

## 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

17 Cheyenne

### Residential Real Property - Current

Number of Sales	451	COD	5.01
Total Sales Price	\$46,968,929	PRD	100.50
Total Adj. Sales Price	\$46,952,929	COV	9.03
Total Assessed Value	\$45,981,515	STD	8.89
Avg. Adj. Sales Price	\$104,108	Avg. Abs. Dev.	4.94
Avg. Assessed Value	\$101,955	Min	53.80
Median	98.50	Max	158.78
Wgt. Mean	97.93	95% Median C.I.	98.15 to 98.87
Mean	98.42	95% Wgt. Mean C.I.	97.22 to 98.64
		95% Mean C.I.	97.60 to 99.24
% of Value of the Class of all Real Property Value in the County			45.13
% of Records Sold in the Study Period			10.21
% of Value Sold in the Study Period			14.61
Average Assessed Value of the Base			71,210

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	451	98.50	5.01	100.50
2007	455	98.74	3.43	100.09
2006	445	98.54	6.54	101.69
2005	405	98.82	6.52	100.60
2004	394	99.17	7.18	100.47
2003	425	96	10.98	101.68
2002	427	98	11.59	102.94
2001	412	98	19.65	107.78

## 2008 Commission Summary

17 Cheyenne

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### Commercial Real Property - Current

Number of Sales	47	COD	20.01
Total Sales Price	\$16,540,302	PRD	100.55
Total Adj. Sales Price	\$16,530,302	COV	27.98
Total Assessed Value	\$15,886,471	STD	27.04
Avg. Adj. Sales Price	\$351,709	Avg. Abs. Dev.	19.46
Avg. Assessed Value	\$338,010	Min	33.75
Median	97.25	Max	170.00
Wgt. Mean	96.11	95% Median C.I.	93.79 to 103.77
Mean	96.64	95% Wgt. Mean C.I.	90.27 to 101.94
		95% Mean C.I.	88.91 to 104.37
% of Value of the Class of all Real Property Value in the County			15.53
% of Records Sold in the Study Period			5.77
% of Value Sold in the Study Period			14.67
Average Assessed Value of the Base			132,866

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	47	97.25	20.01	100.55
2007	64	98.22	14.15	101.41
2006	68	99.78	11.42	102.11
2005	70	99.80	3.82	103.58
2004	77	99.73	3.45	99.60
2003	76	96	17.9	101.34
2002	82	98	16.9	108.63
2001	68	99	48.77	143.19



## 2008 Commission Summary

17      **Cheyenne**

### Agricultural Land - Current

<b>Number of Sales</b>	<b>108</b>	<b>COD</b>	<b>12.04</b>
Total Sales Price	\$11,290,937	<b>PRD</b>	<b>102.71</b>
Total Adj. Sales Price	\$11,136,370	COV	17.57
Total Assessed Value	\$8,009,233	STD	12.98
Avg. Adj. Sales Price	\$103,115	Avg. Abs. Dev.	8.67
Avg. Assessed Value	\$74,160	Min	35.71
<b>Median</b>	<b>72.00</b>	Max	126.48
Wgt. Mean	71.92	95% Median C.I.	69.91 to 74.38
Mean	73.87	95% Wgt. Mean C.I.	69.62 to 74.22
		95% Mean C.I.	71.42 to 76.32
% of Value of the Class of all Real Property Value in the County			36.05
% of Records Sold in the Study Period			3.24
% of Value Sold in the Study Period			2.95
Average Assessed Value of the Base			75,324

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2008</b>	<b>108</b>	<b>72.00</b>	<b>12.04</b>	<b>102.71</b>
<b>2007</b>	<b>106</b>	<b>73.20</b>	<b>11.99</b>	<b>102.08</b>
<b>2006</b>	96	77.08	12.42	101.17
<b>2005</b>	83	76.49	12.34	102.11
<b>2004</b>	77	77.04	14.42	101.50
<b>2003</b>	68	77	14.57	100.72
<b>2002</b>	72	76	14.62	98.65
<b>2001</b>	73	78	15.52	104.01



## **2008 Opinions of the Property Tax Administrator for Cheyenne County**

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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 Cheyenne County is 98.5% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Cheyenne 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 Cheyenne County is 97.25% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Cheyenne 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 Cheyenne County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Cheyenne County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



A handwritten signature in cursive script that reads "Ruth A. Sorensen".

Ruth A. Sorensen  
Property Tax Administrator



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	453	<b>MEDIAN:</b>	<b>98</b>	COV:	10.44	95% Median C.I.:	97.97 to 98.53
TOTAL Sales Price:	47,059,529	WGT. MEAN:	96	STD:	10.17	95% Wgt. Mean C.I.:	95.19 to 97.34
TOTAL Adj.Sales Price:	47,043,529	MEAN:	97	AVG.ABS.DEV:	5.13	95% Mean C.I.:	96.49 to 98.36
TOTAL Assessed Value:	45,285,271						
AVG. Adj. Sales Price:	103,848	COD:	5.23	MAX Sales Ratio:	158.78		
AVG. Assessed Value:	99,967	PRD:	101.21	MIN Sales Ratio:	9.38		

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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	57	99.61	99.65	98.96	3.08	100.69	80.67	127.40	99.13 to 100.05	102,123	101,063
10/01/05 TO 12/31/05	51	98.41	98.71	98.43	2.42	100.29	90.07	111.45	97.69 to 98.95	81,730	80,444
01/01/06 TO 03/31/06	47	98.84	99.61	99.65	3.64	99.95	89.33	128.73	97.68 to 99.95	87,026	86,725
04/01/06 TO 06/30/06	63	98.02	98.86	98.55	2.73	100.32	91.24	118.21	97.62 to 98.44	115,303	113,634
07/01/06 TO 09/30/06	74	98.07	97.66	97.45	2.21	100.21	84.51	106.46	97.36 to 98.53	104,697	102,032
10/01/06 TO 12/31/06	38	98.94	99.04	98.37	1.97	100.67	93.87	111.66	97.66 to 99.70	155,680	153,147
01/01/07 TO 03/31/07	44	95.82	95.50	93.48	5.95	102.16	69.75	121.48	95.07 to 98.82	102,157	95,494
04/01/07 TO 06/30/07	79	94.41	92.62	87.72	14.96	105.59	9.38	158.78	90.78 to 97.38	95,461	83,736
<u>Study Years</u>											
07/01/05 TO 06/30/06	218	98.54	99.19	98.85	3.04	100.35	80.67	128.73	98.23 to 99.07	97,906	96,781
07/01/06 TO 06/30/07	235	97.62	95.78	94.11	7.23	101.77	9.38	158.78	96.65 to 98.13	109,361	102,922
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	222	98.18	98.65	98.35	2.65	100.30	84.51	128.73	97.88 to 98.56	112,692	110,833
<u>ALL</u>											
	453	98.20	97.42	96.26	5.23	101.21	9.38	158.78	97.97 to 98.53	103,848	99,967

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DALTON	18	97.80	100.10	98.71	4.71	101.42	93.44	128.73	95.55 to 100.00	48,486	47,859
GURLEY	7	99.81	97.68	97.29	2.51	100.40	91.67	100.76	91.67 to 100.76	22,985	22,363
LODGEPOLE	19	99.17	97.05	92.68	6.78	104.72	56.78	115.99	98.10 to 101.50	48,428	44,882
LORENZO	1	99.00	99.00	99.00			99.00	99.00	N/A	42,000	41,580
POTTER	14	98.74	98.42	98.97	3.23	99.44	90.18	113.79	94.23 to 99.98	64,942	64,276
RURAL 450	6	97.94	101.25	99.17	5.12	102.09	95.49	118.21	95.49 to 118.21	221,988	220,155
RURAL 451	8	98.06	100.79	97.59	4.36	103.28	94.44	115.92	94.44 to 115.92	110,718	108,051
RURAL 452	3	97.35	96.89	96.18	0.90	100.74	95.35	97.98	N/A	82,227	79,088
RURAL 453	6	96.89	80.21	74.17	19.44	108.15	9.38	100.82	9.38 to 100.82	109,983	81,573
RURAL 454	12	95.10	88.29	81.08	15.62	108.90	48.72	127.40	65.79 to 99.70	67,041	54,354
SIDNEY	351	98.14	97.57	96.67	4.67	100.93	50.26	158.78	97.69 to 98.53	109,730	106,077
SIOUX MEADOWS	1	98.83	98.83	98.83			98.83	98.83	N/A	1,300,000	1,284,825
SUBURBAN	4	98.58	98.16	98.95	3.69	99.20	90.72	104.76	N/A	77,675	76,857
SUNOL	3	101.81	113.79	99.54	14.83	114.32	97.13	142.42	N/A	27,883	27,754
<u>ALL</u>											
	453	98.20	97.42	96.26	5.23	101.21	9.38	158.78	97.97 to 98.53	103,848	99,967

**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

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TOTAL Adj.Sales Price:	47,043,529	MEAN:	97	AVG.ABS.DEV:	5.13	95% Mean C.I.:	96.49 to 98.36
TOTAL Assessed Value:	45,285,271						
AVG. Adj. Sales Price:	103,848	COD:	5.23	MAX Sales Ratio:	158.78		
AVG. Assessed Value:	99,967	PRD:	101.21	MIN Sales Ratio:	9.38		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	409	98.23	97.69	96.68	4.70	101.05	50.26	158.78	97.97 to 98.60	101,169	97,808
2	4	98.58	98.16	98.95	3.69	99.20	90.72	104.76	N/A	77,675	76,857
3	40	97.79	94.61	92.89	10.74	101.85	9.38	142.42	95.65 to 98.48	133,860	124,349
ALL	453	98.20	97.42	96.26	5.23	101.21	9.38	158.78	97.97 to 98.53	103,848	99,967

**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	436	98.18	97.54	96.57	4.82	101.00	48.72	158.78	97.88 to 98.48	107,013	103,340
2	17	99.34	94.54	59.35	15.33	159.30	9.38	142.42	84.51 to 102.32	22,690	13,465
ALL	453	98.20	97.42	96.26	5.23	101.21	9.38	158.78	97.97 to 98.53	103,848	99,967

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	449	98.22	97.71	96.74	4.98	101.01	48.72	158.78	97.98 to 98.53	103,775	100,388
06	2	34.29	34.29	39.38	72.65	87.08	9.38	59.20	N/A	194,750	76,686
07	2	96.68	96.68	97.47	1.57	99.18	95.16	98.20	N/A	29,500	28,755
ALL	453	98.20	97.42	96.26	5.23	101.21	9.38	158.78	97.97 to 98.53	103,848	99,967

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	371	98.14	97.53	96.74	4.72	100.82	48.72	158.78	97.74 to 98.50	113,892	110,175
17-0003	36	98.17	100.33	99.18	4.68	101.16	91.67	128.73	96.13 to 99.98	56,305	55,843
17-0009	22	97.64	90.42	83.37	10.48	108.46	9.38	113.79	90.36 to 99.49	76,759	63,995
25-0025	24	99.12	97.90	92.37	8.82	105.99	56.78	142.42	98.10 to 101.50	44,741	41,327
NonValid School											
ALL	453	98.20	97.42	96.26	5.23	101.21	9.38	158.78	97.97 to 98.53	103,848	99,967

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<b>YEAR BUILT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	25	100.00	97.40	91.89	12.44	106.00	9.38	142.42	96.36 to 100.47	83,202	76,452	
Prior TO 1860												
1860 TO 1899	5	98.38	88.90	82.31	10.37	108.01	56.78	99.77	N/A	77,570	63,851	
1900 TO 1919	54	98.31	97.41	97.72	5.32	99.68	48.72	118.21	96.73 to 99.49	66,373	64,858	
1920 TO 1939	62	99.04	98.29	98.30	6.12	99.99	67.65	134.46	97.69 to 99.74	69,740	68,551	
1940 TO 1949	23	95.00	94.93	90.74	6.62	104.62	59.20	118.78	92.69 to 97.47	72,461	65,752	
1950 TO 1959	152	98.26	98.47	97.38	4.19	101.12	63.85	158.78	97.88 to 98.86	82,681	80,517	
1960 TO 1969	19	98.84	98.78	98.61	2.26	100.17	92.74	104.76	96.37 to 100.61	113,531	111,958	
1970 TO 1979	22	98.13	97.49	96.87	2.59	100.63	87.10	102.70	95.36 to 99.74	133,113	128,951	
1980 TO 1989	20	97.21	96.19	95.98	3.45	100.22	76.44	107.36	96.45 to 99.07	154,582	148,373	
1990 TO 1994	7	98.84	97.50	96.84	2.46	100.68	86.47	100.54	86.47 to 100.54	154,164	149,290	
1995 TO 1999	11	97.26	96.68	97.69	3.75	98.97	79.12	109.58	95.20 to 99.88	215,045	210,069	
2000 TO Present	53	97.74	95.42	94.93	5.14	100.51	50.26	113.79	96.78 to 98.95	203,990	193,655	
ALL	453	98.20	97.42	96.26	5.23	101.21	9.38	158.78	97.97 to 98.53	103,848	99,967	

<b>SALE PRICE *</b>											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	7	100.00	108.56	106.82	8.56	101.63	100.00	142.42	100.00 to 142.42	2,478	2,647	
5000 TO 9999	5	94.00	100.62	102.08	12.25	98.56	84.51	127.40	N/A	6,400	6,533	
Total \$												
1 TO 9999	12	100.00	105.25	103.75	10.29	101.45	84.51	142.42	94.00 to 115.21	4,112	4,266	
10000 TO 29999	36	98.72	99.30	99.55	9.64	99.75	67.65	158.78	97.07 to 101.81	21,759	21,662	
30000 TO 59999	100	98.15	98.71	98.55	6.25	100.17	48.72	134.46	96.65 to 99.10	44,865	44,215	
60000 TO 99999	126	98.84	98.21	98.13	3.06	100.08	77.96	118.21	98.06 to 99.34	77,538	76,090	
100000 TO 149999	74	97.75	95.89	95.90	4.43	99.99	56.78	113.79	96.21 to 98.48	122,249	117,232	
150000 TO 249999	92	97.50	94.41	94.18	5.27	100.24	9.38	109.42	96.71 to 98.14	191,161	180,034	
250000 TO 499999	11	97.97	97.57	97.68	4.13	99.89	77.99	109.58	95.88 to 101.05	320,069	312,656	
500000 +	2	97.67	97.67	98.19	1.19	99.47	96.51	98.83	N/A	900,135	883,818	
ALL	453	98.20	97.42	96.26	5.23	101.21	9.38	158.78	97.97 to 98.53	103,848	99,967	

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	453	<b>MEDIAN:</b>	<b>98</b>	COV:	10.44	95% Median C.I.:	97.97 to 98.53
TOTAL Sales Price:	47,059,529	WGT. MEAN:	96	STD:	10.17	95% Wgt. Mean C.I.:	95.19 to 97.34
TOTAL Adj.Sales Price:	47,043,529	MEAN:	97	AVG.ABS.DEV:	5.13	95% Mean C.I.:	96.49 to 98.36
TOTAL Assessed Value:	45,285,271						
AVG. Adj. Sales Price:	103,848	COD:	5.23	MAX Sales Ratio:	158.78		
AVG. Assessed Value:	99,967	PRD:	101.21	MIN Sales Ratio:	9.38		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	8	100.00	106.40	103.34	8.59	102.96	91.24	142.42	91.24 to 142.42	2,793	2,887
5000 TO 9999	3	94.00	94.81	94.27	7.60	100.57	84.51	105.93	N/A	6,333	5,970
Total \$ _____											
1 TO 9999	11	100.00	103.24	99.17	8.74	104.10	84.51	142.42	91.24 to 115.21	3,759	3,728
10000 TO 29999	43	97.98	91.96	79.97	11.69	114.99	9.38	127.40	94.15 to 98.81	26,924	21,532
30000 TO 59999	98	98.24	100.54	99.61	5.55	100.94	83.02	158.78	97.13 to 99.17	45,689	45,511
60000 TO 99999	132	98.76	97.46	96.70	4.33	100.78	56.78	121.48	98.02 to 99.34	79,976	77,340
100000 TO 149999	75	97.83	96.48	95.25	4.34	101.29	50.26	118.21	96.21 to 98.54	130,150	123,966
150000 TO 249999	82	97.85	96.33	96.00	3.46	100.34	74.78	109.42	97.03 to 98.54	194,914	187,122
250000 TO 499999	11	97.97	99.26	98.86	2.41	100.40	95.88	109.58	96.51 to 101.05	342,336	338,445
500000 +	1	98.83	98.83	98.83			98.83	98.83	N/A	1,300,000	1,284,825
ALL	453	98.20	97.42	96.26	5.23	101.21	9.38	158.78	97.97 to 98.53	103,848	99,967

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	99.34	97.23	90.39	12.64	107.57	9.38	142.42	96.05 to 100.47	70,931	64,114
10	3	83.02	85.53	81.50	15.37	104.95	67.65	105.93	N/A	20,400	16,625
15	3	69.75	79.00	74.51	14.36	106.02	68.60	98.64	N/A	20,166	15,026
20	92	98.53	99.61	98.83	6.79	100.78	48.72	158.78	97.59 to 99.66	49,335	48,760
25	147	98.23	98.04	97.52	3.56	100.52	63.85	118.78	97.73 to 99.01	84,901	82,798
30	115	97.88	96.69	95.56	4.15	101.18	59.20	128.73	97.22 to 98.46	122,441	117,005
35	30	96.45	95.41	95.65	4.30	99.75	56.78	109.42	95.31 to 98.11	195,389	186,891
40	31	98.77	96.17	96.01	4.24	100.16	50.26	109.58	97.97 to 99.16	215,289	206,709
45	3	96.80	92.58	93.38	7.81	99.14	79.12	101.81	N/A	162,351	151,598
50	4	98.58	98.37	97.97	0.97	100.41	96.51	99.81	N/A	256,424	251,225
ALL	453	98.20	97.42	96.26	5.23	101.21	9.38	158.78	97.97 to 98.53	103,848	99,967



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	453	<b>MEDIAN:</b>	<b>98</b>	COV:	10.44	95% Median C.I.:	97.97 to 98.53
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TOTAL Adj.Sales Price:	47,043,529	MEAN:	97	AVG.ABS.DEV:	5.13	95% Mean C.I.:	96.49 to 98.36
TOTAL Assessed Value:	45,285,271						
AVG. Adj. Sales Price:	103,848	COD:	5.23	MAX Sales Ratio:	158.78		
AVG. Assessed Value:	99,967	PRD:	101.21	MIN Sales Ratio:	9.38		

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	25	99.34	97.23	90.39	12.64	107.57	9.38	142.42	96.05 to 100.47	70,931	64,114	
100	6	98.26	97.67	98.20	1.06	99.45	95.16	98.95	95.16 to 98.95	66,600	65,403	
101	348	98.14	97.51	96.55	4.94	100.99	48.72	158.78	97.76 to 98.53	103,677	100,104	
102	14	96.74	94.02	94.53	5.74	99.46	56.78	101.05	92.27 to 99.94	183,513	173,472	
103	5	96.45	97.53	97.18	1.43	100.37	95.72	100.61	N/A	166,400	161,703	
104	37	98.42	98.54	97.69	3.92	100.87	81.45	115.99	97.54 to 99.16	82,552	80,649	
106	1	101.68	101.68	101.68			101.68	101.68	N/A	80,000	81,341	
111	12	97.72	95.79	95.21	5.33	100.61	76.44	108.26	94.19 to 99.88	135,533	129,039	
301	3	99.24	99.15	99.04	0.38	100.11	98.54	99.66	N/A	115,300	114,195	
304	2	91.71	91.71	91.91	3.66	99.78	88.35	95.07	N/A	141,450	130,003	
<u>ALL</u>												
	453	98.20	97.42	96.26	5.23	101.21	9.38	158.78	97.97 to 98.53	103,848	99,967	

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	25	99.34	97.23	90.39	12.64	107.57	9.38	142.42	96.05 to 100.47	70,931	64,114	
10	7	98.10	91.53	91.07	9.63	100.51	67.65	105.93	67.65 to 105.93	16,500	15,027	
15	6	97.33	93.79	94.70	7.34	99.04	68.60	102.52	68.60 to 102.52	38,349	36,315	
20	38	98.19	95.33	93.34	7.84	102.13	48.72	115.99	93.76 to 99.74	51,860	48,407	
25	40	99.76	100.87	99.80	5.00	101.07	81.45	117.47	98.02 to 101.05	53,455	53,349	
30	71	98.81	99.70	99.06	6.15	100.65	69.75	158.78	97.68 to 99.49	86,087	85,276	
35	48	98.40	98.45	98.39	3.68	100.06	77.96	121.48	96.45 to 99.71	107,007	105,289	
40	115	97.97	95.70	94.42	4.47	101.36	50.26	109.94	97.13 to 98.37	128,267	121,110	
45	40	97.52	97.30	96.10	3.65	101.25	79.12	128.73	96.18 to 98.13	117,537	112,949	
50	37	98.11	97.37	96.95	2.29	100.43	87.10	102.71	97.25 to 98.96	141,163	136,863	
55	5	98.82	98.48	98.63	0.90	99.85	96.03	99.98	N/A	135,250	133,400	
60	21	97.86	97.33	97.27	2.27	100.06	90.07	102.28	95.54 to 99.70	200,744	195,273	
<u>ALL</u>												
	453	98.20	97.42	96.26	5.23	101.21	9.38	158.78	97.97 to 98.53	103,848	99,967	

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

**Residential**

For assessment year 2008 the County completed pickup work and the inspection of newly-built homes. Home site values changed in areas 452, 453 and 454 in ag residential as well as in ag areas 2, 3 and 4 to equalize values. The value for the home site went from \$5,000 for the first acre to \$8,000. Further, residential acreages in platted subdivisions were reviewed and revalued in Sidney as well as the Lands Inside acreages in Sidney. The County revalued land and put on new improvement values in the Cottonwood Subdivision.

