Detail

County 15 - Chase

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	27.680	33,136	4,490.140	5,244,365	188,870.970	216,385,266
Dry	4.670	1,498	1,084.610	397,084	108,650.310	39,869,923
Grass	17.080	3,758	1,368.620	311,226	247,954.820	55,672,553
Waste	0.000	0	10.500	158	1,138.970	19,195
Other	0.000	0	0.000	0	164.730	2,472
Exempt	0.000	0	26.650	0	35.650	0
Total	49.430	38,392	6,953.870	5,952,833	546,779.800	311,949,409

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	193,388.790	221,662,767	193,388.790	34.92%	221,662,767	69.72%	1,146.202
Dry	109,739.590	40,268,505	109,739.590	19.82%	40,268,505	12.67%	366.946
Grass	249,340.520	55,987,537	249,340.520	45.02%	55,987,537	17.61%	224.542
Waste	1,149.470	19,353	1,149.470	0.21%	19,353	0.01%	16.836
Other	164.730	2,472	164.730	0.03%	2,472	0.00%	15.006
Exempt	62.300	0	62.300	0.01%	0	0.00%	0.000
Total	553,783.100	317,940,634	553,783.100	100.00%	317,940,634	100.00%	574.124

* 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)**

15 Chase

	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	86,539,340	87,367,352	828,012	0.96	886,932	-0.07
2. Recreational	654,387	654,387	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	19,373,613	20,524,929	1,151,316	5.94	*-----	5.94
4. Total Residential (sum lines 1-3)	106,567,340	108,546,668	1,979,328	1.86	886,932	1.03
5. Commercial	49,422,386	54,858,194	5,435,808	11	915,735	9.15
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	10,611,912	10,986,545	374,633	3.53	686,351	-2.94
8. Minerals	115,991	3,046,561	2,930,570	2526.55	0	2526.55
9. Total Commercial (sum lines 5-8)	60,150,289	68,891,300	8,741,011	14.53	915,735	13.01
10. Total Non-Agland Real Property	166,717,629	177,437,968	10,720,339	6.43	2,489,018	4.94
11. Irrigated	197,331,112	221,662,767	24,331,655	12.33		
12. Dryland	41,780,747	40,268,505	-1,512,242	-3.62		
13. Grassland	45,960,209	55,987,537	10,027,328	21.82		
14. Wasteland	15,132	19,353	4,221	27.89		
15. Other Agland	175	175	2,297	1312.57		
16. Total Agricultural Land	285,087,375	317,940,634	32,853,259	11.52		
17. Total Value of All Real Property (Locally Assessed)	451,805,004	495,378,602	43,573,598	9.64	2,489,018	9.09

*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.

CHASE COUNTY ASSESSOR
921 BROADWAY P O BOX 1299
IMPERIAL, NE 69033
308-882-5207

Dorothy Bartels, Assessor

Terrie State, Deputy

JUNE 15, 2007

PLAN OF ASSESSMENT FOR CHASE COUNTY
ASSESSMENT YEARS 2008, 2009, AND 2010

RE: CHASE COUNTY THREE-YEAR PLAN

INTRODUCTION

PURSUANT TO NEB. LAWS 2005, LB 263, SECTION 9. The former provisions relating to the assessor's 5-year plan of assessment in Neb. Rev. Stat. 77-1311(8) were repealed and the new language of LB 263 Section 9 instituted a 3-year plan of assessment. LB 263 passed with an emergency clause and was signed by the governor on March 9, 2005 and therefore, these changes are effective immediately.

The County Assessor shall prepare a plan of Assessment each year, shall describe the assessment actions planned for the next assessment year and two years thereafter. A copy of the plan will be submitted to the Department of Property Assessment and Taxation on or before October 31 each year. The plan shall be presented to the county board of equalization on or before July 31. If amendments are made to this plan they must be sent to the Department on or before October 31.