## 2008 Assessment Survey for Cheyenne County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b>
	The contracted appraiser, the assessor and her staff.
2.	<b>Valuation done by:</b>
	The contracted appraiser/assessor.
3.	<b>Pickup work done by whom:</b>
	The contracted appraiser/assessor.
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	The RCN is dated 2006.
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	In 2006, and implemented in assessment year 2007.
6.	<b>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?</b>
	The assessor has entered a large amount of sales data that can be used to establish a “ballpark” market value to confirm the value derived by the Cost Approach. Refinements to this were made in 2007.
7.	<b>Number of market areas/neighborhoods for this property class:</b>
	There are thirteen residential neighborhoods, consisting of combined residential subdivisions. Four of these are in Sidney.
8.	<b>How are these defined?</b>
	By location and similar property characteristics.
9.	<b>Is “Assessor Location” a usable valuation identity?</b>
	Yes, but only for the rural and small town subclasses—not for Sidney.
10.	<b>Does the assessor location “suburban” mean something other than rural residential? (<i>that is, does the “suburban” location have its own market?</i>)</b>
	Yes, “suburban” means something other than rural residential—particularly within the two-mile radius around Sidney.

11.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> ( <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> )
	For the residential property class, the Reg definition of suburban has a market significance for parcels of property around Sidney only.
12.	<b>Are the county's ag residential and rural residential improvements classified and valued in the same manner?</b>
	Yes, ag and rural residential improvements are both classified and valued in the same manner—with the same RCN and the same depreciation schedule.

**Residential Permit Numbers:**

Permits	Information Statements	Other	Total
124	153	73	350

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	451	<b>MEDIAN:</b>	<b>99</b>	COV:	9.03	95% Median C.I.:	98.15 to 98.87
TOTAL Sales Price:	46,968,929	WGT. MEAN:	98	STD:	8.89	95% Wgt. Mean C.I.:	97.22 to 98.64
TOTAL Adj.Sales Price:	46,952,929	MEAN:	98	AVG.ABS.DEV:	4.94	95% Mean C.I.:	97.60 to 99.24
TOTAL Assessed Value:	45,981,515						
AVG. Adj. Sales Price:	104,108	COD:	5.01	MAX Sales Ratio:	158.78		
AVG. Assessed Value:	101,954	PRD:	100.50	MIN Sales Ratio:	53.80		

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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	57	99.61	99.58	99.27	2.51	100.31	91.86	111.43	98.95 to 100.06	102,123	101,382
10/01/05 TO 12/31/05	51	98.42	99.16	98.97	2.74	100.19	90.07	118.29	97.99 to 99.07	81,730	80,891
01/01/06 TO 03/31/06	47	99.42	100.69	100.99	4.40	99.71	89.33	128.73	97.98 to 99.99	87,026	87,886
04/01/06 TO 06/30/06	63	98.28	99.94	99.78	3.43	100.16	92.69	118.24	97.73 to 99.10	115,303	115,052
07/01/06 TO 09/30/06	73	98.33	98.35	98.25	2.73	100.10	84.51	113.36	97.66 to 99.11	105,630	103,780
10/01/06 TO 12/31/06	38	99.55	99.93	99.44	2.21	100.49	95.22	111.66	98.28 to 99.94	155,680	154,816
01/01/07 TO 03/31/07	43	97.07	96.85	96.55	5.12	100.30	69.75	120.34	95.31 to 98.99	103,277	99,717
04/01/07 TO 06/30/07	79	95.41	94.73	92.18	12.86	102.77	53.80	158.78	91.06 to 97.60	95,461	87,993
<u>Study Years</u>											
07/01/05 TO 06/30/06	218	98.85	99.83	99.72	3.30	100.11	89.33	128.73	98.38 to 99.31	97,906	97,629
07/01/06 TO 06/30/07	233	98.10	97.10	96.44	6.60	100.68	53.80	158.78	97.58 to 98.68	109,911	106,001
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	221	98.60	99.57	99.43	3.25	100.15	84.51	128.73	98.20 to 99.13	113,037	112,388
<u>ALL</u>											
	451	98.50	98.42	97.93	5.01	100.50	53.80	158.78	98.15 to 98.87	104,108	101,954

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DALTON	18	98.19	100.22	98.87	4.80	101.36	93.44	128.73	95.55 to 100.00	48,486	47,938
GURLEY	7	97.54	97.14	97.01	2.80	100.13	91.67	100.76	91.67 to 100.76	22,985	22,298
LODGEPOLE	19	99.45	97.13	92.78	6.81	104.69	56.78	115.99	98.10 to 101.50	48,428	44,933
LORENZO	1	99.00	99.00	99.00			99.00	99.00	N/A	42,000	41,580
POTTER	14	98.74	98.51	99.16	3.13	99.35	90.36	113.79	94.23 to 99.98	64,942	64,396
RURAL 450	6	97.94	101.25	99.17	5.12	102.09	95.49	118.21	95.49 to 118.21	221,988	220,155
RURAL 451	8	98.06	98.99	97.40	2.52	101.64	94.44	107.74	94.44 to 107.74	110,718	107,834
RURAL 452	3	97.98	97.53	96.99	0.88	100.56	96.02	98.60	N/A	82,227	79,754
RURAL 453	6	96.91	93.24	91.53	8.05	101.87	73.10	103.98	73.10 to 103.98	109,983	100,665
RURAL 454	12	98.52	93.04	92.32	10.82	100.78	53.80	113.36	89.10 to 103.17	67,041	61,892
SIDNEY	349	98.50	98.51	98.17	4.81	100.35	63.85	158.78	98.06 to 98.97	110,099	108,081
SIOUX MEADOWS	1	98.83	98.83	98.83			98.83	98.83	N/A	1,300,000	1,284,825
SUBURBAN	4	98.58	98.21	98.97	3.65	99.22	90.90	104.76	N/A	77,675	76,878
SUNOL	3	101.81	113.79	99.54	14.83	114.32	97.13	142.42	N/A	27,883	27,754
<u>ALL</u>											
	451	98.50	98.42	97.93	5.01	100.50	53.80	158.78	98.15 to 98.87	104,108	101,954

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

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TOTAL Adj.Sales Price:	46,952,929	MEAN:	98	AVG.ABS.DEV:	4.94	95% Mean C.I.:	97.60 to 99.24
TOTAL Assessed Value:	45,981,515						
AVG. Adj. Sales Price:	104,108	COD:	5.01	MAX Sales Ratio:	158.78		
AVG. Assessed Value:	101,954	PRD:	100.50	MIN Sales Ratio:	53.80		

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**LOCATIONS: URBAN, SUBURBAN & RURAL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	407	98.54	98.49	98.08	4.82	100.42	56.78	158.78	98.20 to 98.99	101,444	99,495
2	4	98.58	98.21	98.97	3.65	99.22	90.90	104.76	N/A	77,675	76,878
3	40	98.06	97.68	96.73	7.11	100.98	53.80	142.42	97.13 to 99.44	133,860	129,481
ALL	451	98.50	98.42	97.93	5.01	100.50	53.80	158.78	98.15 to 98.87	104,108	101,954

**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	434	98.47	98.45	98.04	4.85	100.42	53.80	158.78	98.14 to 98.84	107,297	105,194
2	17	99.44	97.67	84.82	8.92	115.15	61.44	142.42	95.67 to 100.00	22,690	19,246
ALL	451	98.50	98.42	97.93	5.01	100.50	53.80	158.78	98.15 to 98.87	104,108	101,954

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	447	98.53	98.50	98.06	4.97	100.45	53.80	158.78	98.22 to 98.95	104,036	102,017
06	2	81.10	81.10	82.73	9.86	98.03	73.10	89.10	N/A	194,750	161,122
07	2	96.68	96.68	97.47	1.57	99.18	95.16	98.20	N/A	29,500	28,755
ALL	451	98.50	98.42	97.93	5.01	100.50	53.80	158.78	98.15 to 98.87	104,108	101,954

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	369	98.46	98.39	98.11	4.80	100.29	53.80	158.78	98.11 to 98.84	114,264	112,099
17-0003	36	98.39	100.11	100.14	4.25	99.97	91.67	128.73	97.07 to 100.00	56,305	56,385
17-0009	22	98.04	96.89	94.50	5.32	102.53	73.10	113.79	94.23 to 99.74	76,759	72,537
25-0025	24	99.31	97.78	92.30	9.04	105.94	56.78	142.42	98.10 to 101.50	44,741	41,295
NonValid School											
ALL	451	98.50	98.42	97.93	5.01	100.50	53.80	158.78	98.15 to 98.87	104,108	101,954

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	451	<b>MEDIAN:</b>	<b>99</b>	COV:	9.03	95% Median C.I.:	98.15 to 98.87
TOTAL Sales Price:	46,968,929	WGT. MEAN:	98	STD:	8.89	95% Wgt. Mean C.I.:	97.22 to 98.64
TOTAL Adj.Sales Price:	46,952,929	MEAN:	98	AVG.ABS.DEV:	4.94	95% Mean C.I.:	97.60 to 99.24
TOTAL Assessed Value:	45,981,515						
AVG. Adj. Sales Price:	104,108	COD:	5.01	MAX Sales Ratio:	158.78		
AVG. Assessed Value:	101,954	PRD:	100.50	MIN Sales Ratio:	53.80		

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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	25	100.00	98.96	96.53	7.54	102.52	61.44	142.42	96.69 to 100.37	83,202	80,314
Prior TO 1860											
1860 TO 1899	5	98.38	88.90	82.31	10.37	108.01	56.78	99.77	N/A	77,570	63,851
1900 TO 1919	54	98.73	98.44	98.46	5.89	99.98	53.80	120.34	97.22 to 99.97	66,373	65,351
1920 TO 1939	61	98.63	98.20	98.26	6.05	99.95	67.65	134.46	97.69 to 99.66	70,283	69,058
1940 TO 1949	23	95.04	96.84	95.59	5.89	101.31	83.02	118.78	92.69 to 100.49	72,461	69,264
1950 TO 1959	151	98.34	99.20	98.41	4.65	100.80	63.85	158.78	98.02 to 99.09	82,870	81,553
1960 TO 1969	19	98.84	98.68	98.56	2.36	100.12	92.74	104.76	96.20 to 100.61	113,531	111,892
1970 TO 1979	22	98.13	98.22	97.55	3.28	100.70	87.10	118.29	95.37 to 99.74	133,113	129,847
1980 TO 1989	20	97.63	96.82	96.80	3.88	100.02	76.44	109.10	96.52 to 99.34	154,582	149,641
1990 TO 1994	7	98.84	97.50	96.84	2.46	100.68	86.47	100.54	86.47 to 100.54	154,164	149,290
1995 TO 1999	11	99.26	98.49	99.43	3.47	99.05	87.00	109.58	95.20 to 101.44	215,045	213,828
2000 TO Present	53	98.60	98.46	98.34	4.07	100.11	80.50	116.03	97.14 to 99.42	203,990	200,614
ALL	451	98.50	98.42	97.93	5.01	100.50	53.80	158.78	98.15 to 98.87	104,108	101,954

**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	7	100.00	108.56	106.82	8.56	101.63	100.00	142.42	100.00 to 142.42	2,478	2,647
5000 TO 9999	5	96.69	96.11	95.68	5.56	100.45	84.51	105.93	N/A	6,400	6,123
Total \$											
1 TO 9999	12	100.00	103.38	99.60	7.60	103.79	84.51	142.42	96.69 to 105.93	4,112	4,096
10000 TO 29999	36	98.72	99.57	100.10	9.21	99.47	67.65	158.78	96.05 to 101.81	21,759	21,782
30000 TO 59999	98	98.24	99.05	98.79	6.46	100.26	53.80	134.46	96.80 to 99.34	44,856	44,315
60000 TO 99999	126	98.97	98.54	98.48	3.27	100.06	77.96	118.21	98.28 to 99.60	77,538	76,361
100000 TO 149999	74	98.08	97.17	97.10	5.17	100.07	56.78	118.58	97.13 to 98.75	122,249	118,702
150000 TO 249999	92	98.02	97.28	97.29	3.98	99.99	73.10	116.03	97.25 to 98.81	191,161	185,982
250000 TO 499999	11	99.56	100.32	100.03	1.87	100.29	96.80	109.58	97.59 to 101.44	320,069	320,167
500000 +	2	97.67	97.67	98.19	1.19	99.47	96.51	98.83	N/A	900,135	883,818
ALL	451	98.50	98.42	97.93	5.01	100.50	53.80	158.78	98.15 to 98.87	104,108	101,954

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	451	<b>MEDIAN:</b>	<b>99</b>	COV:	9.03	95% Median C.I.:	98.15 to 98.87
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TOTAL Assessed Value:	45,981,515						
AVG. Adj. Sales Price:	104,108	COD:	5.01	MAX Sales Ratio:	158.78		
AVG. Assessed Value:	101,954	PRD:	100.50	MIN Sales Ratio:	53.80		

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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	8	100.00	107.42	105.17	7.56	102.14	99.44	142.42	99.44 to 142.42	2,793	2,938
5000 TO 9999	4	95.35	95.28	94.99	6.32	100.31	84.51	105.93	N/A	6,750	6,411
Total \$ _____											
1 TO 9999	12	100.00	103.38	99.60	7.60	103.79	84.51	142.42	96.69 to 105.93	4,112	4,096
10000 TO 29999	38	97.53	93.84	92.77	7.96	101.15	61.44	111.66	94.84 to 98.81	23,138	21,466
30000 TO 59999	100	98.47	100.72	99.57	6.38	101.15	53.80	158.78	97.47 to 99.74	45,564	45,368
60000 TO 99999	130	98.91	97.67	97.00	4.33	100.69	56.78	118.78	98.06 to 99.60	80,022	77,619
100000 TO 149999	74	98.18	98.46	97.98	4.40	100.49	73.10	118.58	97.21 to 99.05	126,902	124,342
150000 TO 249999	83	98.14	97.84	97.70	3.50	100.14	80.50	116.03	97.38 to 98.87	194,092	189,635
250000 TO 499999	13	99.56	100.48	99.97	2.33	100.51	96.51	109.58	97.59 to 101.44	328,041	327,936
500000 +	1	98.83	98.83	98.83			98.83	98.83	N/A	1,300,000	1,284,825
ALL	451	98.50	98.42	97.93	5.01	100.50	53.80	158.78	98.15 to 98.87	104,108	101,954

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	99.44	98.79	95.83	7.70	103.08	61.44	142.42	96.36 to 100.00	70,931	67,976
10	3	83.02	85.53	81.50	15.37	104.95	67.65	105.93	N/A	20,400	16,625
15	3	69.75	79.00	74.51	14.36	106.02	68.60	98.64	N/A	20,166	15,026
20	91	98.68	100.08	99.17	7.08	100.92	53.80	158.78	97.59 to 99.81	49,284	48,874
25	146	98.44	98.55	98.16	3.88	100.40	63.85	118.78	97.83 to 99.18	85,231	83,662
30	115	98.02	97.57	96.69	4.15	100.91	77.96	128.73	97.60 to 98.75	122,441	118,383
35	30	97.75	97.15	97.59	4.89	99.55	56.78	110.06	95.63 to 99.97	195,389	190,681
40	31	99.45	100.42	100.73	2.66	99.70	92.51	116.03	98.95 to 100.37	215,289	216,859
45	3	96.80	95.20	95.03	5.10	100.19	87.00	101.81	N/A	162,351	154,276
50	4	98.58	98.37	97.97	0.97	100.41	96.51	99.81	N/A	256,424	251,225
ALL	451	98.50	98.42	97.93	5.01	100.50	53.80	158.78	98.15 to 98.87	104,108	101,954



**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	451	<b>MEDIAN:</b>	<b>99</b>	COV:	9.03	95% Median C.I.:	98.15 to 98.87
TOTAL Sales Price:	46,968,929	WGT. MEAN:	98	STD:	8.89	95% Wgt. Mean C.I.:	97.22 to 98.64
TOTAL Adj.Sales Price:	46,952,929	MEAN:	98	AVG.ABS.DEV:	4.94	95% Mean C.I.:	97.60 to 99.24
TOTAL Assessed Value:	45,981,515						
AVG. Adj. Sales Price:	104,108	COD:	5.01	MAX Sales Ratio:	158.78		
AVG. Assessed Value:	101,954	PRD:	100.50	MIN Sales Ratio:	53.80		

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<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	25	99.44	98.79	95.83	7.70	103.08	61.44	142.42	96.36 to 100.00	70,931	67,976	
100	6	98.26	97.67	98.20	1.06	99.45	95.16	98.95	95.16 to 98.95	66,600	65,403	
101	346	98.41	98.49	98.26	4.88	100.24	53.80	158.78	98.06 to 98.95	104,015	102,201	
102	14	96.74	95.07	95.17	6.83	99.89	56.78	114.44	92.27 to 99.98	183,513	174,647	
103	5	100.61	99.71	100.06	1.92	99.65	95.72	101.90	N/A	166,400	166,502	
104	37	99.07	99.36	98.20	4.27	101.18	81.45	115.99	97.68 to 100.82	82,552	81,064	
106	1	101.68	101.68	101.68			101.68	101.68	N/A	80,000	81,341	
111	12	97.72	97.09	96.36	6.66	100.76	76.44	118.29	94.19 to 99.88	135,533	130,598	
301	3	99.24	99.15	99.04	0.38	100.11	98.54	99.66	N/A	115,300	114,195	
304	2	91.69	91.69	91.90	3.68	99.78	88.32	95.07	N/A	141,450	129,986	
<u>ALL</u>												
	451	98.50	98.42	97.93	5.01	100.50	53.80	158.78	98.15 to 98.87	104,108	101,954	

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	25	99.44	98.79	95.83	7.70	103.08	61.44	142.42	96.36 to 100.00	70,931	67,976	
10	7	96.47	90.99	90.67	9.61	100.34	67.65	105.93	67.65 to 105.93	16,500	14,961	
15	6	97.33	95.73	96.08	9.33	99.63	68.60	113.36	68.60 to 113.36	38,349	36,847	
20	37	99.00	95.82	93.76	7.80	102.20	53.80	115.99	93.76 to 100.08	52,273	49,012	
25	40	100.00	101.35	100.24	5.46	101.11	81.45	118.24	98.02 to 101.27	53,455	53,581	
30	71	98.84	100.63	100.23	6.87	100.40	69.75	158.78	97.83 to 100.01	86,087	86,282	
35	47	99.38	99.53	100.32	4.50	99.21	77.96	118.58	96.86 to 100.80	108,135	108,484	
40	115	98.28	97.33	97.18	3.56	100.15	56.78	114.75	97.61 to 98.97	128,267	124,655	
45	40	97.87	98.08	96.88	3.62	101.25	80.50	128.73	96.38 to 98.60	117,537	113,865	
50	37	98.56	98.10	97.94	2.74	100.17	87.10	110.06	97.62 to 99.07	141,163	138,259	
55	5	98.82	98.48	98.63	0.90	99.85	96.03	99.98	N/A	135,250	133,400	
60	21	98.14	97.43	97.31	2.35	100.13	90.07	102.28	95.54 to 99.81	200,744	195,341	
<u>ALL</u>												
	451	98.50	98.42	97.93	5.01	100.50	53.80	158.78	98.15 to 98.87	104,108	101,954	



**2008 Correlation Section  
for Cheyenne County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: As the following tables will show, all three measures of central tendency are well within acceptable range and a difference of less than one point between the highest figure (the median) and the lowest figure (the weighted mean) is statistically insignificant. Any of the three measures of central tendency—the median, the mean and the weighted mean—could be used as a point estimate of the level of value for the residential property class. Also, the Trended Preliminary Ratio compared to the final R&O Median reveals less than a one-point difference (0.55) between the two figures. This would suggest that each figure provides very strong support for the other. Further, it should be noted that the median falls within the rather narrow 95% Median Confidence Interval range of 98.15 to 98.87 (98.50). For the aforementioned reasons, and for purposes of direct equalization, the median will be used to describe the level of value for this property class.

Both qualitative statistical measures are also well within the prescribed range (again, the coefficient of dispersion is remarkably so). The preliminary COD was at 5.23, and is now at 5.01. Assessment actions taken for 2008 to address the residential property class included: “completed pickup work and the inspection of newly-built homes. Home site values changed in areas 452, 453 and 454 in ag residential as well as in ag areas 2, 3 and 4 to equalize values. The value for the home site went from \$5,000 for the first acre to \$8,000. Further, residential acreages in platted subdivisions were reviewed and revalued in Sidney as well as the Lands Inside acreages in Sidney. The County revalued land and put on new improvement values in the Cottonwood Subdivision.”

It should be noted that a remarkably low coefficient of dispersion (not only overall, but for the Assessor Location subclasses of Dalton, Lodgepole and Potter) may be partly explained by the fact that according to the Assessor these three were revalued last year, and all residential improvements in the County had a new cost index applied in 2007.

The County has complied with requirements for level of value and quality of assessment for the residential property class.