Chase County's office has the Assessor, a deputy assessor, and two part time clerks. Most all of the Appraisal work is done by this staff. Educational requirements set out in Regulation 71 require continuing education for certificate holders approved by the Property Tax Administrator for re-certification. Our budget has adequate funding for the certificate holders in our office to maintain these requirements and be certified.

GENERAL DESCRIPTION OF REAL PROPERTY FOR CHASE COUNTY

Chase County for the year 2007 has 4771 Records, a Total Value of \$454,548,071, and Total growth of \$944,033, as of March 19, 2007

	Parcels	% of total Parcels	% of Taxable Value Base
Residential	1679	35.19	19.08
Commercial	503	10.54	11.43
Recreational	29	.61	.14
Agricultural	2522	52.86	69.32
Mineral	38	.80	.03

Chase County for the year 2007 has a total of 553,524.58 Acres, with a total value of \$285,075,863.

	Acres	% of total Ag Acres	% of total Ag Value Base
Irrigation	187,854.64	33.94	69.21
Dry	114,289.55	20.65	14.66
Grassland	250,109.81	45.19	16.12
Waste	1254.58	.23	.005

Exempt Records for 2007 is 322.

Personal Property Schedules filed for Commercial is 250 and for Ag is 413 for a total of 663 schedules for 2007.

Homestead Exemptions for the year 2006 totaled 168 parcels.

PROCEDURES MANUAL

Chase County has updated the Office Procedure Manual. This manual outlines Office and Assessment procedures such as: Mail, Appraisal Cards, Soil Codes, and Values per Acre, Minerals, Photo copies, Faxes, Searching Fees, and Misc. issues in our office. Assessment procedures will include but not limited too:

Assessment of Real Property and Personal Property Jan.1, 12:01 am to list and value. 77-1301 & 77-1201

Permissive Exemption Recommendations. 77-202.01

Assessor notifies Gov't subdivisions of intent to Tax property not used for Public purpose & not paying an In Lieu of Tax. 774-202.12

Assessor completes assessment of real property 77-1301

Abstract of Real Property to PA&T. 77-1514

Certify Completion of Real Property Roll and Publish in Newspaper. 77-1315

Notice of Valuation Change to Taxpayers. 77-1315

Recertifies Abstract to PA&T from TERC action. 77-5029

Assessor mails assessment /sales ratio statistics (as determined by TERC) to Media and posts in assessor's office 77-1315

Personal Property Abstract filed with PA&T. 77-1514
 Application & Waiver for late permissive exemptions 77-202.01
 County Board of Equalization & Protest Hearings. 77-1502
 CBE equalizes overvalued, undervalued, and omitted real property 77-1504
 Assessor approves or denies Greenbelt Application and notifies applicant on
 Or before July 22 77-1345.01 & Issues notice of Approval/denial on special
 Value applicants before June 22.
 Homestead Applications to TC. 77-3517
 Send Homestead Exemption rejection letters 77-3516
 Apply Penalty's applicable to Personal Property Schedules not filed or filed
 Late -77-1233.04
 File Plan of Assessment (3 yr. plan) with CBE Dir 05-04
 Reject Homestead exemption claimants based on Owner/Occupancy through
 August 15. 77-3502
 Certifies School District Taxable Report to PTA. 79-1016
 Certifies Taxable Valuations to Political subdivisions & all school district
 Valuations to Dept. of Education. 13-509 &13-518
 Average Residential value for Homestead Exemptions & Send to PA&T. 77-
 3506.02
 Certify Trusts owning Agland to Secretary of State. 76-1517
 Mail Plan of Assessment (3 yr plan) and any amendments to PA&T Dir 05-04
 Every four years assessor files report with CBE & PAT for taxable and exempt
 Properties belonging to the state or governmental subdivisions of the state
 Subject to 77-202.11 and 77-202.12 77-202.13
 Tax List to Treasurer for Real and Personal Property. 77-1616
 Certificate of Taxes Levied to PA&T. 77-1613.01
 Certified Homestead Tax Loss to Tax Commissioner. 77-3523
 Qualifications and duties of the Chase County Assessor
 Job Descriptions and qualifications of Office Staff
 521 Procedures and Sales verifications
 Valuations and Definitions
 Accelerations
 Soil Conversion Table
 Greenbelt 77-1345
 CBE procedures for hearings 77-1502
 Mineral Interests
 County Policies to follow City Ordinances
 "Steps in a Revaluation" found in the text, Mass Appraisal of Real Property
 This office will value property using Appraisal Techniques according to Nebraska
 Statues 77-112, 77-1301.01, and all other rules and regulations set forth from
 Property Assessment and Taxation. Marshall and Swift programs and manuals
 are used in our office. The Standards on Ratio Studies approved July 1999 by
 IAAO is also used for appraisal purposes. All the Reports are generated on the
 administrative software.