**2008 Correlation Section  
for Cheyenne County**

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**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>603</b>	<b>451</b>	<b>74.79</b>
<b>2007</b>	<b>578</b>	<b>455</b>	<b>78.72</b>
<b>2006</b>	<b>579</b>	<b>445</b>	<b>76.86</b>
<b>2005</b>	<b>562</b>	<b>405</b>	<b>72.06</b>
<b>2004</b>	<b>571</b>	<b>394</b>	<b>69</b>
<b>2003</b>	<b>579</b>	<b>425</b>	<b>73.4</b>
<b>2002</b>	<b>521</b>	<b>427</b>	<b>81.96</b>
<b>2001</b>	<b>474</b>	<b>412</b>	<b>86.92</b>

RESIDENTIAL: Table II indicates that approximately 75% of total residential sales were qualified by the Assessor for use in the sales study. This figure is only slightly lower than the percentage used amounts shown for the previous two years, and still suggests that the Assessor is not excessively trimming the residential sample.

**2008 Correlation Section  
for Cheyenne County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section  
for Cheyenne County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>98.20</b>	<b>0.86</b>	<b>99.05</b>	<b>98.50</b>
<b>2007</b>	<b>96.22</b>	<b>10.26</b>	<b>106.09</b>	<b>98.74</b>
<b>2006</b>	<b>97.72</b>	<b>3.84</b>	<b>101.48</b>	<b>98.54</b>
<b>2005</b>	<b>98.71</b>	<b>8.3</b>	<b>106.9</b>	<b>98.82</b>
<b>2004</b>	<b>92.97</b>	<b>8.61</b>	<b>100.97</b>	<b>99.17</b>
<b>2003</b>	<b>94</b>	<b>1.93</b>	<b>95.81</b>	<b>96</b>
<b>2002</b>	<b>97</b>	<b>2.07</b>	<b>99.01</b>	<b>98</b>
<b>2001</b>	<b>97</b>	<b>5.05</b>	<b>101.9</b>	<b>98</b>

RESIDENTIAL: Comparison of the Trended Preliminary Ratio with the final R&O Median reveals less than a one-point difference (0.55) between the two figures. This would suggest that each figure provides very strong support for the other.

## 2008 Correlation Section for Cheyenne County

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### **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 Cheyenne County**

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
2.48	2008	0.86
12.66	2007	10.26
6.1	2006	3.84
9.1	2005	8.3
11.83	2004	8.61
7.06	2003	1.93
6.06	2002	2.07
10.92	2001	5.05

RESIDENTIAL: Table IV indicates that the difference between the percent change to the sales file and the percent change to the residential base (excluding growth) is less than two points (1.62), and is statistically insignificant. Therefore, according to the above table, there is no difference between the assessment of sold versus unsold residential properties.



## 2008 Correlation Section for Cheyenne County

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### **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 Cheyenne County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.50</b>	<b>97.93</b>	<b>98.42</b>

RESIDENTIAL: Table “V” indicates that all three measures of central tendency are within acceptable range, and there is less than one-point difference between the highest figure—the Median—and the lowest figure—the Weighted Mean (actually 0.57 difference). Any of the three statistical measures could be used as a point estimate of the level of value for the residential property class. Also, the Median falls within the rather narrow range of the 95% Median Confidence Interval of 98.15 to 98.87.

**2008 Correlation Section  
for Cheyenne County**

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**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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>5.01</b>	<b>100.50</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

RESIDENTIAL: Both measures of assessment uniformity—the COD and the PRD—are well within their respective ranges. Again, as in previous years, the coefficient of dispersion is remarkably low for this property class. The final R&O figures (as shown above) differ only slightly from the Preliminary profile figures (a COD of 5.23 and a PRD of 101.21). It should be noted that the very low COD may partly be explained by the fact that last year all residential improvements were updated with a new cost index.

**2008 Correlation Section  
for Cheyenne County**

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**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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>453</b>	<b>451</b>	<b>-2</b>
<b>Median</b>	<b>98.20</b>	<b>98.50</b>	<b>0.3</b>
<b>Wgt. Mean</b>	<b>96.26</b>	<b>97.93</b>	<b>1.67</b>
<b>Mean</b>	<b>97.42</b>	<b>98.42</b>	<b>1</b>
<b>COD</b>	<b>5.23</b>	<b>5.01</b>	<b>-0.22</b>
<b>PRD</b>	<b>101.21</b>	<b>100.50</b>	<b>-0.71</b>
<b>Min Sales Ratio</b>	<b>9.38</b>	<b>53.80</b>	<b>44.42</b>
<b>Max Sales Ratio</b>	<b>158.78</b>	<b>158.78</b>	<b>0</b>

RESIDENTIAL: The first noticeable item is the two-sale difference between the time of the Preliminary Statistics and the R&O Statistics. This difference is due to the removal of two sales (book 144, page 718 and book 144, page 194) that were found to be substantially changed during the completion of the County’s pickup work. Assessment actions taken for 2008 to address the residential property class included: “completed pickup work and the inspection of newly-built homes. Home site values changed in areas 452, 453 and 454 in ag residential as well as in ag areas 2, 3 and 4 to equalize values. The value for the home site went from \$5,000 for the first acre to \$8,000. Further, residential acreages in platted subdivisions were reviewed and revalued in Sidney as well as the Lands Inside acreages in Sidney. The County revalued land and put on new improvement values in the Cottonwood Subdivision.”

The statistical figures from the median to the price-related differential show little difference between the two columns. However, the other noticeable difference is between the Preliminary “Minimum Sales Ratio” and the R&O “Minimum Sales Ratio”. A review of both statistical profiles reveals that sale book 145, page 349 had the Preliminary Statistics’ lowest assessment to sale price ratio. This sale has an Assessor Location of Rural 453, and is part of the rural residential subclass that was addressed by the Assessor as mentioned above.



**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:	47	<b>MEDIAN:</b>	<b>97</b>	COV:	27.77	95% Median C.I.:	91.66 to 101.54
TOTAL Sales Price:	16,540,302	WGT. MEAN:	94	STD:	26.61	95% Wgt. Mean C.I.:	88.10 to 100.74
TOTAL Adj.Sales Price:	16,530,302	MEAN:	96	AVG.ABS.DEV:	19.28	95% Mean C.I.:	88.21 to 103.42
TOTAL Assessed Value:	15,607,773						
AVG. Adj. Sales Price:	351,708	COD:	19.85	MAX Sales Ratio:	170.00		
AVG. Assessed Value:	332,080	PRD:	101.48	MIN Sales Ratio:	33.75		

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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	5	86.01	86.42	84.79	21.40	101.92	60.77	125.25	N/A	307,035	260,320
10/01/04 TO 12/31/04	1	107.86	107.86	107.86			107.86	107.86	N/A	85,000	91,684
01/01/05 TO 03/31/05	8	97.64	91.18	77.34	21.49	117.90	60.96	132.98	60.96 to 132.98	143,176	110,733
04/01/05 TO 06/30/05	6	97.55	94.73	96.97	12.98	97.69	66.99	116.81	66.99 to 116.81	655,483	635,628
07/01/05 TO 09/30/05	4	94.52	84.49	69.84	15.39	120.98	48.81	100.12	N/A	177,500	123,963
10/01/05 TO 12/31/05	5	97.25	96.43	100.04	25.31	96.40	33.75	128.99	N/A	609,740	609,956
01/01/06 TO 03/31/06	5	103.77	105.49	93.04	16.99	113.38	72.99	148.60	N/A	104,500	97,227
04/01/06 TO 06/30/06	1	83.92	83.92	83.92			83.92	83.92	N/A	600,000	503,512
07/01/06 TO 09/30/06	2	119.11	119.11	105.34	18.67	113.07	96.87	141.35	N/A	52,500	55,304
10/01/06 TO 12/31/06	3	108.49	124.97	107.89	22.60	115.84	96.43	170.00	N/A	129,000	139,172
01/01/07 TO 03/31/07	2	73.50	73.50	81.31	11.56	90.39	65.00	82.00	N/A	594,000	482,994
04/01/07 TO 06/30/07	5	97.34	94.79	106.57	15.54	88.95	58.82	117.49	N/A	654,122	697,088
<u>Study Years</u>											
07/01/04 TO 06/30/05	20	95.19	91.89	90.96	18.94	101.02	60.77	132.98	66.99 to 105.51	334,924	304,646
07/01/05 TO 06/30/06	15	97.25	95.43	92.91	19.83	102.71	33.75	148.60	83.92 to 107.33	325,413	302,352
07/01/06 TO 06/30/07	12	97.11	102.84	100.58	21.67	102.24	58.82	170.00	82.00 to 117.49	412,550	414,963
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	23	97.25	92.08	93.30	19.01	98.69	33.75	132.98	83.95 to 101.54	384,218	358,490
01/01/06 TO 12/31/06	11	103.77	111.32	94.01	20.22	118.41	72.99	170.00	83.92 to 148.60	146,772	137,979
<u>ALL</u>											
	47	97.16	95.82	94.42	19.85	101.48	33.75	170.00	91.66 to 101.54	351,708	332,080

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DALTON	2	65.50	65.50	41.74	48.47	156.93	33.75	97.25	N/A	28,600	11,937
LODGEPOLE	2	130.83	130.83	128.97	29.94	101.45	91.66	170.00	N/A	7,350	9,479
POTTER	1	148.60	148.60	148.60			148.60	148.60	N/A	35,000	52,011
RURAL	5	61.13	72.67	69.89	27.05	103.97	48.81	97.34	N/A	305,000	213,177
SIDNEY	37	97.95	97.26	96.97	16.27	100.30	58.82	141.35	93.79 to 105.51	402,659	390,460
<u>ALL</u>											
	47	97.16	95.82	94.42	19.85	101.48	33.75	170.00	91.66 to 101.54	351,708	332,080

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	42	97.60	98.57	96.91	19.11	101.71	33.75	170.00	93.79 to 105.51	357,269	346,235
3	5	61.13	72.67	69.89	27.05	103.97	48.81	97.34	N/A	305,000	213,177
<u>ALL</u>											
	47	97.16	95.82	94.42	19.85	101.48	33.75	170.00	91.66 to 101.54	351,708	332,080

**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)

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TOTAL Adj.Sales Price:	16,530,302	MEAN:	96	AVG.ABS.DEV:	19.28	95% Mean C.I.:	88.21 to 103.42
TOTAL Assessed Value:	15,607,773						
AVG. Adj. Sales Price:	351,708	COD:	19.85	MAX Sales Ratio:	170.00		
AVG. Assessed Value:	332,080	PRD:	101.48	MIN Sales Ratio:	33.75		

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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	37	96.87	95.48	94.72	21.08	100.80	33.75	170.00	91.08 to 105.51	391,521	370,844
2	10	97.65	97.08	92.30	15.37	105.18	60.96	141.35	72.99 to 117.49	204,400	188,654
ALL	47	97.16	95.82	94.42	19.85	101.48	33.75	170.00	91.66 to 101.54	351,708	332,080

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	77.34	77.34	75.37	17.77	102.61	63.59	91.08	N/A	70,000	52,759
03	45	97.25	96.64	94.58	19.80	102.17	33.75	170.00	93.79 to 103.77	364,228	344,494
04											
ALL	47	97.16	95.82	94.42	19.85	101.48	33.75	170.00	91.66 to 101.54	351,708	332,080

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	42	97.02	94.34	94.46	17.50	99.87	48.81	141.35	91.08 to 101.54	391,033	369,355
17-0003	2	65.50	65.50	41.74	48.47	156.93	33.75	97.25	N/A	28,600	11,937
17-0009	1	148.60	148.60	148.60			148.60	148.60	N/A	35,000	52,011
25-0025	2	130.83	130.83	128.97	29.94	101.45	91.66	170.00	N/A	7,350	9,479
NonValid School											
ALL	47	97.16	95.82	94.42	19.85	101.48	33.75	170.00	91.66 to 101.54	351,708	332,080

**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)

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TOTAL Assessed Value:	15,607,773						
AVG. Adj. Sales Price:	351,708	COD:	19.85	MAX Sales Ratio:	170.00		
AVG. Assessed Value:	332,080	PRD:	101.48	MIN Sales Ratio:	33.75		

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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	9	99.85	98.46	91.89	17.21	107.16	60.96	141.35	72.99 to 117.49	178,222	163,761
Prior TO 1860											
1860 TO 1899	2	99.50	99.50	103.64	7.87	96.00	91.66	107.33	N/A	16,350	16,945
1900 TO 1919	4	98.71	94.41	88.95	12.83	106.14	66.26	113.99	N/A	44,403	39,499
1920 TO 1939	4	88.55	84.02	86.85	27.27	96.75	33.75	125.25	N/A	107,000	92,926
1940 TO 1949	4	78.13	75.60	72.08	26.41	104.88	48.81	97.34	N/A	306,250	220,752
1950 TO 1959	10	96.65	93.91	90.39	18.82	103.90	58.82	132.98	63.59 to 128.99	62,941	56,891
1960 TO 1969	2	91.90	91.90	90.80	27.11	101.21	66.99	116.81	N/A	66,950	60,793
1970 TO 1979	1	148.60	148.60	148.60			148.60	148.60	N/A	35,000	52,011
1980 TO 1989	1	170.00	170.00	170.00			170.00	170.00	N/A	7,000	11,900
1990 TO 1994	1	93.79	93.79	93.79			93.79	93.79	N/A	780,178	731,716
1995 TO 1999	4	100.38	92.51	94.62	14.44	97.77	60.77	108.49	N/A	1,021,750	966,748
2000 TO Present	5	97.16	99.34	99.24	13.94	100.11	82.00	125.01	N/A	1,478,100	1,466,838
ALL	47	97.16	95.82	94.42	19.85	101.48	33.75	170.00	91.66 to 101.54	351,708	332,080

**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	1	83.95	83.95	83.95			83.95	83.95	N/A	4,000	3,358
5000 TO 9999	3	97.25	119.64	118.54	26.85	100.93	91.66	170.00	N/A	7,300	8,653
Total \$											
1 TO 9999	4	94.46	110.72	113.20	24.25	97.81	83.95	170.00	N/A	6,475	7,329
10000 TO 29999	2	124.34	124.34	122.45	13.68	101.54	107.33	141.35	N/A	22,500	27,551
30000 TO 59999	10	100.14	98.73	95.73	20.69	103.14	33.75	148.60	65.00 to 132.98	44,091	42,209
60000 TO 99999	9	96.87	95.97	96.38	21.91	99.57	63.59	128.99	66.26 to 125.25	75,322	72,597
100000 TO 149999	1	58.82	58.82	58.82			58.82	58.82	N/A	112,910	66,410
150000 TO 249999	5	97.95	97.91	96.81	10.40	101.14	72.99	117.49	N/A	205,000	198,451
250000 TO 499999	9	86.01	82.91	82.35	25.42	100.67	48.81	125.01	60.77 to 108.49	328,555	270,574
500000 +	7	95.25	95.18	97.41	7.74	97.71	82.00	108.63	82.00 to 108.63	1,606,525	1,564,863
ALL	47	97.16	95.82	94.42	19.85	101.48	33.75	170.00	91.66 to 101.54	351,708	332,080



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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(!: Derived)

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AVG. Assessed Value:	332,080	PRD:	101.48	MIN Sales Ratio:	33.75		

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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	1	83.95	83.95	83.95			83.95	83.95	N/A	4,000	3,358
5000 TO 9999	2	94.46	94.46	94.36	2.96	100.10	91.66	97.25	N/A	7,450	7,030
Total \$ _____											
1 TO 9999	3	91.66	90.95	92.16	4.84	98.69	83.95	97.25	N/A	6,300	5,806
10000 TO 29999	4	124.34	113.11	82.23	34.23	137.55	33.75	170.00	N/A	25,500	20,968
30000 TO 59999	13	96.43	95.50	89.86	19.92	106.28	63.59	148.60	66.26 to 113.99	51,985	46,712
60000 TO 99999	5	107.86	101.12	96.49	16.02	104.80	58.82	125.25	N/A	82,982	80,072
100000 TO 149999	1	128.99	128.99	128.99			128.99	128.99	N/A	91,000	117,379
150000 TO 249999	10	79.50	80.72	75.42	24.89	107.03	48.81	117.49	60.77 to 103.77	263,700	198,879
250000 TO 499999	4	104.17	107.12	106.96	9.25	100.15	95.12	125.01	N/A	336,250	359,659
500000 +	7	95.25	95.18	97.41	7.74	97.71	82.00	108.63	82.00 to 108.63	1,606,525	1,564,863
ALL _____	47	97.16	95.82	94.42	19.85	101.48	33.75	170.00	91.66 to 101.54	351,708	332,080

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	99.85	101.46	92.97	17.37	109.13	60.96	141.35	72.99 to 132.98	156,727	145,703
10	7	97.25	99.47	78.75	17.03	126.31	60.77	148.60	60.77 to 148.60	107,385	84,563
15	2	90.20	90.20	87.24	29.50	103.39	63.59	116.81	N/A	72,000	62,816
20	24	95.19	91.38	91.74	21.20	99.60	33.75	170.00	66.99 to 100.16	426,483	391,262
30	2	104.47	104.47	98.36	19.67	106.21	83.92	125.01	N/A	462,500	454,893
40	1	108.63	108.63	108.63			108.63	108.63	N/A	2,750,000	2,987,364
ALL _____	47	97.16	95.82	94.42	19.85	101.48	33.75	170.00	91.66 to 101.54	351,708	332,080

**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:	47	<b>MEDIAN:</b>	<b>97</b>	COV:	27.77	95% Median C.I.:	91.66 to 101.54
TOTAL Sales Price:	16,540,302	WGT. MEAN:	94	STD:	26.61	95% Wgt. Mean C.I.:	88.10 to 100.74
TOTAL Adj.Sales Price:	16,530,302	MEAN:	96	AVG.ABS.DEV:	19.28	95% Mean C.I.:	88.21 to 103.42
TOTAL Assessed Value:	15,607,773						
AVG. Adj. Sales Price:	351,708	COD:	19.85	MAX Sales Ratio:	170.00		
AVG. Assessed Value:	332,080	PRD:	101.48	MIN Sales Ratio:	33.75		

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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)	9	99.85	98.46	91.89	17.21	107.16	60.96	141.35	72.99 to 117.49	178,222	163,761
300	1	91.08	91.08	91.08			91.08	91.08	N/A	60,000	54,646
319	1	83.92	83.92	83.92			83.92	83.92	N/A	600,000	503,512
326	1	96.87	96.87	96.87			96.87	96.87	N/A	85,000	82,340
340	1	148.60	148.60	148.60			148.60	148.60	N/A	35,000	52,011
343	3	97.16	100.35	100.35	4.59	100.00	95.25	108.63	N/A	2,727,166	2,736,681
344	4	81.80	87.85	89.80	30.94	97.83	58.82	128.99	N/A	125,977	113,123
349	2	101.14	101.14	98.11	7.27	103.09	93.79	108.49	N/A	552,589	542,149
350	4	91.63	87.39	87.35	15.27	100.04	60.77	105.51	N/A	290,800	254,002
352	1	63.59	63.59	63.59			63.59	63.59	N/A	80,000	50,873
353	3	107.33	107.16	106.41	4.30	100.71	100.16	113.99	N/A	40,138	42,709
384	3	100.12	112.37	85.73	34.30	131.08	66.99	170.00	N/A	42,300	36,262
406	3	94.77	87.10	84.88	12.85	102.62	65.00	101.54	N/A	40,166	34,092
412	1	82.00	82.00	82.00			82.00	82.00	N/A	1,140,000	934,788
470	2	54.97	54.97	54.09	11.21	101.63	48.81	61.13	N/A	350,000	189,318
472	2	93.39	93.39	95.04	1.85	98.27	91.66	95.12	N/A	153,850	146,212
483	1	125.25	125.25	125.25			125.25	125.25	N/A	68,000	85,167
528	3	116.81	115.41	113.21	10.43	101.94	96.43	132.98	N/A	51,333	58,112
531	1	125.01	125.01	125.01			125.01	125.01	N/A	325,000	406,274
700	1	33.75	33.75	33.75			33.75	33.75	N/A	50,000	16,873
ALL	47	97.16	95.82	94.42	19.85	101.48	33.75	170.00	91.66 to 101.54	351,708	332,080

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

**Commercial**

In addition to the completion of pickup work and the physical inspection of new construction, the contracted appraiser continued work on the commercial revaluation project—the estimated completion date is 2009. Low income housing was done by both the cost and income approach.

## 2008 Assessment Survey for Cheyenne County

### Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	The contracted appraiser.
2.	<b>Valuation done by:</b>
	The contracted appraiser/assessor.
3.	<b>Pickup work done by whom:</b>
	The contracted appraiser.
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	The RCN used to value commercial property within Cheyenne County is dated 1999.
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	The last year the depreciation schedule was developed using market-derived information for the commercial property class was in 1999.
6.	<b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	The commercial subclasses of motels/hotels and low-income housing were the only properties valued using the Income Approach. This was done in 2006.
7.	<b>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?</b>
	This approach has not been used to estimate value for the commercial property class.
8.	<b>Number of market areas/neighborhoods for this property class?</b>
	There are ten neighborhoods established for commercial property within the County.
9.	<b>How are these defined?</b>
	Strictly by location: along the I-80 Interstate Highway; downtown Sidney; east Sidney; other Sidney; Sioux Meadows; Rural; Small Towns (that consist of four neighborhoods).
10.	<b>Is “Assessor Location” a usable valuation identity?</b>
	Only for the “Rural” and small towns commercial property.
11.	<b>Does the assessor location “suburban” mean something other than rural commercial? (that is, does the “suburban” location have its own market?)</b>
	No—suburban commercial is classified as rural commercial in Cheyenne County. There are not enough commercial sales located outside of the city limits to have a “suburban” assessor location.