Homestead Exemptions: Chase County accepts form 458 for filing between the dates set forth by the Nebraska Department of Revenue. 77-3510 through 77-3528

Personal Property: Chase County accepts filings from January 1 to on or before May 1 of each year. Penalties are applied if applicable. The Assessor files abstract timely. (77-1514)

REAL PROPERTY

Property review by Classification in Chase County is done by the assessor's office.

RESIDENTIAL: Chase County has completed all subdivisions urban, suburban, and rural residential properties to reflect Marshall & Swift cost tables for June 2000 for the Abstract in 2004. All data has been updated, complete with sketches and photo's attached to the Property Record Card. The reappraisal on all Residential Properties, Urban, Suburban, and Rural has begun in 2005 using Marshall & Swift cost tables for June 2005. Wauneta and Enders were reappraised for the 2006 Abstract. Imperial and Rural Residential was reappraised for the 2007 Abstract. Rural farmsteads, Lamar, and Champion will be reappraised for the 2008 Abstract. Completion is scheduled for the 2008 Abstract. New Cost table will then be implemented for June 2008 and the process will begin for the 2009 Abstract. As the residential properties are inspected, measured, and reviewed in each location, value will be implemented as of January 1, of the following year. New depreciation factor will be applied per study from the market in each location. The list of 'Steps in a Revaluation' drawn from the textbook, "Mass Appraisal of Real Property", by International Association of Assessing Officers, 1999, Chapter 2, in particular, will be utilized whether this project is completed by the Assessor's Office or a contracted Appraisal Company. All Residential Properties will be completed by the Abstract for 2008. New construction and additions will be picked up annually and added to the valuation for the following assessment year. We will maintain and study the market and Statistical Measures each year to stay in compliance. As part of the Equalization process, Property Tax Administrator has filed a Statistical & Narrative Report to The Tax Equalization & Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for each class of property to each County. The "findings of fact", for Chase County Residential Class by the Tax Equalization and Review Commission for 2007 is as follows: Median indicated level of value is 97.00% of actual or fair market value. Coefficient of Dispersion (COD) is 8.77, and Price Related

Differential is 100.56. Chase County Residential Property based upon the accomplishments of the county assessor and the Median measure of Central tendency, the statistics indicate that the median is a reliable measure of the level of value for 2007 in Chase County. Both qualitative measures are well within the prescribed parameters for the 2007 assessment year and reflect the good assessment practices used by the Chase County Assessor and staff to equalize the residential properties within the county. New values in Imperial and rural residential locations were established through a market analysis done by the assessor and implemented in 2007. With 134 sales being qualified it is believed that the county has used an adequate portion of the total sales to determine the level of value and has not excessively trimmed the Sample.

COMMERCIAL: All Commercial properties were reappraised for 2003 Abstract. Marshall and Swift cost table June 2002 were implemented. All the data information, photos, sketches, and valuation is completed on the electronic Record Card. We will maintain and study the market and Statistical Measures each year to stay in compliance. We will plan another Reappraisal to begin in 2008. All New Construction and additions are picked-up annually, valued, and added to the tax roll the following year. As part of the Equalization process, Property Tax Administrator has filed a Statistical & Narrative Report to The Tax Equalization and Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for Chase County Commercial class of property. The "findings of fact", for Chase County Commercial Class for 2007 is as follows: Median indicated level of value is 100.00% of actual or fair market value. Coefficient of Dispersion (COD) is 18.95%, and Price Related Differential is 99.85%. The statistical studies of the level of value and the quality of assessments are reliable and representative of the level of value and the quality of assessments for the commercial class of real property. The qualitative measures are within the acceptable ranges and supports that the county has uniform and proportionate assessment practices for equalization within the County. With 31 sales qualified for commercial real property, historically the county has utilized a reasonable percent of the total sales for the development of commercial statistics.