12.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> ( <i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i> )
	There is no market significance of the suburban location as defined by the Reg for the commercial property class.

**Commercial Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>27</b>	<b>20</b>	<b>11</b>	<b>58</b>

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

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TOTAL Adj.Sales Price:	16,530,302	MEAN:	97	AVG.ABS.DEV:	19.46	95% Mean C.I.:	88.91 to 104.37
TOTAL Assessed Value:	15,886,471						
AVG. Adj. Sales Price:	351,708	COD:	20.01	MAX Sales Ratio:	170.00		
AVG. Assessed Value:	338,010	PRD:	100.55	MIN Sales Ratio:	33.75		

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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
<b>Qrtrs</b>											
07/01/04 TO 09/30/04	5	86.01	86.42	84.79	21.40	101.92	60.77	125.25	N/A	307,035	260,320
10/01/04 TO 12/31/04	1	108.83	108.83	108.83			108.83	108.83	N/A	85,000	92,506
01/01/05 TO 03/31/05	8	97.64	91.18	77.34	21.49	117.90	60.96	132.98	60.96 to 132.98	143,176	110,733
04/01/05 TO 06/30/05	6	97.55	94.73	96.97	12.98	97.69	66.99	116.81	66.99 to 116.81	655,483	635,628
07/01/05 TO 09/30/05	4	94.52	84.49	69.84	15.39	120.98	48.81	100.12	N/A	177,500	123,963
10/01/05 TO 12/31/05	5	97.25	99.32	100.47	28.28	98.86	33.75	143.43	N/A	609,740	612,584
01/01/06 TO 03/31/06	5	103.77	105.49	93.04	16.99	113.38	72.99	148.60	N/A	104,500	97,227
04/01/06 TO 06/30/06	1	83.92	83.92	83.92			83.92	83.92	N/A	600,000	503,512
07/01/06 TO 09/30/06	2	119.11	119.11	105.34	18.67	113.07	96.87	141.35	N/A	52,500	55,304
10/01/06 TO 12/31/06	3	108.49	124.97	107.89	22.60	115.84	96.43	170.00	N/A	129,000	139,172
01/01/07 TO 03/31/07	2	85.11	85.11	103.60	23.63	82.16	65.00	105.22	N/A	594,000	615,361
04/01/07 TO 06/30/07	5	97.34	94.79	106.57	15.54	88.95	58.82	117.49	N/A	654,122	697,088
<b>Study Years</b>											
07/01/04 TO 06/30/05	20	95.19	91.94	90.97	18.99	101.06	60.77	132.98	66.99 to 105.51	334,924	304,687
07/01/05 TO 06/30/06	15	97.25	96.40	93.18	20.82	103.45	33.75	148.60	83.92 to 107.33	325,413	303,228
07/01/06 TO 06/30/07	12	101.28	104.78	105.93	20.16	98.91	58.82	170.00	91.66 to 117.49	412,550	437,024
<b>Calendar Yrs</b>											
01/01/05 TO 12/31/05	23	97.25	92.71	93.45	19.65	99.21	33.75	143.43	83.95 to 101.54	384,218	359,061
01/01/06 TO 12/31/06	11	103.77	111.32	94.01	20.22	118.41	72.99	170.00	83.92 to 148.60	146,772	137,979
ALL	47	97.25	96.64	96.11	20.01	100.55	33.75	170.00	93.79 to 103.77	351,708	338,010

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DALTON	2	65.50	65.50	41.74	48.47	156.93	33.75	97.25	N/A	28,600	11,937
LODGEPOLE	2	130.83	130.83	128.97	29.94	101.45	91.66	170.00	N/A	7,350	9,479
POTTER	1	148.60	148.60	148.60			148.60	148.60	N/A	35,000	52,011
RURAL	5	61.13	72.67	69.89	27.05	103.97	48.81	97.34	N/A	305,000	213,177
SIDNEY	37	99.85	98.31	98.84	16.09	99.46	58.82	143.43	94.77 to 105.51	402,659	397,993
ALL	47	97.25	96.64	96.11	20.01	100.55	33.75	170.00	93.79 to 103.77	351,708	338,010

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	42	98.90	99.49	98.77	19.02	100.73	33.75	170.00	94.77 to 105.51	357,269	352,871
3	5	61.13	72.67	69.89	27.05	103.97	48.81	97.34	N/A	305,000	213,177
ALL	47	97.25	96.64	96.11	20.01	100.55	33.75	170.00	93.79 to 103.77	351,708	338,010

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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	37	97.16	96.52	96.64	21.26	99.87	33.75	170.00	91.66 to 105.51	391,521	378,376
2	10	97.65	97.08	92.30	15.37	105.18	60.96	141.35	72.99 to 117.49	204,400	188,654
____ALL____	47	97.25	96.64	96.11	20.01	100.55	33.75	170.00	93.79 to 103.77	351,708	338,010

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	2	77.34	77.34	75.37	17.77	102.61	63.59	91.08	N/A	70,000	52,759
03	45	97.34	97.50	96.28	19.97	101.26	33.75	170.00	94.77 to 105.22	364,228	350,687
04											
____ALL____	47	97.25	96.64	96.11	20.01	100.55	33.75	170.00	93.79 to 103.77	351,708	338,010

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	42	97.25	95.26	96.15	17.66	99.07	48.81	143.43	93.79 to 103.77	391,033	375,991
17-0003	2	65.50	65.50	41.74	48.47	156.93	33.75	97.25	N/A	28,600	11,937
17-0009	1	148.60	148.60	148.60			148.60	148.60	N/A	35,000	52,011
25-0025	2	130.83	130.83	128.97	29.94	101.45	91.66	170.00	N/A	7,350	9,479
NonValid School											
____ALL____	47	97.25	96.64	96.11	20.01	100.55	33.75	170.00	93.79 to 103.77	351,708	338,010

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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	9	99.85	98.57	91.94	17.31	107.22	60.96	141.35	72.99 to 117.49	178,222	163,852
Prior TO 1860											
1860 TO 1899	2	99.50	99.50	103.64	7.87	96.00	91.66	107.33	N/A	16,350	16,945
1900 TO 1919	4	98.71	94.41	88.95	12.83	106.14	66.26	113.99	N/A	44,403	39,499
1920 TO 1939	4	88.55	84.02	86.85	27.27	96.75	33.75	125.25	N/A	107,000	92,926
1940 TO 1949	4	78.13	75.60	72.08	26.41	104.88	48.81	97.34	N/A	306,250	220,752
1950 TO 1959	10	96.65	95.35	92.48	20.31	103.11	58.82	143.43	63.59 to 132.98	62,941	58,205
1960 TO 1969	2	91.90	91.90	90.80	27.11	101.21	66.99	116.81	N/A	66,950	60,793
1970 TO 1979	1	148.60	148.60	148.60			148.60	148.60	N/A	35,000	52,011
1980 TO 1989	1	170.00	170.00	170.00			170.00	170.00	N/A	7,000	11,900
1990 TO 1994	1	93.79	93.79	93.79			93.79	93.79	N/A	780,178	731,716
1995 TO 1999	4	100.38	92.51	94.62	14.44	97.77	60.77	108.49	N/A	1,021,750	966,748
2000 TO Present	5	105.22	103.99	102.82	9.99	101.14	83.92	125.01	N/A	1,478,100	1,519,785
ALL	47	97.25	96.64	96.11	20.01	100.55	33.75	170.00	93.79 to 103.77	351,708	338,010

**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	1	83.95	83.95	83.95			83.95	83.95	N/A	4,000	3,358
5000 TO 9999	3	97.25	119.64	118.54	26.85	100.93	91.66	170.00	N/A	7,300	8,653
Total \$											
1 TO 9999	4	94.46	110.72	113.20	24.25	97.81	83.95	170.00	N/A	6,475	7,329
10000 TO 29999	2	124.34	124.34	122.45	13.68	101.54	107.33	141.35	N/A	22,500	27,551
30000 TO 59999	10	100.14	98.73	95.73	20.69	103.14	33.75	148.60	65.00 to 132.98	44,091	42,209
60000 TO 99999	9	96.87	97.68	98.44	23.67	99.23	63.59	143.43	66.26 to 125.25	75,322	74,148
100000 TO 149999	1	58.82	58.82	58.82			58.82	58.82	N/A	112,910	66,410
150000 TO 249999	5	97.95	97.91	96.81	10.40	101.14	72.99	117.49	N/A	205,000	198,451
250000 TO 499999	9	86.01	82.91	82.35	25.42	100.67	48.81	125.01	60.77 to 108.49	328,555	270,574
500000 +	7	97.16	98.50	99.76	6.82	98.73	83.92	108.63	83.92 to 108.63	1,606,525	1,602,682
ALL	47	97.25	96.64	96.11	20.01	100.55	33.75	170.00	93.79 to 103.77	351,708	338,010



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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	1	83.95	83.95	83.95			83.95	83.95	N/A	4,000	3,358
5000 TO 9999	2	94.46	94.46	94.36	2.96	100.10	91.66	97.25	N/A	7,450	7,030
Total \$ _____											
1 TO 9999	3	91.66	90.95	92.16	4.84	98.69	83.95	97.25	N/A	6,300	5,806
10000 TO 29999	4	124.34	113.11	82.23	34.23	137.55	33.75	170.00	N/A	25,500	20,968
30000 TO 59999	13	96.43	95.50	89.86	19.92	106.28	63.59	148.60	66.26 to 113.99	51,985	46,712
60000 TO 99999	5	108.83	101.32	96.69	15.87	104.78	58.82	125.25	N/A	82,982	80,236
100000 TO 149999	1	143.43	143.43	143.43			143.43	143.43	N/A	91,000	130,520
150000 TO 249999	10	79.50	80.72	75.42	24.89	107.03	48.81	117.49	60.77 to 103.77	263,700	198,879
250000 TO 499999	4	104.17	107.12	106.96	9.25	100.15	95.12	125.01	N/A	336,250	359,659
500000 +	7	97.16	98.50	99.76	6.82	98.73	83.92	108.63	83.92 to 108.63	1,606,525	1,602,682
ALL	47	97.25	96.64	96.11	20.01	100.55	33.75	170.00	93.79 to 103.77	351,708	338,010

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	99.85	101.54	93.01	17.45	109.17	60.96	141.35	72.99 to 132.98	156,727	145,778
10	7	97.25	99.47	78.75	17.03	126.31	60.77	148.60	60.77 to 148.60	107,385	84,563
15	2	90.20	90.20	87.24	29.50	103.39	63.59	116.81	N/A	72,000	62,816
20	24	95.84	92.95	94.46	21.54	98.40	33.75	170.00	66.99 to 105.22	426,483	402,841
30	2	104.47	104.47	98.36	19.67	106.21	83.92	125.01	N/A	462,500	454,893
40	1	108.63	108.63	108.63			108.63	108.63	N/A	2,750,000	2,987,364
ALL	47	97.25	96.64	96.11	20.01	100.55	33.75	170.00	93.79 to 103.77	351,708	338,010

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TOTAL Assessed Value:	15,886,471						
AVG. Adj. Sales Price:	351,708	COD:	20.01	MAX Sales Ratio:	170.00		
AVG. Assessed Value:	338,010	PRD:	100.55	MIN Sales Ratio:	33.75		

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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)	9	99.85	98.57	91.94	17.31	107.22	60.96	141.35	72.99 to 117.49	178,222	163,852
300	1	91.08	91.08	91.08			91.08	91.08	N/A	60,000	54,646
319	1	83.92	83.92	83.92			83.92	83.92	N/A	600,000	503,512
326	1	96.87	96.87	96.87			96.87	96.87	N/A	85,000	82,340
340	1	148.60	148.60	148.60			148.60	148.60	N/A	35,000	52,011
343	3	97.16	100.35	100.35	4.59	100.00	95.25	108.63	N/A	2,727,166	2,736,681
344	4	81.80	91.46	92.40	35.36	98.98	58.82	143.43	N/A	125,977	116,409
349	2	101.14	101.14	98.11	7.27	103.09	93.79	108.49	N/A	552,589	542,149
350	4	91.63	87.39	87.35	15.27	100.04	60.77	105.51	N/A	290,800	254,002
352	1	63.59	63.59	63.59			63.59	63.59	N/A	80,000	50,873
353	3	107.33	107.16	106.41	4.30	100.71	100.16	113.99	N/A	40,138	42,709
384	3	100.12	112.37	85.73	34.30	131.08	66.99	170.00	N/A	42,300	36,262
406	3	94.77	87.10	84.88	12.85	102.62	65.00	101.54	N/A	40,166	34,092
412	1	105.22	105.22	105.22			105.22	105.22	N/A	1,140,000	1,199,523
470	2	54.97	54.97	54.09	11.21	101.63	48.81	61.13	N/A	350,000	189,318
472	2	93.39	93.39	95.04	1.85	98.27	91.66	95.12	N/A	153,850	146,212
483	1	125.25	125.25	125.25			125.25	125.25	N/A	68,000	85,167
528	3	116.81	115.41	113.21	10.43	101.94	96.43	132.98	N/A	51,333	58,112
531	1	125.01	125.01	125.01			125.01	125.01	N/A	325,000	406,274
700	1	33.75	33.75	33.75			33.75	33.75	N/A	50,000	16,873
ALL	47	97.25	96.64	96.11	20.01	100.55	33.75	170.00	93.79 to 103.77	351,708	338,010



**2008 Correlation Section  
for Cheyenne County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: As will be shown by the following analyses contained as narrative for the six tables below, all three measures of central tendency are within acceptable range, and any could be used to indicate the level of value for the commercial property class. Further, the absolute difference between the Trended Preliminary Ratio and the R&O Median is less than one point (0.58). Thus, the two figures provide quite strong support for each other. Since the coefficient of dispersion is also within acceptable range, and for all of the aforementioned reasons, as well as for purposes of direct equalization, the median will be used to describe the overall level of value for the commercial property class.

Regarding the overall qualitative statistics, both rounded measures of assessment uniformity are within the prescribed parameters, and this indicates good quality of assessment for the commercial property class.

An examination of the statistical profile for the commercial class will show the Rural subclass under both headings "Assessor Location," and "Locations: Urban, Suburban & Rural," as having a median of 61.13, a mean of 72.67, and a weighted mean of 69.89. The qualitative statistics for this subclass are a COD of 27.05 and a PRD of 103.97. The total sale price for these five parcels is \$1,525,000. Further review with the Cheyenne County Assessor reveals that all five are located in the same rural area—Sioux Meadows (the liaison has verified this from the sales file). The Assessor revealed that two of the sales were foreclosed on shortly after their sale. One of the foreclosed sales then resold after the sales study period for approximately \$6,000 more than the current 2008 assessed value. Since all of the five sales of the Rural subclass are in the same subdivision (Sioux Meadows), and considering the additional information provided by the Cheyenne County Assessor, no recommendation for adjustment to all Rural commercial property will be made.

**2008 Correlation Section  
for Cheyenne County**

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**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>76</b>	<b>47</b>	<b>61.84</b>
<b>2007</b>	<b>88</b>	<b>64</b>	<b>72.73</b>
<b>2006</b>	<b>103</b>	<b>68</b>	<b>66.02</b>
<b>2005</b>	<b>104</b>	<b>70</b>	<b>67.31</b>
<b>2004</b>	<b>111</b>	<b>77</b>	<b>69.37</b>
<b>2003</b>	<b>106</b>	<b>76</b>	<b>71.7</b>
<b>2002</b>	<b>113</b>	<b>82</b>	<b>72.57</b>
<b>2001</b>	<b>98</b>	<b>68</b>	<b>69.39</b>

COMMERCIAL: The percentage of sales used for assessment year 2008 is historically low as shown in Table II. However, it should be noted that prior to issuing the 2008 Preliminary Statistical profile, the County discovered eleven commercial sales that were substantially changed (via additions, remodeling, etc.), and these were removed. Therefore, the actual available total commercial sales would be 65 (76-11), and the percentage of commercial sales used would then be 72.31%.

## 2008 Correlation Section for Cheyenne County

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### 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 Cheyenne County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>97.16</b>	<b>-0.51</b>	<b>96.67</b>	<b>97.25</b>
<b>2007</b>	<b>97.22</b>	<b>1.09</b>	<b>98.28</b>	<b>98.22</b>
<b>2006</b>	<b>99.38</b>	<b>11.17</b>	<b>110.49</b>	<b>99.78</b>
<b>2005</b>	<b>99.68</b>	<b>1.33</b>	<b>101.01</b>	<b>99.80</b>
<b>2004</b>	<b>95.73</b>	<b>7.56</b>	<b>102.97</b>	<b>99.73</b>
<b>2003</b>	<b>96</b>	<b>1.78</b>	<b>97.71</b>	<b>96</b>
<b>2002</b>	<b>98</b>	<b>2.05</b>	<b>100.01</b>	<b>98</b>
<b>2001</b>	<b>97</b>	<b>0.68</b>	<b>97.66</b>	<b>99</b>

COMMERCIAL: As shown in Table III, the absolute difference between the Trended Preliminary Ratio and the R&O Median is less than one point (0.58). Thus, the two figures provide quite strong support for each other.

**2008 Correlation Section  
for Cheyenne County**

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**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 Cheyenne County**

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
5.32	2008	-0.51
0.05	2007	1.09
31.18	2006	11.17
11.38	2005	1.33
6.16	2004	7.56
23.19	2003	1.78
10.58	2002	2.05
-5.48	2001	0.68

COMMERCIAL: As shown in Table IV, the absolute difference between the percent change to the sales file compared to the percent change to the commercial base is almost six points (5.83). Other than the completion of pickup work, no major changes were made to the commercial property class. Additional review of the Preliminary and the R&O sales file for the last sales study year (07/01/06 to 06/30/07) reveals one large sale: Book 144, Page 739 that had a preliminary total value of \$934,788, and a R&O total value of \$1,199,523 (roughly, a 28% change). Conversation with the Assessor revealed that this additional value was due to pickup work, and thus, the sales file was affected more than the commercial base.

## 2008 Correlation Section for Cheyenne County

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### **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 Cheyenne County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.25</b>	<b>96.11</b>	<b>96.64</b>

COMMERCIAL: As shown in Table V, all three measures of central tendency are within acceptable range, and any could be used to indicate the level of value for the commercial property class—particularly since the coefficient of dispersion is also within acceptable range.

**2008 Correlation Section  
for Cheyenne County**

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**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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>20.01</b>	<b>100.55</b>
<b>Difference</b>	<b>0.01</b>	<b>0</b>

COMMERCIAL: Both rounded measures of assessment uniformity are within the prescribed parameters, and this indicates good quality of assessment for the commercial property class.

**2008 Correlation Section  
for Cheyenne County**

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**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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>47</b>	<b>47</b>	<b>0</b>
<b>Median</b>	<b>97.16</b>	<b>97.25</b>	<b>0.09</b>
<b>Wgt. Mean</b>	<b>94.42</b>	<b>96.11</b>	<b>1.69</b>
<b>Mean</b>	<b>95.82</b>	<b>96.64</b>	<b>0.82</b>
<b>COD</b>	<b>19.85</b>	<b>20.01</b>	<b>0.16</b>
<b>PRD</b>	<b>101.48</b>	<b>100.55</b>	<b>-0.93</b>
<b>Min Sales Ratio</b>	<b>33.75</b>	<b>33.75</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>170.00</b>	<b>170.00</b>	<b>0</b>

COMMERCIAL: Assessment actions for 2008 included: “the completion of pickup work and the physical inspection of new construction, the contracted appraiser continued work on the commercial revaluation project—the estimated completion date is 2009. Low income housing was done by both the cost and income approach.” Other than the completion of pickup work and the continuation of the revaluing of commercial property that the County estimates will not be complete until the next assessment year, valuation change to commercial property was almost negligible, and Table VII confirms this.



**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:	108	<b>MEDIAN:</b>	<b>69</b>	COV:	17.12	95% Median C.I.:	66.65 to 70.92	(! : Derived)
(AgLand) TOTAL Sales Price:	11,303,414	WGT. MEAN:	68	STD:	12.05	95% Wgt. Mean C.I.:	65.55 to 70.45	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,148,847	MEAN:	70	AVG.ABS.DEV:	8.75	95% Mean C.I.:	68.10 to 72.64	
(AgLand) TOTAL Assessed Value:	7,581,426							
AVG. Adj. Sales Price:	103,230	COD:	12.75	MAX Sales Ratio:	112.89			
AVG. Assessed Value:	70,198	PRD:	103.48	MIN Sales Ratio:	44.13			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	9	73.45	69.10	69.28	9.74	99.74	44.13	82.47	59.83 to 76.05	82,402	57,089
10/01/04 TO 12/31/04	8	71.21	72.74	77.22	11.52	94.19	60.43	90.41	60.43 to 90.41	62,912	48,583
01/01/05 TO 03/31/05	17	74.28	75.48	72.62	14.29	103.94	51.45	112.89	66.24 to 88.97	100,259	72,806
04/01/05 TO 06/30/05	6	77.27	76.97	77.28	15.43	99.59	60.13	105.81	60.13 to 105.81	124,413	96,147
07/01/05 TO 09/30/05	6	72.05	75.80	72.08	9.37	105.15	68.22	97.73	68.22 to 97.73	70,513	50,828
10/01/05 TO 12/31/05	7	74.09	73.01	73.22	4.87	99.71	66.42	78.43	66.42 to 78.43	87,624	64,162
01/01/06 TO 03/31/06	8	63.49	65.43	63.62	13.37	102.83	45.76	91.64	45.76 to 91.64	147,797	94,031
04/01/06 TO 06/30/06	9	66.56	65.90	65.26	10.86	100.98	49.13	80.10	52.79 to 75.42	91,858	59,950
07/01/06 TO 09/30/06	11	67.70	70.20	68.92	8.51	101.85	60.56	87.69	61.81 to 82.49	88,781	61,192
10/01/06 TO 12/31/06	5	61.47	66.99	57.03	19.32	117.46	49.07	96.35	N/A	202,224	115,330
01/01/07 TO 03/31/07	8	64.85	64.39	64.27	4.98	100.19	57.83	69.10	57.83 to 69.10	113,771	73,119
04/01/07 TO 06/30/07	14	65.85	67.63	65.17	14.00	103.77	53.94	95.56	56.84 to 73.45	107,826	70,266
<u>Study Years</u>											
07/01/04 TO 06/30/05	40	73.94	73.72	73.52	13.02	100.27	44.13	112.89	67.64 to 76.05	92,395	67,926
07/01/05 TO 06/30/06	30	69.31	69.41	67.18	10.94	103.33	45.76	97.73	66.42 to 74.09	101,518	68,197
07/01/06 TO 06/30/07	38	66.33	67.60	63.95	11.43	105.72	49.07	96.35	61.81 to 68.88	115,986	74,169
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	36	74.42	75.30	73.66	11.90	102.23	51.45	112.89	69.39 to 77.78	96,870	71,352
01/01/06 TO 12/31/06	33	66.60	67.38	63.59	12.18	105.96	45.76	96.35	62.07 to 70.07	121,116	77,017
<u>ALL</u>											
	108	68.65	70.37	68.00	12.75	103.48	44.13	112.89	66.65 to 70.92	103,230	70,198

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

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(AgLand) TOTAL Adj.Sales Price:	11,148,847	MEAN:	70	AVG.ABS.DEV:	8.75	95% Mean C.I.:	68.10 to 72.64	
(AgLand) TOTAL Assessed Value:	7,581,426							
AVG. Adj. Sales Price:	103,230	COD:	12.75	MAX Sales Ratio:	112.89			
AVG. Assessed Value:	70,198	PRD:	103.48	MIN Sales Ratio:	44.13			

Printed: 02/09/2008 11:59:40

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2499	2	71.16	71.16	71.05	3.21	100.17	68.88	73.45	N/A	76,000	53,995
2501	1	73.45	73.45	73.45			73.45	73.45	N/A	67,150	49,321
2505	2	76.89	76.89	76.94	7.26	99.94	71.31	82.47	N/A	67,062	51,595
2507	5	64.66	68.95	67.25	11.41	102.53	60.13	88.97	N/A	119,491	80,357
2509	2	55.33	55.33	53.09	20.23	104.21	44.13	66.52	N/A	40,000	21,235
2537	4	60.56	59.96	62.26	8.44	96.30	49.13	69.58	N/A	143,750	89,496
2539	4	85.86	83.43	83.70	10.53	99.68	67.70	94.29	N/A	80,979	67,775
2541	10	67.88	69.81	68.99	7.33	101.19	62.15	77.78	63.63 to 76.22	96,072	66,278
2543	2	60.64	60.64	60.70	0.65	99.89	60.24	61.03	N/A	68,500	41,582
2545	3	66.44	67.39	66.99	1.81	100.60	66.06	69.66	N/A	116,959	78,346
2547	3	66.97	66.86	66.76	3.37	100.16	63.42	70.20	N/A	76,576	51,120
2791	1	74.28	74.28	74.28			74.28	74.28	N/A	90,750	67,413
2793	4	68.05	73.91	67.06	14.06	110.21	61.81	97.73	N/A	84,107	56,405
2795	5	68.41	72.86	68.60	7.95	106.22	66.60	91.64	N/A	94,370	64,736
2797	7	68.32	74.47	70.79	12.82	105.20	62.07	112.89	62.07 to 112.89	69,512	49,208
2801	1	74.09	74.09	74.09			74.09	74.09	N/A	53,500	39,638
2803	1	49.07	49.07	49.07			49.07	49.07	N/A	330,000	161,934
2805	3	54.29	59.86	56.96	12.10	105.09	52.79	72.50	N/A	193,591	110,269
2831	1	57.97	57.97	57.97			57.97	57.97	N/A	440,000	255,079
2833	1	75.42	75.42	75.42			75.42	75.42	N/A	90,000	67,882
2835	1	59.83	59.83	59.83			59.83	59.83	N/A	121,600	72,752
2837	2	80.25	80.25	79.72	9.28	100.66	72.80	87.69	N/A	61,300	48,869
2839	3	65.47	65.91	64.16	7.70	102.72	58.56	73.69	N/A	62,000	39,779
2841	2	61.37	61.37	64.11	5.76	95.72	57.83	64.90	N/A	312,700	200,466
2843	2	58.11	58.11	58.88	2.18	98.68	56.84	59.37	N/A	102,000	60,061
2845	2	74.27	74.27	74.89	1.45	99.18	73.19	75.35	N/A	79,500	59,535
3087	2	81.50	81.50	73.64	29.84	110.67	57.18	105.81	N/A	114,500	84,317
3089	4	74.82	70.30	71.60	9.75	98.18	51.45	80.10	N/A	79,456	56,892
3091	3	78.43	77.38	77.25	1.65	100.17	74.91	78.80	N/A	66,868	51,656
3093	3	66.22	66.52	65.39	8.17	101.73	58.55	74.78	N/A	92,330	60,371
3095	3	53.94	54.46	54.71	11.07	99.55	45.76	63.68	N/A	67,189	36,756
3099	2	65.30	65.30	65.87	6.26	99.14	61.21	69.39	N/A	78,375	51,622
3101	1	82.49	82.49	82.49			82.49	82.49	N/A	110,000	90,734
3127	2	84.83	84.83	75.43	13.58	112.46	73.31	96.35	N/A	93,610	70,609
3129	1	75.37	75.37	75.37			75.37	75.37	N/A	61,200	46,127
3131	3	67.35	68.23	68.24	2.23	99.99	66.42	70.92	N/A	149,666	102,129
3133	1	93.45	93.45	93.45			93.45	93.45	N/A	32,805	30,656
3135	2	64.04	64.04	62.85	5.63	101.89	60.43	67.64	N/A	21,084	13,251



**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:	108	<b>MEDIAN:</b>	<b>69</b>	COV:	17.12	95% Median C.I.:	66.65 to 70.92				(!: Derived)
(AgLand) TOTAL Sales Price:	11,303,414	WGT. MEAN:	68	STD:	12.05	95% Wgt. Mean C.I.:	65.55 to 70.45				(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,148,847	MEAN:	70	AVG.ABS.DEV:	8.75	95% Mean C.I.:	68.10 to 72.64				
(AgLand) TOTAL Assessed Value:	7,581,426										
AVG. Adj. Sales Price:	103,230	COD:	12.75	MAX Sales Ratio:	112.89						
AVG. Assessed Value:	70,198	PRD:	103.48	MIN Sales Ratio:	44.13						Printed: 02/09/2008 11:59:40
3137	4	74.00	73.53	74.97	10.18	98.08	63.77	82.34	N/A	165,474	124,049
3139	3	90.41	88.20	89.79	6.24	98.23	78.63	95.56	N/A	105,116	94,380
ALL											
	108	68.65	70.37	68.00	12.75	103.48	44.13	112.89	66.65 to 70.92	103,230	70,198

**AREA (MARKET)**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	70.94	70.13	65.31	13.94	107.38	52.79	96.35	57.97 to 82.49	132,707	86,668
2	30	69.57	71.63	70.92	15.30	101.01	45.76	105.81	64.90 to 78.43	115,573	81,964
3	37	68.32	69.10	64.75	13.38	106.72	44.13	112.89	65.47 to 70.07	95,806	62,034
4	30	68.29	70.61	69.70	8.80	101.30	60.24	94.29	66.44 to 73.45	92,283	64,324
5	1	74.78	74.78	74.78			74.78	74.78	N/A	41,200	30,809
ALL											
	108	68.65	70.37	68.00	12.75	103.48	44.13	112.89	66.65 to 70.92	103,230	70,198

**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	108	68.65	70.37	68.00	12.75	103.48	44.13	112.89	66.65 to 70.92	103,230	70,198
ALL											
	108	68.65	70.37	68.00	12.75	103.48	44.13	112.89	66.65 to 70.92	103,230	70,198

**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	66	68.65	70.25	69.52	9.65	101.05	45.76	94.29	66.87 to 70.92	97,868	68,040
DRY-N/A	10	65.99	71.65	71.02	19.93	100.88	51.45	105.81	57.18 to 95.56	86,725	61,591
GRASS	19	69.39	71.57	67.47	17.16	106.08	44.13	97.73	60.24 to 82.49	108,563	73,245
GRASS-N/A	8	68.73	71.81	67.71	17.71	106.06	56.84	112.89	56.84 to 112.89	90,468	61,256
IRRGTD-N/A	5	61.47	62.55	57.26	14.50	109.24	49.07	75.42	N/A	207,159	118,617
ALL											
	108	68.65	70.37	68.00	12.75	103.48	44.13	112.89	66.65 to 70.92	103,230	70,198

**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	73	68.88	70.69	70.02	10.83	100.97	45.76	105.81	66.87 to 70.92	96,631	67,657
DRY-N/A	3	61.21	64.16	61.50	9.21	104.32	57.18	74.09	N/A	90,833	55,863
GRASS	21	69.39	71.30	67.35	16.21	105.86	44.13	97.73	60.56 to 79.78	106,128	71,480
GRASS-N/A	6	66.83	72.84	68.24	21.82	106.73	56.84	112.89	56.84 to 112.89	92,958	63,437
IRRGTD	3	61.47	61.01	56.29	12.71	108.39	49.07	72.50	N/A	195,510	110,056
IRRGTD-N/A	2	64.86	64.86	58.52	16.29	110.82	54.29	75.42	N/A	224,632	131,459
ALL											
	108	68.65	70.37	68.00	12.75	103.48	44.13	112.89	66.65 to 70.92	103,230	70,198

**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:	108	<b>MEDIAN:</b>	<b>69</b>	COV:	17.12	95% Median C.I.:	66.65 to 70.92	(! : Derived)
(AgLand) TOTAL Sales Price:	11,303,414	WGT. MEAN:	68	STD:	12.05	95% Wgt. Mean C.I.:	65.55 to 70.45	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,148,847	MEAN:	70	AVG.ABS.DEV:	8.75	95% Mean C.I.:	68.10 to 72.64	
(AgLand) TOTAL Assessed Value:	7,581,426							
AVG. Adj. Sales Price:	103,230	COD:	12.75	MAX Sales Ratio:	112.89			
AVG. Assessed Value:	70,198	PRD:	103.48	MIN Sales Ratio:	44.13			

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**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	76	68.65	70.43	69.70	10.90	101.05	45.76	105.81	66.65 to 70.92	96,402	67,192
GRASS	27	69.39	71.64	67.53	17.28	106.08	44.13	112.89	60.24 to 75.08	103,201	69,693
IRRGTD	5	61.47	62.55	57.26	14.50	109.24	49.07	75.42	N/A	207,159	118,617
ALL	108	68.65	70.37	68.00	12.75	103.48	44.13	112.89	66.65 to 70.92	103,230	70,198

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	17	66.42	67.64	66.61	12.25	101.55	45.76	93.45	58.56 to 74.78	76,866	51,198
17-0003	42	68.65	71.66	69.82	9.43	102.64	60.24	112.89	66.65 to 71.31	88,299	61,653
17-0009	22	63.86	65.81	62.07	16.26	106.03	44.13	96.35	57.97 to 73.31	136,059	84,450
25-0025	27	74.56	73.79	72.09	13.31	102.37	51.45	105.81	64.90 to 78.80	116,305	83,839
NonValid School											
ALL	108	68.65	70.37	68.00	12.75	103.48	44.13	112.89	66.65 to 70.92	103,230	70,198

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	71.21	71.21	72.95	5.01	97.61	67.64	74.78	N/A	27,684	20,196
50.01 TO 100.00	6	73.44	77.22	71.94	14.25	107.33	60.43	97.73	60.43 to 97.73	26,430	19,015
100.01 TO 180.00	53	68.88	69.84	68.33	12.57	102.21	44.13	112.89	66.42 to 72.80	67,331	46,005
180.01 TO 330.00	28	69.57	71.55	69.14	12.63	103.47	49.07	105.81	66.06 to 75.35	119,221	82,435
330.01 TO 650.00	16	66.79	67.93	66.58	12.25	102.04	52.79	95.56	59.83 to 73.31	167,873	111,764
650.01 +	3	64.90	67.55	66.48	11.20	101.61	57.97	79.78	N/A	447,374	297,406
ALL	108	68.65	70.37	68.00	12.75	103.48	44.13	112.89	66.65 to 70.92	103,230	70,198

**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:	108	<b>MEDIAN:</b>	<b>69</b>	COV:	17.12	95% Median C.I.:	66.65 to 70.92	(! : Derived)
(AgLand) TOTAL Sales Price:	11,303,414	WGT. MEAN:	68	STD:	12.05	95% Wgt. Mean C.I.:	65.55 to 70.45	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,148,847	MEAN:	70	AVG.ABS.DEV:	8.75	95% Mean C.I.:	68.10 to 72.64	
(AgLand) TOTAL Assessed Value:	7,581,426							
AVG. Adj. Sales Price:	103,230	COD:	12.75	MAX Sales Ratio:	112.89			
AVG. Assessed Value:	70,198	PRD:	103.48	MIN Sales Ratio:	44.13			

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<b>SALE PRICE *</b>											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	91.64	91.64	91.64			91.64	91.64	N/A	9,100	8,339	
Total \$ _____												
1 TO 9999	1	91.64	91.64	91.64			91.64	91.64	N/A	9,100	8,339	
10000 TO 29999	5	96.35	87.01	85.18	17.14	102.15	60.43	112.89	N/A	18,377	15,653	
30000 TO 59999	18	73.44	70.32	70.15	14.91	100.25	44.13	94.29	60.24 to 78.80	46,554	32,656	
60000 TO 99999	44	69.25	70.18	70.08	8.84	100.13	53.94	105.81	66.56 to 73.45	74,227	52,022	
100000 TO 149999	23	68.22	69.61	69.44	12.37	100.24	49.13	95.56	61.81 to 74.19	118,450	82,252	
150000 TO 249999	11	66.06	67.77	67.52	9.60	100.37	57.18	90.41	59.37 to 75.08	175,555	118,539	
250000 TO 499999	5	57.97	61.69	61.27	15.10	100.69	49.07	79.78	N/A	346,677	212,413	
500000 +	1	64.90	64.90	64.90			64.90	64.90	N/A	555,000	360,220	
ALL	108	68.65	70.37	68.00	12.75	103.48	44.13	112.89	66.65 to 70.92	103,230	70,198	

<b>ASSESSED VALUE *</b>											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	3	91.64	85.67	83.25	10.95	102.91	67.64	97.73	N/A	11,089	9,232	
Total \$ _____												
1 TO 9999	3	91.64	85.67	83.25	10.95	102.91	67.64	97.73	N/A	11,089	9,232	
10000 TO 29999	12	66.59	68.12	63.31	20.92	107.60	44.13	112.89	51.45 to 73.69	37,650	23,835	
30000 TO 59999	48	69.38	70.32	69.32	10.15	101.44	49.13	94.29	66.56 to 74.09	68,828	47,710	
60000 TO 99999	29	68.41	70.39	69.01	12.09	102.00	52.79	105.81	61.81 to 74.19	115,768	79,891	
100000 TO 149999	8	74.19	75.52	74.79	10.73	100.98	64.66	90.64	64.66 to 90.64	153,810	115,033	
150000 TO 249999	5	62.15	60.49	59.31	10.80	101.98	49.07	69.58	N/A	286,017	169,646	
250000 TO 499999	3	64.90	67.55	66.48	11.20	101.61	57.97	79.78	N/A	447,374	297,406	
ALL	108	68.65	70.37	68.00	12.75	103.48	44.13	112.89	66.65 to 70.92	103,230	70,198	

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

### **Agricultural**

The assessor sent letters to all agricultural land owners to confirm current land use. The assessor's office also recounted CRP trees and grass, thus requiring the recount of the parcel's irrigated and dry (respectively). Irrigation that consisted of one well and two pivots previously had an adjustment. This adjustment was taken off for assessment year 2008 to closer match 75% of the market. Ag values were reviewed for all of the agricultural market areas and changes were made:

In Market Area 1: Irrigated—two LCG's were raised, one was lowered, and the rest remained the same; Dryland—three LCG's were raised, one was lowered, and the others were unchanged; Grassland—all grass LCG's were raised in this market area. CRP—the top three subclasses were lowered and the bottom four were raised. Waste land was raised.

Market Area 2: Irrigated—three Land Capability Groups were raised, and the rest were unchanged. Dryland—3D remained the same and the remaining subclasses were raised. Grassland—the subclass 1G was raised, the next four subclasses were lowered and the bottom two LCG's were unchanged. CRP—all subclasses were lowered for this Market Area. Waste land was raised.

Market Area 3: Irrigated—all subclasses were raised. Dryland—all dry subclasses were raised. Grassland—the LCG 2G was raised, and the remaining subclasses were unchanged. CRP—the top subclass 1C remained the same as last year, but the remaining subclasses were raised. Waste land was raised.

Market Area 4: Irrigated—all subclasses were raised. Dryland—all subclasses of dry were raised. Grassland—no changes were made to grass values in this Market Area. CRP—the top three LCG's were lowered, and the lower four subclasses were raised. Waste land was raised to match the other agricultural Market Areas.

Market Area 5: Irrigated—no changes were made to this class of land. Dryland—no changes were made for assessment year 2008. Grassland—all LCG's were lowered. CRP—all subclasses were lowered. Waste was raised to match the other Market Areas.

## 2008 Assessment Survey for Cheyenne County

### Agricultural Appraisal Information

1.	<p><b>Data collection done by:</b></p> <p>Mostly by the assessor and her staff, and sometimes by the contracted appraiser.</p>
2.	<p><b>Valuation done by:</b></p> <p>The assessor and the contracted appraiser.</p>
3.	<p><b>Pickup work done by whom:</b></p> <p>The contracted appraiser.</p>
4.	<p><b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b></p> <p>Yes, the County has written standards to specifically define agricultural property, and has developed indicators that would determine whether or not land is primarily used as agricultural land.</p>
a.	<p><b>How is agricultural land defined in this county?</b></p> <p>Agricultural land is defined statutorily by §77-1359 and §77-1363. Further, the assessor has developed the following to determine whether or not land is primarily used as agricultural land:</p> <p>“Cheyenne County is zoned and all acreages and subdivisions [less than] 40 acres will be classified as rural residential, recreational or commercial, and will be valued at 92% to 100% of market value. Exceptions may include contiguous land to your commercial farming operation.”</p> <p>“Rural land and acreages over 40 acres in Cheyenne County will be reviewed for agricultural commercial production. Commercial production shall mean agricultural or horticultural products produced for the primary purpose of obtaining a monetary profit. If no commercial production is evident, the land will be valued at 92% to 100% of market value. Indicators [that] land is not primarily used as agricultural land [are]:”</p> <p>(1) Farm income is not generated    (2) No participation in FSA programs          (3) No farm insurance program    (4) Majority of land use is for wildlife habitat          (5) Little or no specialized agricultural equipment on personal property schedule          (6) Surveyed and platted for rural residential resale</p> <p>“Documents to be provided for proof are:          (1) 1040 F form (2) FSA compliance (3) Insurance policy (4) Personal Property Tax Schedule (5) Livestock inventory on land &amp; duration of time on land (6) Lease agreement.</p> <p>Market areas have been established for the purpose of valuing rural residential acreages and farm ground.”</p>

5.	<b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	This approach has not been used for agricultural land.
6.	<b>What is the date of the soil survey currently used?</b>
	The date is 1987; it was completely implemented in 1994.
7.	<b>What date was the last countywide land use study completed?</b>
	In 1994. In 2007, the assessor reviewed land use in the agricultural market areas.
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	Mainly by FSA maps provided by taxpayers.
b.	<b>By whom?</b>
	By the assessor and her staff.
c.	<b>What proportion is complete / implemented at this time?</b>
	The assessor estimates that approximately 85-90% of the County is up-to-date at this time.
8.	<b>Number of market areas/neighborhoods in the agricultural property class:</b>
	There are five agricultural market areas in Cheyenne County.
9.	<b>How are market areas/neighborhoods defined in this property class?</b>
	By location, topography and soil type.
10.	<b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b>
	No, the County has not, and is not in the process of implementing special valuation for agricultural land.