UNIMPROVED AGLAND: The Assessor's Staff has kept all Agland maps current with changes and surveys. We use many resources available to keep the land use current. We physically inspect periodically for sales inspections, pivots, and other concerns in the office. Our Soil survey is dated 1980 and the County uses the 1995 conversion. Soil types and LVG's are captured in the TerraScan Computer System. Electronic Land sheets are placed in each parcel and updated each year. Agland subclasses of Irrigation, Dry, and Grass are studied for level of value and

quality of assessment each year. The unimproved Agland Sales qualified by PA&T are monitored for Statistical Information to set Agricultural Land Values. We currently keep our daily records updated on our Cadasteral Maps. GIS Workshop has downloaded our data and we are in the process of applying our parcel ID numbers, surveys, etc. When this process is completed, a web site will be generated by GIS Workshop to be completed by December of 2007. The next step will be adding the soil layer scheduled to be completed by 2008 and added to the Website. As a part of the Equalization Process, Property Tax Administrator has filed a Statistical and Narrative Report to The Tax Equalization and Review Commission. The Commission, after reviewing the report, certifies the level and quality of assessment for each class of property to each County. The "findings of fact", for Chase County Agland Class by The Tax Equalization and Review Commission for 2007 is as follows: Median indicated level of value is 72.00% of actual or fair market value. The coefficient of Dispersion (COD) is 15.10%. Price Related Differential (PRD) is 102.08. Based on the accomplishment of the county and the known assessment practices of the county assessor, it is believed the county has attained the level of value and proportionate assessment practices. Chase County has 75 unimproved qualified sales. The number of sales and qualified sales has increased proportionately over the past five years. This indicates that the measurements of the class were done as fairly as possible and the county has not excessively trimmed the sample.

IMPROVEMENTS: The rural area improvements reappraisal will be completed in 2007. Inspection, measurement, sketches, and photos will be completed. New Electronic Property Record Cards will be in our TerraScan Administrative Cama System. We will then review all the data for accuracy, study and complete a new depreciation study from the market. Updated costing table from Marshall & Swift to June 2005 will be implemented. New values will be implemented for the Abstract for 2008. A strong effort will be made to do Statistical Measurements on Agricultural Homes, and Outbuildings, to assure the assessment of 100% and not 80% as allowed for unimproved Land. All new construction such as machine sheds, bins, etc. are picked-up annually and valued each year for the next assessment year.

Legislative changes effecting classification of Real Property is implemented and the assessment of Real Property is completed by March 19, (77-1301) each year. Real Property Abstract is filed with Property Assessment and Taxation in a timely manner. (77-1514)

RESPONSIBILITIES OF ASSESSMENT

Record Maintenance

Chase County Record Cards are kept in plastic file folders and contain information as set forth in Regulation 10-004.01 including legal description, current owner and address, previous owner, situs address, sketch, photo, book and page of last deed of record, sale date, property type, geo code, map reference data, parcel ID, property classification code, (10-004.02) taxing district, land value and size, building characteristics and annual value postings. New Electronic Record Cards are being used now from our Administrative System. We are in the process of producing a Hard Card for each parcel with the above information, to be completed as soon as possible. The Assessor's Staff keeps the Record Cards current.

Mapping

Chase County Cadastral Maps are dated 1966 and are kept current by the assessor's staff. The Geographic Information Systems has the capability to create maps and updating is immediate when the 521 transfer is processed. The Assessor's office staff maintains, updates, and continues to keep very current and accurate Records.