**Agricultural Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>27</b>	<b>1165 (mostly land use chngs)</b>	<b>0</b>	<b>1192</b>

**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:	108	<b>MEDIAN:</b>	<b>72</b>	COV:	17.57	95% Median C.I.:	69.91 to 74.38	(! : Derived)
(AgLand) TOTAL Sales Price:	11,290,937	WGT. MEAN:	72	STD:	12.98	95% Wgt. Mean C.I.:	69.62 to 74.22	
(AgLand) TOTAL Adj.Sales Price:	11,136,370	MEAN:	74	AVG.ABS.DEV:	8.67	95% Mean C.I.:	71.42 to 76.32	
(AgLand) TOTAL Assessed Value:	8,009,233							
AVG. Adj. Sales Price:	103,114	COD:	12.04	MAX Sales Ratio:	126.48			
AVG. Assessed Value:	74,159	PRD:	102.71	MIN Sales Ratio:	35.71			

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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	9	73.40	68.14	71.59	14.39	95.18	35.71	84.83	45.18 to 78.80	82,402	58,989
10/01/04 TO 12/31/04	8	73.18	74.76	78.87	9.46	94.78	65.23	92.66	65.23 to 92.66	62,912	49,620
01/01/05 TO 03/31/05	17	75.93	78.45	74.76	15.46	104.94	51.44	126.48	65.59 to 93.91	100,082	74,819
04/01/05 TO 06/30/05	6	80.16	82.23	83.29	13.46	98.72	66.07	108.77	66.07 to 108.77	122,829	102,307
07/01/05 TO 09/30/05	6	75.55	78.99	75.35	8.61	104.83	69.48	102.68	69.48 to 102.68	70,513	53,129
10/01/05 TO 12/31/05	7	79.89	77.14	77.05	5.24	100.12	69.62	81.91	69.62 to 81.91	87,624	67,510
01/01/06 TO 03/31/06	8	68.53	68.50	66.44	11.70	103.10	48.06	91.90	48.06 to 91.90	147,797	98,190
04/01/06 TO 06/30/06	9	69.91	69.28	68.38	8.35	101.32	52.45	81.36	61.53 to 75.36	91,861	62,814
07/01/06 TO 09/30/06	11	72.19	73.55	72.24	7.33	101.81	61.68	97.21	68.13 to 77.37	88,781	64,139
10/01/06 TO 12/31/06	5	69.74	74.42	63.51	17.87	117.17	57.17	109.30	N/A	202,224	128,434
01/01/07 TO 03/31/07	8	68.45	67.78	67.47	2.94	100.46	64.35	71.07	64.35 to 71.07	113,771	76,759
04/01/07 TO 06/30/07	14	70.85	73.62	72.31	12.58	101.81	55.26	104.14	62.66 to 80.41	107,826	77,971
<u>Study Years</u>											
07/01/04 TO 06/30/05	40	75.50	75.96	76.39	13.96	99.44	35.71	126.48	71.36 to 78.40	92,082	70,341
07/01/05 TO 06/30/06	30	72.86	72.85	70.34	9.74	103.57	48.06	102.68	69.52 to 75.36	101,519	71,406
07/01/06 TO 06/30/07	38	69.85	72.48	69.28	10.18	104.62	55.26	109.30	68.55 to 72.70	115,986	80,352
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	36	76.77	78.92	77.04	12.19	102.43	51.44	126.48	73.51 to 81.35	96,523	74,364
01/01/06 TO 12/31/06	33	69.91	71.29	67.52	10.47	105.59	48.06	109.30	68.13 to 73.47	121,116	81,774
<u>ALL</u>											
	108	72.00	73.87	71.92	12.04	102.71	35.71	126.48	69.91 to 74.38	103,114	74,159



**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:	108	<b>MEDIAN:</b>	<b>72</b>	COV:	17.57	95% Median C.I.:	69.91 to 74.38	(! : Derived)
(AgLand) TOTAL Sales Price:	11,290,937	WGT. MEAN:	72	STD:	12.98	95% Wgt. Mean C.I.:	69.62 to 74.22	
(AgLand) TOTAL Adj.Sales Price:	11,136,370	MEAN:	74	AVG.ABS.DEV:	8.67	95% Mean C.I.:	71.42 to 76.32	
(AgLand) TOTAL Assessed Value:	8,009,233							
AVG. Adj. Sales Price:	103,114	COD:	12.04	MAX Sales Ratio:	126.48			
AVG. Assessed Value:	74,159	PRD:	102.71	MIN Sales Ratio:	35.71			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2499	2	73.22	73.22	73.10	3.23	100.18	70.86	75.59	N/A	76,000	55,553
2501	1	80.41	80.41	80.41			80.41	80.41	N/A	67,150	53,997
2505	2	78.28	78.28	78.33	8.37	99.93	71.73	84.83	N/A	67,062	52,533
2507	5	69.74	74.60	72.46	11.65	102.96	65.25	95.28	N/A	119,491	86,577
2509	2	56.49	56.49	54.22	20.02	104.18	45.18	67.80	N/A	40,000	21,689
2537	4	69.44	67.23	69.82	9.05	96.29	52.45	77.60	N/A	143,750	100,368
2539	4	88.68	86.00	86.35	10.66	99.60	69.65	97.00	N/A	80,979	69,922
2541	10	70.49	72.64	71.88	6.04	101.05	65.37	79.89	68.55 to 78.40	96,072	69,058
2543	2	68.19	68.19	67.38	4.66	101.20	65.01	71.36	N/A	63,750	42,953
2545	3	68.69	69.56	69.23	1.60	100.48	68.35	71.65	N/A	116,959	80,975
2547	3	72.25	70.67	70.43	4.29	100.35	65.23	74.53	N/A	76,576	53,929
2791	1	77.74	77.74	77.74			77.74	77.74	N/A	90,750	70,545
2793	4	70.83	76.51	69.17	16.38	110.60	61.68	102.68	N/A	84,107	58,178
2795	5	73.58	77.21	73.85	6.30	104.55	71.25	91.90	N/A	94,370	69,694
2797	7	72.70	79.99	75.45	13.64	106.02	67.62	126.48	67.62 to 126.48	69,512	52,449
2801	1	81.43	81.43	81.43			81.43	81.43	N/A	53,500	43,564
2803	1	57.17	57.17	57.17			57.17	57.17	N/A	330,000	188,646
2805	3	67.01	67.34	66.89	5.94	100.67	61.53	73.47	N/A	193,598	129,490
2831	1	62.84	62.84	62.84			62.84	62.84	N/A	440,000	276,475
2833	1	75.36	75.36	75.36			75.36	75.36	N/A	90,000	67,824
2835	1	69.84	69.84	69.84			69.84	69.84	N/A	121,600	84,926
2837	2	87.29	87.29	86.59	11.36	100.80	77.37	97.21	N/A	61,300	53,081
2839	3	62.66	55.73	59.83	17.61	93.15	35.71	68.82	N/A	62,000	37,093
2841	2	65.66	65.66	66.68	2.00	98.47	64.35	66.98	N/A	312,700	208,515
2843	2	67.18	67.18	62.27	11.82	107.88	59.24	75.12	N/A	102,000	63,518
2845	2	75.77	75.77	76.55	1.83	98.97	74.38	77.15	N/A	79,500	60,860
3087	2	84.65	84.65	77.07	28.49	109.83	60.53	108.77	N/A	113,000	87,092
3089	4	72.44	69.42	71.24	12.37	97.44	51.44	81.36	N/A	79,456	56,608
3091	3	81.78	81.68	81.67	0.23	100.01	81.35	81.91	N/A	66,868	54,613
3093	3	69.19	67.99	67.50	7.12	100.73	60.01	74.78	N/A	92,330	62,322
3095	3	55.26	56.79	56.92	11.45	99.76	48.06	67.05	N/A	67,189	38,246
3099	2	72.21	72.21	72.52	3.10	99.57	69.97	74.45	N/A	78,375	56,839
3101	1	75.02	75.02	75.02			75.02	75.02	N/A	110,000	82,527
3127	2	90.56	90.56	75.25	20.70	120.33	71.81	109.30	N/A	93,610	70,446
3129	1	76.89	76.89	76.89			76.89	76.89	N/A	61,200	47,058
3131	3	69.62	69.74	68.56	4.03	101.72	65.59	74.01	N/A	149,666	102,615
3133	1	96.05	96.05	96.05			96.05	96.05	N/A	32,805	31,509
3135	2	68.77	68.77	67.85	4.09	101.35	65.96	71.58	N/A	21,084	14,306



**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:	108	<b>MEDIAN:</b>	<b>72</b>	COV:	17.57	95% Median C.I.:	69.91 to 74.38	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	11,136,370	MEAN:	74	AVG.ABS.DEV:	8.67	95% Mean C.I.:	71.42 to 76.32	
(AgLand) TOTAL Assessed Value:	8,009,233							
AVG. Adj. Sales Price:	103,114	COD:	12.04	MAX Sales Ratio:	126.48			
AVG. Assessed Value:	74,159	PRD:	102.71	MIN Sales Ratio:	35.71			

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**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	76	72.22	73.89	73.06	10.49	101.14	48.06	108.77	69.65 to 75.59	96,363	70,400
GRASS	27	71.81	74.79	71.27	17.19	104.95	35.71	126.48	67.80 to 75.40	102,850	73,300
IRRGTD	5	69.74	68.55	65.62	7.07	104.46	57.17	75.36	N/A	207,159	135,940
ALL	108	72.00	73.87	71.92	12.04	102.71	35.71	126.48	69.91 to 74.38	103,114	74,159

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
17-0001	17	68.82	68.14	67.61	14.45	100.80	35.71	97.21	60.01 to 74.78	76,866	51,966
17-0003	42	72.22	75.46	73.51	8.83	102.64	65.01	126.48	70.86 to 75.59	88,072	64,746
17-0009	22	69.91	71.32	68.25	12.46	104.51	45.18	109.30	66.07 to 75.36	136,060	92,856
25-0025	27	75.40	77.07	75.34	13.17	102.30	51.44	108.77	69.48 to 81.36	116,194	87,541
NonValid School											
ALL	108	72.00	73.87	71.92	12.04	102.71	35.71	126.48	69.91 to 74.38	103,114	74,159

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	2	73.18	73.18	73.96	2.19	98.95	71.58	74.78	N/A	27,684	20,475
50.01 TO 100.00	6	71.47	73.20	65.38	23.02	111.95	35.71	102.68	35.71 to 102.68	26,430	17,281
100.01 TO 180.00	53	71.73	73.71	71.90	12.13	102.52	45.18	126.48	69.62 to 75.36	67,152	48,282
180.01 TO 330.00	28	73.80	75.30	73.08	10.27	103.04	57.17	108.77	69.44 to 78.80	119,221	87,122
330.01 TO 650.00	16	70.13	72.55	71.43	10.63	101.56	60.53	104.14	65.37 to 75.40	167,687	119,785
650.01 +	3	66.98	72.22	70.75	11.94	102.07	62.84	86.83	N/A	447,374	316,537
ALL	108	72.00	73.87	71.92	12.04	102.71	35.71	126.48	69.91 to 74.38	103,114	74,159

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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AVG. Assessed Value:	74,159	PRD:	102.71	MIN Sales Ratio:	35.71			

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<b>SALE PRICE *</b>											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	91.90	91.90	91.90			91.90	91.90	N/A	9,100	8,363	
Total \$ _____												
1 TO 9999	1	91.90	91.90	91.90			91.90	91.90	N/A	9,100	8,363	
10000 TO 29999	5	102.68	95.20	93.77	19.14	101.53	65.96	126.48	N/A	18,377	17,232	
30000 TO 59999	18	74.58	71.85	72.29	17.09	99.39	35.71	97.21	67.80 to 81.43	46,026	33,274	
60000 TO 99999	44	72.22	73.32	73.18	7.87	100.20	55.26	108.77	69.65 to 75.59	74,227	54,316	
100000 TO 149999	24	73.46	73.71	73.44	10.23	100.38	52.45	104.14	69.44 to 75.93	119,703	87,907	
150000 TO 249999	10	69.47	71.50	71.28	8.56	100.30	59.24	92.66	65.25 to 77.60	177,961	126,849	
250000 TO 499999	5	65.59	67.89	67.83	10.32	100.08	57.17	86.83	N/A	346,677	235,168	
500000 +	1	66.98	66.98	66.98			66.98	66.98	N/A	555,000	371,728	
ALL _____												
	108	72.00	73.87	71.92	12.04	102.71	35.71	126.48	69.91 to 74.38	103,114	74,159	

<b>ASSESSED VALUE *</b>											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	91.90	91.90	91.90			91.90	91.90	N/A	9,100	8,363	
Total \$ _____												
1 TO 9999	1	91.90	91.90	91.90			91.90	91.90	N/A	9,100	8,363	
10000 TO 29999	13	68.56	72.48	64.73	27.53	111.97	35.71	126.48	48.06 to 102.68	33,413	21,628	
30000 TO 59999	50	72.22	73.92	72.95	9.23	101.32	52.45	97.21	69.91 to 76.89	68,179	49,740	
60000 TO 99999	26	73.49	73.38	72.32	8.29	101.46	59.24	108.77	69.44 to 75.02	116,046	83,929	
100000 TO 149999	10	73.61	79.07	77.48	13.77	102.05	65.25	104.14	68.69 to 93.91	149,448	115,793	
150000 TO 249999	5	65.59	66.55	65.94	6.73	100.92	57.17	77.60	N/A	286,017	188,595	
250000 TO 499999	3	66.98	72.22	70.75	11.94	102.07	62.84	86.83	N/A	447,374	316,537	
ALL _____												
	108	72.00	73.87	71.92	12.04	102.71	35.71	126.48	69.91 to 74.38	103,114	74,159	



**2008 Correlation Section  
for Cheyenne County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: A review of the subsequent tables will reveal that all three measures of central tendency (the median, mean and weighted mean) are within acceptable range, and with slightly less than two points difference between the highest and lowest measure, any of the three could serve as the point estimate for the overall level of value for agricultural land within Cheyenne County. The median will be offered as the estimate of the overall level of value for agricultural land, since comparison of the Trended Preliminary Ratio with the R&O Median reveals less than two points difference (1.44), and this indicates that each figure provides strong support for each other. Further, support is the rather “tight” coefficient of dispersion for this property class.

Regarding assessment uniformity, both qualitative statistical measures (the coefficient of dispersion and price-related differential) are within their respective acceptable ranges, and these indicate exceptional assessment uniformity for the agricultural land class.

Cheyenne County has met the requirements for compliance for both level of value and quality of assessment for agricultural land.

**2008 Correlation Section  
for Cheyenne County**

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**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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>127</b>	<b>108</b>	<b>85.04</b>
<b>2007</b>	<b>140</b>	<b>106</b>	<b>75.71</b>
<b>2006</b>	<b>175</b>	<b>96</b>	<b>54.86</b>
<b>2005</b>	<b>175</b>	<b>83</b>	<b>47.43</b>
<b>2004</b>	<b>165</b>	<b>77</b>	<b>46.67</b>
<b>2003</b>	<b>150</b>	<b>68</b>	<b>45.33</b>
<b>2002</b>	<b>115</b>	<b>72</b>	<b>62.61</b>
<b>2001</b>	<b>101</b>	<b>73</b>	<b>72.28</b>

AGRICULTURAL UNIMPROVED: Table II indicates an exceptional percentage of agricultural unimproved sales used for assessment year 2008, and is historically the largest percentage as shown by comparison with the previous figures.

## 2008 Correlation Section for Cheyenne County

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### 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 Cheyenne County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>68.65</b>	<b>6.98</b>	<b>73.44</b>	<b>72.00</b>
<b>2007</b>	<b>75.32</b>	<b>-1.75</b>	<b>74</b>	<b>73.20</b>
<b>2006</b>	<b>76.88</b>	<b>0.54</b>	<b>77.29</b>	<b>77.08</b>
<b>2005</b>	<b>75.68</b>	<b>2.78</b>	<b>77.79</b>	<b>76.49</b>
<b>2004</b>	<b>77.15</b>	<b>4.84</b>	<b>80.88</b>	<b>77.04</b>
<b>2003</b>	<b>76</b>	<b>2.33</b>	<b>77.77</b>	<b>77</b>
<b>2002</b>	<b>78</b>	<b>-0.3</b>	<b>77.77</b>	<b>76</b>
<b>2001</b>	<b>77</b>	<b>6.09</b>	<b>81.69</b>	<b>78</b>

AGRICULTURAL UNIMPROVED: Comparison of the Trended Preliminary Ratio with the R&O Median reveals less than two points difference (1.44). This would indicate that each figure provides strong support for each other.

## 2008 Correlation Section for Cheyenne County

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### **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 Cheyenne County**

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
8.33	2008	6.98
-2.09	2007	-1.75
0.35	2006	0.54
4.68	2005	2.78
2.94	2004	4.84
-2.74	2003	2.33
16.37	2002	-0.3
-1.93	2001	6.09

AGRICULTURAL UNIMPROVED: Comparison of the percent change to the sales file to the percent change to the assessed base (excluding growth) is less than two points (1.35), and is statistically insignificant. This suggests that there is no appreciable difference between the assessment of the sold versus the unsold agricultural land within Cheyenne County.

## 2008 Correlation Section for Cheyenne County

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>72.00</b>	<b>71.92</b>	<b>73.87</b>

AGRICULTURAL UNIMPROVED: Table V reveals that all three measures of central tendency are within acceptable range, and each could serve as the point estimate for the overall level of value for agricultural land within Cheyenne County.

**2008 Correlation Section  
for Cheyenne County**

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**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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>12.04</b>	<b>102.71</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

**AGRICULTURAL UNIMPROVED:** Both of the qualitative statistical measures are within their respective acceptable ranges, and these indicate exceptional assessment uniformity for the agricultural land class.

**2008 Correlation Section  
for Cheyenne County**

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**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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>108</b>	<b>108</b>	<b>0</b>
<b>Median</b>	<b>68.65</b>	<b>72.00</b>	<b>3.35</b>
<b>Wgt. Mean</b>	<b>68.00</b>	<b>71.92</b>	<b>3.92</b>
<b>Mean</b>	<b>70.37</b>	<b>73.87</b>	<b>3.5</b>
<b>COD</b>	<b>12.75</b>	<b>12.04</b>	<b>-0.71</b>
<b>PRD</b>	<b>103.48</b>	<b>102.71</b>	<b>-0.77</b>
<b>Min Sales Ratio</b>	<b>44.13</b>	<b>35.71</b>	<b>-8.42</b>
<b>Max Sales Ratio</b>	<b>112.89</b>	<b>126.48</b>	<b>13.59</b>

AGRICULTURAL UNIMPROVED: Assessment actions taken to address agricultural land for 2008 included the following: the assessor sent letters to all agricultural land owners to confirm current land use. The assessor’s office also recounted CRP trees and grass, thus requiring the recount of the parcel’s irrigated and dry (respectively). Irrigation that consisted of one well and two pivots previously had an adjustment. This adjustment was taken off for assessment year 2008 to closer match 75% of the market. Ag values were reviewed for all of the agricultural market areas and changes were made:

In Market Area 1: Irrigated—two LCG’s were raised, one was lowered, and the rest remained the same; Dryland—three LCG’s were raised, one was lowered, and the others were unchanged; Grassland—all grass LCG’s were raised in this market area. CRP—the top three subclasses were lowered and the bottom four were raised. Waste land was raised.

Market Area 2: Irrigated—three Land Capability Groups were raised, and the rest were unchanged. Dryland—3D remained the same and the remaining subclasses were raised. Grassland—the subclass 1G was raised, the next four subclasses were lowered and the bottom two LCG’s were unchanged. CRP—all subclasses were lowered for this Market Area. Waste land was raised.

Market Area 3: Irrigated—all subclasses were raised. Dryland—all dry subclasses were raised. Grassland—the LCG 2G was raised, and the remaining subclasses were unchanged. CRP—the top subclass 1C remained the same as last year, but the remaining subclasses were raised. Waste land was raised.

Market Area 4: Irrigated—all subclasses were raised. Dryland—all subclasses of dry were raised. Grassland—no changes were made to grass values in this Market Area. CRP—the top three LCG’s were lowered, and the lower four subclasses were raised. Waste land was raised to match the other agricultural Market Areas.

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Market Area 5: Irrigated—no changes were made to this class of land. Dryland—no changes were made for assessment year 2008. Grassland—all LCG's were lowered. CRP—all subclasses were lowered. Waste was raised to match the other Market Areas.

Table VII appears to statistically reflect the assessment actions taken for assessment year 2008.





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<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 9,141	<b>Value</b> 697,206,238	<b>Total Growth</b> 13,006,198 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	544	4,247,269	27	186,038	132	1,263,605	703	5,696,912	
2. Res Improv Land	3,012	25,271,839	76	1,418,339	417	4,739,414	3,505	31,429,592	
3. Res Improvements	3,153	230,986,269	80	9,443,763	479	36,040,282	3,712	276,470,314	
4. Res Total	3,697	260,505,377	107	11,048,140	611	42,043,301	4,415	313,596,818	10,333,823
% of Total	83.73	83.07	2.42	3.52	13.83	13.40	48.29	44.97	79.45
5. Rec UnImp Land	0	0	0	0	2	208,310	2	208,310	
6. Rec Improv Land	0	0	0	0	2	101,372	2	101,372	
7. Rec Improvements	0	0	0	0	2	770,972	2	770,972	
8. Rec Total	0	0	0	0	4	1,080,654	4	1,080,654	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.04	0.15	0.00
Res+Rec Total	3,697	260,505,377	107	11,048,140	615	43,123,955	4,419	314,677,472	10,333,823
% of Total	83.66	82.78	2.42	3.51	13.91	13.70	48.34	45.13	79.45

**County 17 - Cheyenne**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 9,141	<b>Value</b> 697,206,238	<b>Total Growth</b> 13,006,198 (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	150	3,949,222	6	167,137	31	851,356	187	4,967,715	
10. Comm Improv Land	444	14,851,849	23	297,729	44	1,026,873	511	16,176,451	
11. Comm Improvements	474	72,215,897	24	1,511,728	51	4,417,290	549	78,144,915	
12. Comm Total	624	91,016,968	30	1,976,594	82	6,295,519	736	99,289,081	1,804,617
% of Total	84.78	91.66	4.07	1.99	11.14	6.34	8.05	14.24	13.87
13. Ind UnImp Land	2	47,186	0	0	33	505,353	35	552,539	
14. Ind Improv Land	3	50,381	0	0	40	1,664,641	43	1,715,022	
15. Ind Improvements	3	95,652	0	0	41	6,633,197	44	6,728,849	
16. Ind Total	5	193,219	0	0	74	8,803,191	79	8,996,410	0
% of Total	6.32	2.14	0.00	0.00	93.67	97.85	0.86	1.29	0.00
Comm+Ind Total	629	91,210,187	30	1,976,594	156	15,098,710	815	108,285,491	1,804,617
% of Total	77.17	84.23	3.68	1.82	19.14	13.94	8.91	15.53	13.87
17. Taxable Total	4,326	351,715,564	137	13,024,734	771	58,222,665	5,234	422,962,963	12,138,440
% of Total	82.65	83.15	2.61	2.61	14.73	10.19	57.25	60.66	93.32

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**Schedule II: Tax Increment Financing (TIF)**

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	53	280,428	5,797,358	0	0	0
19. Commercial	15	5,157,726	25,007,229	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	53	280,428	5,797,358
19. Commercial	0	0	0	15	5,157,726	25,007,229
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>68</b>	<b>5,438,154</b>	<b>30,804,587</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	364	22,751,230
24. Mineral Interest-Non-Producing	0	0	0	0	206	136,141
	Records	Total Value	Growth			
23. Mineral Interest-Producing	364	22,751,230	4,640			
24. Mineral Interest-Non-Producing	206	136,141	0			
<b>25. Mineral Interest Total</b>	<b>570</b>	<b>22,887,371</b>	<b>4,640</b>			

**Schedule IV: Exempt Records: Non-Agricultural**

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	366	62	359	<b>787</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	11	447,186	6	21,548	2,504	152,088,454	2,521	152,557,188
28. Ag-Improved Land	3	428,145	3	198,463	738	60,267,863	744	60,894,471
29. Ag-Improvements	3	15,396	3	184,531	810	37,704,318	816	37,904,245
<b>30. Ag-Total Taxable</b>							<b>3,337</b>	<b>251,355,904</b>

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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	1	1.000	9,000	3	4.000	64,500	
33. HomeSite Improvements	0		0	3		142,917	
34. HomeSite Total							
35. FarmSite UnImp Land	1	36.080	31,498	0	0.000	0	
36. FarmSite Impr Land	3	43.250	10,163	2	4.010	3,008	
37. FarmSite Improv	3		15,396	2		41,614	
38. FarmSite Total							
39. Road & Ditches		5.460			6.780		
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	23	23.000	178,500	23	23.000	178,500	
32. HomeSite Improv Land	437	476.990	4,032,170	441	481.990	4,105,670	
33. HomeSite Improvements	444		29,110,231	447		29,253,148	863,118
34. HomeSite Total				470	504.990	33,537,318	
35. FarmSite UnImp Land	168	362.660	186,812	169	398.740	218,310	
36. FarmSite Impr Land	729	3,075.300	1,373,110	734	3,122.560	1,386,281	
37. FarmSite Improv	771		8,594,087	776		8,651,097	0
38. FarmSite Total				945	3,521.300	10,255,688	
39. Road & Ditches		9,079.450			9,091.690		
40. Other-Non Ag Use		48.490	0		48.490	0	
41. Total Section VI				1,415	13,166.470	43,793,006	863,118

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	2.010	1,307	130.260	84,670	2,362.850	1,535,870	2,495.120	1,621,847
47. 2A1	0.000	0	0.000	0	4,400.820	2,552,474	4,400.820	2,552,474
48. 2A	0.000	0	59.700	30,447	2,520.420	1,285,427	2,580.120	1,315,874
49. 3A1	0.000	0	0.000	0	2.940	1,323	2.940	1,323
50. 3A	23.700	10,073	0.000	0	1,205.910	512,526	1,229.610	522,599
51. 4A1	0.000	0	0.000	0	642.290	224,809	642.290	224,809
52. 4A	3.370	758	0.310	70	201.580	45,359	205.260	46,187
53. Total	29.080	12,138	190.270	115,187	11,336.810	6,157,788	11,556.160	6,285,113
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	6,986.740	2,200,831	6,986.740	2,200,831
56. 2D1	0.000	0	0.000	0	7,362.590	1,509,341	7,362.590	1,509,341
57. 2D	0.000	0	34.230	6,846	6,401.500	1,280,300	6,435.730	1,287,146
58. 3D1	0.000	0	0.000	0	117.150	22,259	117.150	22,259
59. 3D	0.000	0	0.830	154	2,024.550	374,550	2,025.380	374,704
60. 4D1	0.000	0	0.000	0	3,577.460	626,078	3,577.460	626,078
61. 4D	0.000	0	5.570	557	1,479.750	147,975	1,485.320	148,532
62. Total	0.000	0	40.630	7,557	27,949.740	6,161,334	27,990.370	6,168,891
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	1.200	216	8,197.780	1,865,977	8,198.980	1,866,193
65. 2G1	0.000	0	0.000	0	8,558.550	1,931,575	8,558.550	1,931,575
66. 2G	0.000	0	11.170	1,844	17,222.260	3,402,370	17,233.430	3,404,214
67. 3G1	0.000	0	0.000	0	88.290	20,631	88.290	20,631
68. 3G	4.140	683	14.260	2,353	7,675.980	1,441,394	7,694.380	1,444,430
69. 4G1	0.000	0	0.000	0	19,553.970	3,452,365	19,553.970	3,452,365
70. 4G	1.590	175	39.220	3,557	50,711.090	5,724,167	50,751.900	5,727,899
71. Total	5.730	858	65.850	7,970	112,007.920	17,838,479	112,079.500	17,847,307
72. Waste	0.000	0	11.880	256	572.800	19,098	584.680	19,354
73. Other	0.000	0	0.000	0	14.860	75	14.860	75
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	34.810	12,996	308.630	130,970	151,882.130	30,176,774	152,225.570	30,320,740

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	7,373.310	4,792,699	7,373.310	4,792,699
47. 2A1	0.000	0	0.000	0	481.930	289,158	481.930	289,158
48. 2A	0.000	0	0.000	0	3,124.890	1,707,932	3,124.890	1,707,932
49. 3A1	0.000	0	0.000	0	20.200	8,888	20.200	8,888
50. 3A	0.000	0	0.000	0	946.930	411,919	946.930	411,919
51. 4A1	0.000	0	0.000	0	1,116.630	354,058	1,116.630	354,058
52. 4A	0.000	0	0.000	0	137.790	34,452	137.790	34,452
53. Total	0.000	0	0.000	0	13,201.680	7,599,106	13,201.680	7,599,106
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	75,088.320	22,901,971	75,088.320	22,901,971
56. 2D1	0.000	0	0.000	0	548.010	164,403	548.010	164,403
57. 2D	0.000	0	0.000	0	14,523.000	4,211,713	14,523.000	4,211,713
58. 3D1	0.000	0	0.000	0	346.290	91,767	346.290	91,767
59. 3D	0.000	0	0.000	0	5,824.440	1,281,381	5,824.440	1,281,381
60. 4D1	0.000	0	0.000	0	11,984.800	1,917,576	11,984.800	1,917,576
61. 4D	0.000	0	0.000	0	603.510	90,557	603.510	90,557
62. Total	0.000	0	0.000	0	108,918.370	30,659,368	108,918.370	30,659,368
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.280	45	10,476.070	1,959,526	10,476.350	1,959,571
65. 2G1	0.000	0	0.000	0	323.510	59,200	323.510	59,200
66. 2G	0.000	0	32.490	4,874	9,381.090	1,527,075	9,413.580	1,531,949
67. 3G1	0.000	0	0.000	0	26.390	4,214	26.390	4,214
68. 3G	0.000	0	9.310	1,920	7,144.870	1,083,215	7,154.180	1,085,135
69. 4G1	0.000	0	58.420	9,664	12,844.690	1,918,807	12,903.110	1,928,471
70. 4G	0.000	0	47.910	5,030	21,549.270	2,308,032	21,597.180	2,313,062
71. Total	0.000	0	148.410	21,533	61,745.890	8,860,069	61,894.300	8,881,602
72. Waste	5.000	175	0.000	0	701.550	24,086	706.550	24,261
73. Other	0.000	0	0.000	0	70.350	354	70.350	354
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	5.000	175	148.410	21,533	184,637.840	47,142,983	184,791.250	47,164,691

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	14,652.930	11,178,880	14,652.930	11,178,880
47. 2A1	0.000	0	0.000	0	32.170	22,841	32.170	22,841
48. 2A	0.000	0	0.000	0	2,655.670	1,856,201	2,655.670	1,856,201
49. 3A1	0.000	0	0.000	0	7.450	5,066	7.450	5,066
50. 3A	0.000	0	0.000	0	1,582.190	1,034,565	1,582.190	1,034,565
51. 4A1	0.000	0	0.000	0	1,725.470	879,544	1,725.470	879,544
52. 4A	0.000	0	0.000	0	148.800	72,962	148.800	72,962
53. Total	0.000	0	0.000	0	20,804.680	15,050,059	20,804.680	15,050,059
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	104,217.320	33,871,111	104,217.320	33,871,111
56. 2D1	0.000	0	0.000	0	782.680	250,462	782.680	250,462
57. 2D	0.000	0	0.000	0	16,518.110	5,120,685	16,518.110	5,120,685
58. 3D1	0.000	0	0.000	0	458.520	130,683	458.520	130,683
59. 3D	0.000	0	0.000	0	6,759.590	1,892,704	6,759.590	1,892,704
60. 4D1	0.000	0	0.000	0	15,900.400	3,339,116	15,900.400	3,339,116
61. 4D	0.000	0	0.000	0	793.410	142,814	793.410	142,814
62. Total	0.000	0	0.000	0	145,430.030	44,747,575	145,430.030	44,747,575
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	16,699.460	4,415,085	16,699.460	4,415,085
65. 2G1	0.000	0	0.000	0	962.950	190,728	962.950	190,728
66. 2G	0.000	0	0.000	0	5,975.860	1,409,854	5,975.860	1,409,854
67. 3G1	0.000	0	0.000	0	93.840	27,394	93.840	27,394
68. 3G	0.000	0	0.000	0	3,762.160	697,225	3,762.160	697,225
69. 4G1	0.000	0	0.000	0	12,971.310	2,208,164	12,971.310	2,208,164
70. 4G	0.000	0	0.000	0	16,198.290	1,868,659	16,198.290	1,868,659
71. Total	0.000	0	0.000	0	56,663.870	10,817,109	56,663.870	10,817,109
72. Waste	0.000	0	0.000	0	991.680	34,557	991.680	34,557
73. Other	0.000	0	0.000	0	9.030	45	9.030	45
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	223,899.290	70,649,345	223,899.290	70,649,345



County 17 - Cheyenne

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	11,417.760	8,962,953	11,417.760	8,962,953
47. 2A1	0.000	0	0.000	0	59.100	42,553	59.100	42,553
48. 2A	0.000	0	0.000	0	1,414.370	1,004,206	1,414.370	1,004,206
49. 3A1	0.000	0	0.000	0	21.170	14,819	21.170	14,819
50. 3A	0.000	0	0.000	0	853.290	575,979	853.290	575,979
51. 4A1	0.000	0	0.000	0	957.080	502,471	957.080	502,471
52. 4A	0.000	0	0.000	0	67.980	35,010	67.980	35,010
53. Total	0.000	0	0.000	0	14,790.750	11,137,991	14,790.750	11,137,991
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	97,142.170	34,971,170	97,142.170	34,971,170
56. 2D1	0.000	0	0.000	0	874.260	310,365	874.260	310,365
57. 2D	0.000	0	0.000	0	13,411.350	4,559,845	13,411.350	4,559,845
58. 3D1	0.000	0	0.000	0	481.640	139,678	481.640	139,678
59. 3D	0.000	0	0.000	0	4,869.280	1,339,093	4,869.280	1,339,093
60. 4D1	0.000	0	0.000	0	7,485.510	1,871,479	7,485.510	1,871,479
61. 4D	0.000	0	0.000	0	366.090	73,218	366.090	73,218
62. Total	0.000	0	0.000	0	124,630.300	43,264,848	124,630.300	43,264,848
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	3,975.480	843,834	3,975.480	843,834
65. 2G1	0.000	0	0.000	0	178.100	42,807	178.100	42,807
66. 2G	0.000	0	0.000	0	1,912.010	358,829	1,912.010	358,829
67. 3G1	0.000	0	0.000	0	54.140	11,685	54.140	11,685
68. 3G	0.000	0	0.000	0	1,303.530	230,835	1,303.530	230,835
69. 4G1	0.000	0	0.000	0	5,601.670	791,074	5,601.670	791,074
70. 4G	0.000	0	0.000	0	14,264.580	1,290,668	14,264.580	1,290,668
71. Total	0.000	0	0.000	0	27,289.510	3,569,732	27,289.510	3,569,732
72. Waste	0.000	0	0.000	0	323.990	8,120	323.990	8,120
73. Other	0.000	0	0.000	0	1.960	10	1.960	10
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	167,036.510	57,980,701	167,036.510	57,980,701

County 17 - Cheyenne

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

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	84.640	209,061	0.000	0	0.000	0	84.640	209,061
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	134.370	298,974	0.000	0	0.000	0	134.370	298,974
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	25.690	17,726	0.000	0	0.000	0	25.690	17,726
51. 4A1	23.970	14,142	0.000	0	0.000	0	23.970	14,142
52. 4A	27.750	13,598	0.000	0	0.000	0	27.750	13,598
53. Total	296.420	553,501	0.000	0	0.000	0	296.420	553,501
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	24.280	23,915	0.000	0	100.140	98,638	124.420	122,553
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	44.620	37,257	0.000	0	61.370	51,244	105.990	88,501
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	16.880	6,583	0.000	0	1.790	698	18.670	7,281
60. 4D1	0.000	0	0.000	0	64.030	18,569	64.030	18,569
61. 4D	16.180	3,074	0.000	0	0.000	0	16.180	3,074
62. Total	101.960	70,829	0.000	0	227.330	169,149	329.290	239,978
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	5.720	4,461	0.000	0	32.900	25,663	38.620	30,124
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	20.700	15,940	0.000	0	71.220	49,264	91.920	65,204
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	18.000	13,590	0.000	0	70.280	37,461	88.280	51,051
69. 4G1	21.640	16,231	0.000	0	207.050	137,390	228.690	153,621
70. 4G	187.490	136,870	0.000	0	317.750	216,790	505.240	353,660
71. Total	253.550	187,092	0.000	0	699.200	466,568	952.750	653,660
72. Waste	0.000	0	0.000	0	4.730	119	4.730	119
73. Other	15.300	77	0.000	0	17.040	86	32.340	163
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	667.230	811,499	0.000	0	948.300	635,922	1,615.530	1,447,421

County 17 - Cheyenne

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Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	325.500	565,639	190.270	115,187	60,133.920	39,944,944	60,649.690	40,625,770
<b>77.Dry Land</b>	101.960	70,829	40.630	7,557	407,155.770	125,002,274	407,298.360	125,080,660
<b>78.Grass</b>	259.280	187,950	214.260	29,503	258,406.390	41,551,957	258,879.930	41,769,410
<b>79.Waste</b>	5.000	175	11.880	256	2,594.750	85,980	2,611.630	86,411
<b>80.Other</b>	15.300	77	0.000	0	113.240	570	128.540	647
<b>81.Exempt</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>82.Total</b>	707.040	824,670	457.040	152,503	728,404.070	206,585,725	<b>729,568.150</b>	<b>207,562,898</b>

## 2008 Agricultural Land Detail

### County 17 - Cheyenne

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	2,495.120	21.59%	1,621,847	25.80%	650.007
2A1	4,400.820	38.08%	2,552,474	40.61%	579.999
2A	2,580.120	22.33%	1,315,874	20.94%	510.004
3A1	2.940	0.03%	1,323	0.02%	450.000
3A	1,229.610	10.64%	522,599	8.31%	425.012
4A1	642.290	5.56%	224,809	3.58%	350.011
4A	205.260	1.78%	46,187	0.73%	225.017
<b>Irrigated Total</b>	<b>11,556.160</b>	<b>100.00%</b>	<b>6,285,113</b>	<b>100.00%</b>	<b>543.875</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	6,986.740	24.96%	2,200,831	35.68%	315.001
2D1	7,362.590	26.30%	1,509,341	24.47%	205.001
2D	6,435.730	22.99%	1,287,146	20.87%	200.000
3D1	117.150	0.42%	22,259	0.36%	190.004
3D	2,025.380	7.24%	374,704	6.07%	185.004
4D1	3,577.460	12.78%	626,078	10.15%	175.006
4D	1,485.320	5.31%	148,532	2.41%	100.000
<b>Dry Total</b>	<b>27,990.370</b>	<b>100.00%</b>	<b>6,168,891</b>	<b>100.00%</b>	<b>220.393</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	8,198.980	7.32%	1,866,193	10.46%	227.612
2G1	8,558.550	7.64%	1,931,575	10.82%	225.689
2G	17,233.430	15.38%	3,404,214	19.07%	197.535
3G1	88.290	0.08%	20,631	0.12%	233.673
3G	7,694.380	6.87%	1,444,430	8.09%	187.725
4G1	19,553.970	17.45%	3,452,365	19.34%	176.555
4G	50,751.900	45.28%	5,727,899	32.09%	112.860
<b>Grass Total</b>	<b>112,079.500</b>	<b>100.00%</b>	<b>17,847,307</b>	<b>100.00%</b>	<b>159.237</b>
<b>Irrigated Total</b>	<b>11,556.160</b>	<b>7.59%</b>	<b>6,285,113</b>	<b>20.73%</b>	<b>543.875</b>
<b>Dry Total</b>	<b>27,990.370</b>	<b>18.39%</b>	<b>6,168,891</b>	<b>20.35%</b>	<b>220.393</b>
<b>Grass Total</b>	<b>112,079.500</b>	<b>73.63%</b>	<b>17,847,307</b>	<b>58.86%</b>	<b>159.237</b>
Waste	584.680	0.38%	19,354	0.06%	33.101
Other	14.860	0.01%	75	0.00%	5.047
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>152,225.570</b>	<b>100.00%</b>	<b>30,320,740</b>	<b>100.00%</b>	<b>199.182</b>

#### As Related to the County as a Whole

<b>Irrigated Total</b>	<b>11,556.160</b>	<b>19.05%</b>	<b>6,285,113</b>	<b>15.47%</b>	
<b>Dry Total</b>	<b>27,990.370</b>	<b>6.87%</b>	<b>6,168,891</b>	<b>4.93%</b>	
<b>Grass Total</b>	<b>112,079.500</b>	<b>43.29%</b>	<b>17,847,307</b>	<b>42.73%</b>	
Waste	584.680	22.39%	19,354	22.40%	
Other	14.860	11.56%	75	11.59%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>152,225.570</b>	<b>20.87%</b>	<b>30,320,740</b>	<b>14.61%</b>	

## 2008 Agricultural Land Detail

### County 17 - Cheyenne

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	7,373.310	55.85%	4,792,699	63.07%	650.006
2A1	481.930	3.65%	289,158	3.81%	600.000
2A	3,124.890	23.67%	1,707,932	22.48%	546.557
3A1	20.200	0.15%	8,888	0.12%	440.000
3A	946.930	7.17%	411,919	5.42%	435.004
4A1	1,116.630	8.46%	354,058	4.66%	317.077
4A	137.790	1.04%	34,452	0.45%	250.032
<b>Irrigated Total</b>	<b>13,201.680</b>	<b>100.00%</b>	<b>7,599,106</b>	<b>100.00%</b>	<b>575.616</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	75,088.320	68.94%	22,901,971	74.70%	305.000
2D1	548.010	0.50%	164,403	0.54%	300.000
2D	14,523.000	13.33%	4,211,713	13.74%	290.002
3D1	346.290	0.32%	91,767	0.30%	265.000
3D	5,824.440	5.35%	1,281,381	4.18%	220.000
4D1	11,984.800	11.00%	1,917,576	6.25%	160.000
4D	603.510	0.55%	90,557	0.30%	150.050
<b>Dry Total</b>	<b>108,918.370</b>	<b>100.00%</b>	<b>30,659,368</b>	<b>100.00%</b>	<b>281.489</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	10,476.350	16.93%	1,959,571	22.06%	187.047
2G1	323.510	0.52%	59,200	0.67%	182.992
2G	9,413.580	15.21%	1,531,949	17.25%	162.738
3G1	26.390	0.04%	4,214	0.05%	159.681
3G	7,154.180	11.56%	1,085,135	12.22%	151.678
4G1	12,903.110	20.85%	1,928,471	21.71%	149.457
4G	21,597.180	34.89%	2,313,062	26.04%	107.100
<b>Grass Total</b>	<b>61,894.300</b>	<b>100.00%</b>	<b>8,881,602</b>	<b>100.00%</b>	<b>143.496</b>
<b>Irrigated Total</b>	<b>13,201.680</b>	<b>7.14%</b>	<b>7,599,106</b>	<b>16.11%</b>	<b>575.616</b>
<b>Dry Total</b>	<b>108,918.370</b>	<b>58.94%</b>	<b>30,659,368</b>	<b>65.00%</b>	<b>281.489</b>
<b>Grass Total</b>	<b>61,894.300</b>	<b>33.49%</b>	<b>8,881,602</b>	<b>18.83%</b>	<b>143.496</b>
Waste	706.550	0.38%	24,261	0.05%	34.337
Other	70.350	0.04%	354	0.00%	5.031
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>184,791.250</b>	<b>100.00%</b>	<b>47,164,691</b>	<b>100.00%</b>	<b>255.232</b>

#### As Related to the County as a Whole

<b>Irrigated Total</b>	<b>13,201.680</b>	<b>21.77%</b>	<b>7,599,106</b>	<b>18.71%</b>	
<b>Dry Total</b>	<b>108,918.370</b>	<b>26.74%</b>	<b>30,659,368</b>	<b>24.51%</b>	
<b>Grass Total</b>	<b>61,894.300</b>	<b>23.91%</b>	<b>8,881,602</b>	<b>21.26%</b>	
Waste	706.550	27.05%	24,261	28.08%	
Other	70.350	54.73%	354	54.71%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>184,791.250</b>	<b>25.33%</b>	<b>47,164,691</b>	<b>22.72%</b>	

## 2008 Agricultural Land Detail

### County 17 - Cheyenne

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	14,652.930	70.43%	11,178,880	74.28%	762.910
2A1	32.170	0.15%	22,841	0.15%	710.009
2A	2,655.670	12.76%	1,856,201	12.33%	698.957
3A1	7.450	0.04%	5,066	0.03%	680.000
3A	1,582.190	7.60%	1,034,565	6.87%	653.881
4A1	1,725.470	8.29%	879,544	5.84%	509.741
4A	148.800	0.72%	72,962	0.48%	490.336
<b>Irrigated Total</b>	<b>20,804.680</b>	<b>100.00%</b>	<b>15,050,059</b>	<b>100.00%</b>	<b>723.397</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	104,217.320	71.66%	33,871,111	75.69%	325.004
2D1	782.680	0.54%	250,462	0.56%	320.005
2D	16,518.110	11.36%	5,120,685	11.44%	310.004
3D1	458.520	0.32%	130,683	0.29%	285.010
3D	6,759.590	4.65%	1,892,704	4.23%	280.002
4D1	15,900.400	10.93%	3,339,116	7.46%	210.002
4D	793.410	0.55%	142,814	0.32%	180.000
<b>Dry Total</b>	<b>145,430.030</b>	<b>100.00%</b>	<b>44,747,575</b>	<b>100.00%</b>	<b>307.691</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	16,699.460	29.47%	4,415,085	40.82%	264.384
2G1	962.950	1.70%	190,728	1.76%	198.066
2G	5,975.860	10.55%	1,409,854	13.03%	235.924
3G1	93.840	0.17%	27,394	0.25%	291.922
3G	3,762.160	6.64%	697,225	6.45%	185.325
4G1	12,971.310	22.89%	2,208,164	20.41%	170.234
4G	16,198.290	28.59%	1,868,659	17.28%	115.361
<b>Grass Total</b>	<b>56,663.870</b>	<b>100.00%</b>	<b>10,817,109</b>	<b>100.00%</b>	<b>190.899</b>

<b>Irrigated Total</b>	<b>20,804.680</b>	<b>9.29%</b>	<b>15,050,059</b>	<b>21.30%</b>	<b>723.397</b>
<b>Dry Total</b>	<b>145,430.030</b>	<b>64.95%</b>	<b>44,747,575</b>	<b>63.34%</b>	<b>307.691</b>
<b>Grass Total</b>	<b>56,663.870</b>	<b>25.31%</b>	<b>10,817,109</b>	<b>15.31%</b>	<b>190.899</b>
Waste	991.680	0.44%	34,557	0.05%	34.846
Other	9.030	0.00%	45	0.00%	4.983
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>223,899.290</b>	<b>100.00%</b>	<b>70,649,345</b>	<b>100.00%</b>	<b>315.540</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>20,804.680</b>	<b>34.30%</b>	<b>15,050,059</b>	<b>37.05%</b>	
<b>Dry Total</b>	<b>145,430.030</b>	<b>35.71%</b>	<b>44,747,575</b>	<b>35.77%</b>	
<b>Grass Total</b>	<b>56,663.870</b>	<b>21.89%</b>	<b>10,817,109</b>	<b>25.90%</b>	
Waste	991.680	37.97%	34,557	39.99%	
Other	9.030	7.03%	45	6.96%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>223,899.290</b>	<b>30.69%</b>	<b>70,649,345</b>	<b>34.04%</b>	

## 2008 Agricultural Land Detail

### County 17 - Cheyenne

Market Area: 4

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	11,417.760	77.20%	8,962,953	80.47%	785.001
2A1	59.100	0.40%	42,553	0.38%	720.016
2A	1,414.370	9.56%	1,004,206	9.02%	710.002
3A1	21.170	0.14%	14,819	0.13%	700.000
3A	853.290	5.77%	575,979	5.17%	675.009
4A1	957.080	6.47%	502,471	4.51%	525.004
4A	67.980	0.46%	35,010	0.31%	515.004
<b>Irrigated Total</b>	<b>14,790.750</b>	<b>100.00%</b>	<b>11,137,991</b>	<b>100.00%</b>	<b>753.037</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	97,142.170	77.94%	34,971,170	80.83%	359.999
2D1	874.260	0.70%	310,365	0.72%	355.003
2D	13,411.350	10.76%	4,559,845	10.54%	339.998
3D1	481.640	0.39%	139,678	0.32%	290.004
3D	4,869.280	3.91%	1,339,093	3.10%	275.008
4D1	7,485.510	6.01%	1,871,479	4.33%	250.013
4D	366.090	0.29%	73,218	0.17%	200.000
<b>Dry Total</b>	<b>124,630.300</b>	<b>100.00%</b>	<b>43,264,848</b>	<b>100.00%</b>	<b>347.145</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	3,975.480	14.57%	843,834	23.64%	212.259
2G1	178.100	0.65%	42,807	1.20%	240.353
2G	1,912.010	7.01%	358,829	10.05%	187.671
3G1	54.140	0.20%	11,685	0.33%	215.829
3G	1,303.530	4.78%	230,835	6.47%	177.084
4G1	5,601.670	20.53%	791,074	22.16%	141.221
4G	14,264.580	52.27%	1,290,668	36.16%	90.480
<b>Grass Total</b>	<b>27,289.510</b>	<b>100.00%</b>	<b>3,569,732</b>	<b>100.00%</b>	<b>130.809</b>
<b>Irrigated Total</b>	<b>14,790.750</b>	<b>8.85%</b>	<b>11,137,991</b>	<b>19.21%</b>	<b>753.037</b>
<b>Dry Total</b>	<b>124,630.300</b>	<b>74.61%</b>	<b>43,264,848</b>	<b>74.62%</b>	<b>347.145</b>
<b>Grass Total</b>	<b>27,289.510</b>	<b>16.34%</b>	<b>3,569,732</b>	<b>6.16%</b>	<b>130.809</b>
Waste	323.990	0.19%	8,120	0.01%	25.062
Other	1.960	0.00%	10	0.00%	5.102
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>167,036.510</b>	<b>100.00%</b>	<b>57,980,701</b>	<b>100.00%</b>	<b>347.113</b>

#### As Related to the County as a Whole

<b>Irrigated Total</b>	<b>14,790.750</b>	<b>24.39%</b>	<b>11,137,991</b>	<b>27.42%</b>	
<b>Dry Total</b>	<b>124,630.300</b>	<b>30.60%</b>	<b>43,264,848</b>	<b>34.59%</b>	
<b>Grass Total</b>	<b>27,289.510</b>	<b>10.54%</b>	<b>3,569,732</b>	<b>8.55%</b>	
Waste	323.990	12.41%	8,120	9.40%	
Other	1.960	1.52%	10	1.55%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>167,036.510</b>	<b>22.90%</b>	<b>57,980,701</b>	<b>27.93%</b>	

## 2008 Agricultural Land Detail

### County 17 - Cheyenne

Market Area: **5**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	84.640	28.55%	209,061	37.77%	2,470.002
2A1	0.000	0.00%	0	0.00%	0.000
2A	134.370	45.33%	298,974	54.02%	2,225.005
3A1	0.000	0.00%	0	0.00%	0.000
3A	25.690	8.67%	17,726	3.20%	689.996
4A1	23.970	8.09%	14,142	2.56%	589.987
4A	27.750	9.36%	13,598	2.46%	490.018
<b>Irrigated Total</b>	<b>296.420</b>	<b>100.00%</b>	<b>553,501</b>	<b>100.00%</b>	<b>1,867.286</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	124.420	37.78%	122,553	51.07%	984.994
2D1	0.000	0.00%	0	0.00%	0.000
2D	105.990	32.19%	88,501	36.88%	834.993
3D1	0.000	0.00%	0	0.00%	0.000
3D	18.670	5.67%	7,281	3.03%	389.983
4D1	64.030	19.44%	18,569	7.74%	290.004
4D	16.180	4.91%	3,074	1.28%	189.987
<b>Dry Total</b>	<b>329.290</b>	<b>100.00%</b>	<b>239,978</b>	<b>100.00%</b>	<b>728.774</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	38.620	4.05%	30,124	4.61%	780.010
2G1	0.000	0.00%	0	0.00%	0.000
2G	91.920	9.65%	65,204	9.98%	709.355
3G1	0.000	0.00%	0	0.00%	0.000
3G	88.280	9.27%	51,051	7.81%	578.285
4G1	228.690	24.00%	153,621	23.50%	671.743
4G	505.240	53.03%	353,660	54.10%	699.984
<b>Grass Total</b>	<b>952.750</b>	<b>100.00%</b>	<b>653,660</b>	<b>100.00%</b>	<b>686.077</b>

<b>Irrigated Total</b>	<b>296.420</b>	<b>18.35%</b>	<b>553,501</b>	<b>38.24%</b>	<b>1,867.286</b>
<b>Dry Total</b>	<b>329.290</b>	<b>20.38%</b>	<b>239,978</b>	<b>16.58%</b>	<b>728.774</b>
<b>Grass Total</b>	<b>952.750</b>	<b>58.97%</b>	<b>653,660</b>	<b>45.16%</b>	<b>686.077</b>
Waste	4.730	0.29%	119	0.01%	25.158
Other	32.340	2.00%	163	0.01%	5.040
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>1,615.530</b>	<b>100.00%</b>	<b>1,447,421</b>	<b>100.00%</b>	<b>895.941</b>

**As Related to the County as a Whole**

<b>Irrigated Total</b>	<b>296.420</b>	<b>0.49%</b>	<b>553,501</b>	<b>1.36%</b>	
<b>Dry Total</b>	<b>329.290</b>	<b>0.08%</b>	<b>239,978</b>	<b>0.19%</b>	
<b>Grass Total</b>	<b>952.750</b>	<b>0.37%</b>	<b>653,660</b>	<b>1.56%</b>	
Waste	4.730	0.18%	119	0.14%	
Other	32.340	25.16%	163	25.19%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>1,615.530</b>	<b>0.22%</b>	<b>1,447,421</b>	<b>0.70%</b>	



## 2008 Agricultural Land Detail

### County 17 - Cheyenne

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	325.500	565,639	190.270	115,187	60,133.920	39,944,944
Dry	101.960	70,829	40.630	7,557	407,155.770	125,002,274
Grass	259.280	187,950	214.260	29,503	258,406.390	41,551,957
Waste	5.000	175	11.880	256	2,594.750	85,980
Other	15.300	77	0.000	0	113.240	570
Exempt	0.000	0	0.000	0	0.000	0
<b>Total</b>	<b>707.040</b>	<b>824,670</b>	<b>457.040</b>	<b>152,503</b>	<b>728,404.070</b>	<b>206,585,725</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	60,649.690	40,625,770	60,649.690	8.31%	40,625,770	19.57%	669.843
Dry	407,298.360	125,080,660	407,298.360	55.83%	125,080,660	60.26%	307.098
Grass	258,879.930	41,769,410	258,879.930	35.48%	41,769,410	20.12%	161.346
Waste	2,611.630	86,411	2,611.630	0.36%	86,411	0.04%	33.087
Other	128.540	647	128.540	0.02%	647	0.00%	5.033
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
<b>Total</b>	<b>729,568.150</b>	<b>207,562,898</b>	<b>729,568.150</b>	<b>100.00%</b>	<b>207,562,898</b>	<b>100.00%</b>	<b>284.501</b>

\* 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)**

17 Cheyenne

	<b>2007 CTL County Total</b>	<b>2008 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2008 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	300,985,947	313,596,818	12,610,871	4.19	10,333,823	0.76
2. Recreational	758,409	1,080,654	322,245	42.49	0	42.49
3. Ag-Homesite Land, Ag-Res Dwellings	32,219,214	33,537,318	1,318,104	4.09	*-----	4.09
<b>4. Total Residential (sum lines 1-3)</b>	<b>333,963,570</b>	<b>348,214,790</b>	<b>14,251,220</b>	<b>4.27</b>	<b>10,333,823</b>	<b>1.17</b>
5. Commercial	98,080,255	99,289,081	1,208,826	1.23	1,804,617	-0.61
6. Industrial	8,943,310	8,996,410	53,100	0.59	0	0.59
7. Ag-Farmsite Land, Outbuildings	10,171,184	10,255,688	84,504	0.83	863,118	-7.66
8. Minerals	23,425,021	22,887,371	-537,650	-2.3	4,640	-2.32
<b>9. Total Commercial (sum lines 5-8)</b>	<b>140,619,770</b>	<b>141,428,550</b>	<b>808,780</b>	<b>0.58</b>	<b>1,804,617</b>	<b>-0.71</b>
<b>10. Total Non-Agland Real Property</b>	<b>474,583,340</b>	<b>489,643,340</b>	<b>15,060,000</b>	<b>3.17</b>	<b>13,006,198</b>	<b>0.43</b>
11. Irrigated	36,131,635	40,625,770	4,494,135	12.44		
12. Dryland	120,869,553	125,080,660	4,211,107	3.48		
13. Grassland	36,902,817	41,769,410	4,866,593	13.19		
14. Wasteland	79,549	86,411	6,862	8.63		
15. Other Agland	39,497	39,497	-38,850	-98.36		
<b>16. Total Agricultural Land</b>	<b>194,023,051</b>	<b>207,562,898</b>	<b>13,539,847</b>	<b>6.98</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>668,606,391</b>	<b>697,206,238</b>	<b>28,599,847</b>	<b>4.28</b>	<b>13,006,198</b>	<b>2.33</b>

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

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

Plan of Assessment Requirements

Pursuant to Neb.Laws 2005, LB263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessments practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

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

General Description of Real Property in Cheyenne County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base	
Residential	4389	48.14	44.96%	
Commercial	739	8.10	14.84%	
Industrial	77	00.84	1.33%	
Agricultural	3336	36.58	35.27%	
Mineral	576	06.32	03.49%	
Recreational	2	00.02	00.11%	

Agricultural land-taxable acres 728,986.88

Irrigation	Dry land	Grassland	Waste	Other
8.38%	57.16%	34.00%	.44%	.02%

Other pertinent facts-36,453.12 acres or 4.76% of Cheyenne County is residential, commercial and or industrial.

New Property: For assessment year 2007 an estimated 820 building and/or information statements were filed for new property construction/additions in the county.

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

Current Resources

- A. **Staff**-1 Deputy Assessor and 3 Clerks
- B. **Budget**-\$168,700
- C. **Training**-Workshops and required continuing education for certification for assessor & deputy.
- D. **Cadastral Maps accuracy/condition, other land use maps, aerial photos**-Our cadastral map is continually updated per Neb statutes. It is dated 1968 and is worn out. Our aerial maps are updated on a continual basis and they are dated about 1989-1991.
- E. **Property Record cards**-On file in the assessor's office are property record cards for each parcel of real property including improvements on leased land and exempt properties. These are updated every time a valuation year has been done and before the valuation notices are sent out June 1. We have both a hard copy and electronic version of the property. Each card or electronic copy contains a worksheet of the property, picture, sketch of the improvement, school district codes, four or more years of valuation history including the nature of the change and an indication of assessment body or official ordering the change. The cost approach is most generally used in valuing the residential and commercial properties. We have also used the income and cost approach for some of our low-income housing. Sales comparisons are used for our agricultural land.
- F. **Software for CAMA, Assessment Administration, GIS**-The Cheyenne County Assessor's office has a contract with Terra Scan through the Department of Property Assessment &

Taxation for support. The data used for cost calculations is supplied by Marshall & Swift. We do not have GIS.

G. **Web-based**-No real property is currently on the Internet.

#### Current Assessment Procedures for Real Property

- A. **Discover, list & inventory all property**-After all Real Estate transfers are transferred to the new owner all corresponding changes are made to the record card, computer, and cadastral map. The transfer is reviewed by the assessor and deputy to ascertain if it is a good sale. If the property is a commercial or agricultural parcel, we try to contact the buyer or seller, either by letter or telephone to verify the sale. All sale verifications are kept in a notebook in the office. If the sale is over or under 50% of the assessed value, we do a drive by or visit the property to confirm our information. Cheyenne County is zoned as well as Sidney, Potter and Lodgepole. All building permits are handled through the City of Sidney and are received in the assessor's office at month's end. We also go out physically and review areas of the country as well as the towns to pick up additional building projects that owners failed to apply for permits.
- B. **Data Collection**-For 2007, the north side of Sidney was physically reviewed as well as Dalton, Potter, Lodgepole, Lorenzo, Sunol and Brownson. Land value changes occurred in several subdivisions in Sidney and Potter, Gurley and Dalton. Mobile homes also were revalued with a new depreciation schedule. Our appraiser, Jerry Knoche, physically measured and reviewed all new residential, commercial and agricultural improvements.
- C. **Review assessment sales ratio studies before assessment actions**-Ratio studies were done on all classes of property. The assessor's office tried to contact either the buyer or seller by phone, in person or by a letter to qualify the agricultural and commercial sales. Agricultural sales were studied by processing all agricultural lands with improvements and without improvements. Each market area was defined and ratio studies were done. Each individual class of land was defined and ratio studies were done for them. The ideal was for each land class to come in between 69-75% of value so that all land classes were equalized. Ratio studies on all residential parcels were done to double check the median. Sidney and the rural residential as well as Potter, Dalton, Lodgepole, and Gurley were analyzed for being in compliance. A two mile corridor around Sidney was revalued as sales were showing the land and improvements were not high enough. Subdivisions were individually studied to check their ratios. A new 2006 cost index was implemented for all residential homes in the county. All residential homes in Cheyenne County have been physically inspected in the last 3 years. Commercial parcels were analyzed and ratios were run. Commercial land values in Potter and Dalton were raised. Sioux Meadows again was physically inspected and new values were placed on apartments, homes and commercial buildings that had been renovated. All pickup work and new

construction were added to the assessment rolls. Low-income housing was reviewed and an income approach to value was developed.

**D. Approaches to value**

- 1.) Market Value- For 2007, we did a duplicate sales study on all residential sales, and we worked multiple regression studies on the areas we revalued. We analyzed our agricultural sales and either moved up or moved down some values on the three classes of land (irrigation, dry land and grassland) so that we were within the 69-75% of market value.
- 2.) Cost Approach-The cost manual used for 2007 for residential and rural properties was 2006. Depreciation studies were done with the duplicate sales and a new depreciation was used for 2007. Matched pair studies were also used to track the depreciation. The commercial properties are in the 1999 cost index. We are still within the sales ratio, but we need to update the cost index.
- 3.) Income Approach-The income approach was used for several low income housing parcels. Information timely provided by management for the low income housing was used.
- 4.) Land Valuation-Studies were done in each market area as a whole as well as each individual market. Contacts were made to the buyers and sellers of the land as well as visiting the sale parcels. Each land class was tested so that every class (irrigation, grass, and dry land) came in within the 69-75% of value.

**E. Reconciliation of final value and documentation**-Each parcel shows how we arrived at the value using the Marshall and Swift costs for the index we used for 2007. New agricultural values are shown on the agricultural record as well as the soil type with the final value.

**F. Review assessment sales ratio studies after assessment actions**-Ratios were run for each residential and commercial city and town as well as all rural residential and commercial parcels to check to see if we were within market value. Ratios were run in each agricultural area as well as for each land class to check our new values.

**G. Notices and public relations**-Valuation notices were sent out May 31, 2007. Along with the notice was a letter explaining why valuations changed along with the agricultural, residential and commercial sales. A legal notice certifying the completion of the real property assessment roll was published in the Sidney Sun-Telegraph. By June 6 of each year, the assessor mails assessment/sales ratio statistics (as determined by TERC) to the media (KSID and Sidney Sun-Telegraph) and also posts the level of value, etc in assessor's office.

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

Property Class	Median	COD	PRD
Residential	99.00	3.43	100.09
Commercial	98.00	14.15	101.41
Agricultural	73.00	11.99	102.08

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

### **Assessment actions planned for Assessment Year 2008**

**Residential**-We will do statistics on all the residential homes in Sidney, Dalton, Potter, Gurley, Lodgepole, Potter and/or the country. If it indicates that we need to do a new depreciation and put in a new 2007 cost index, it will be done. Sioux Meadows will again be looked at to see if any new improvements have been done. All new residential homes, additions, etc will be physically measured and inspected and put on the tax rolls. All sales 50% above or 50% below the sale price will be physically inspected or looked at with a drive by to check our current record card to make sure all information is correct. All permits will be inspected. Land values in the towns and rural residential will need to be looked at again to make sure we are keeping up with sales. Duplicate sales and matched pairs and multiple regression and model building will be utilized to monitor the market as well