Software

On August 22, 2001, Chase County converted to TerraScan Administrative System. The Marshall and Swift cost tables for Residential and Outbuildings is June 2005. Residential cost tables will change in June 2008 as we begin our new cycle of reappraisal. Commercial is June 2002. The cost table will be updated to June 2007, for the Commercial reappraisal to be completed by January 2009. Chase County will continue over the next three years to stay current with the Cost Tables.

Computerized

Chase County has all the equipment to use our TerraScan System. Our PCs are less than four years old. We have four laser printers, four brothers, and one Hewlett Packard. We also have a Fax Machine for our office. Our digital camera is a Sony. We take all of our photos for our record cards. Our budget allows us to update our equipment as needed to keep our records current and up-to-date.

Depreciation

Our Sales Analysis is done in the subdivisions in Residential, Commercial, and Agland to determine the depreciation. Our vacant land in each subdivision is analyzed by the sales in Residential, Commercial, and Agland to determine lot or land values.

Pick-up

Defined in Reg 50-001.06

The Assessor does Chase County pick-up work. Residential, Commercial, and Ag Outbuilding improvements are reported by Rural Zoning administrator, City building inspectors, personal knowledge, and third party or self reporting. In our local newspapers we publish, 77-1318.01. Our pick-up work is completed by December 31 each year.

Sales Review

Timely filing of the 521's-Reg. 12-003

The Assessor and Staff verify Chase County sales. Verification forms from the Assessor's Office are sent to the buyer of each sale. If no information is returned, or the information is questionable, the Assessor contacts personally or via telephone, the seller, buyer, broker, or any other party knowledgeable of the sale. The use of this information is to confirm an "arms length transaction", and qualification or non-qualification of the Sale. Other resources used for verification are personal knowledge of sale property and publicized information from broker. The Assessor makes physical inspection after the sale to confirm the data information. Corrections to the sale property data, if necessary, are made at the proper time.

Staff

Chase County has an Assessor, Deputy Assessor, and two Clerks. Responsibilities are shared to achieve our work satisfactorily for all deadlines and reports. The Assessor and the Deputy Assessor attend IAAO classes, workshops, and mandatory educational classes to keep their Certifications current and up-to-date. Assessor and Staff prepare and file all reports required by law/regulation, in a timely manner.

Conclusion

Chase County will continue in the next three years to implement the latest technology, maintain assessment records, and follow Assessment procedures as set forth by the Property Assessment and Taxation Department and the Tax Equalization and Review Commission. The Commissioners, the Board of Equalization, for Chase County continues to support the Assessor's Office to maintain the resources needed for the future achievement of the assessment actions planned. The Assessor's budget has \$10,000 adopted for outside appraisal work and consulting.

Respectfully submitted,

Dorothy Bartels
Chase County Assessor

2008 Assessment Survey for Chase County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	0
3.	Other full-time employees:
	0
4.	Other part-time employees:
	2
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$125,000
7.	Part of the budget that is dedicated to the computer system:
	\$10,000
8.	Adopted budget, or granted budget if different from above:
	N/A
9.	Amount of the total budget set aside for appraisal work:
	\$13,500
10.	Amount of the total budget set aside for education/workshops:
	\$3,205
11.	Appraisal/Reappraisal budget, if not part of the total budget:
	N/A
12.	Other miscellaneous funds:
	Line items included in the total budget are for publication costs, office supplies, dues, postage, telephone and equipment repairs

13.	Total budget:
	\$125,000
a.	Was any of last year's budget not used:
	Yes, but the balance is transferred to a General Fund by the County Board that supports the GIS system cost.

B. Computer, Automation Information and GIS

1.	Administrative software:
	Terra Scan
2.	CAMA software:
	Terra Scan
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Office Staff
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	Yes
7.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Imperial and Wauneta are zoned. Champion, Enders and Lamar are under Countywide zoning.

4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services:
	Stanard Appraisal Service
2.	Other services:
	Terra Scan and GIS are contracted services for Chase County.

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 Chase County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5470.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts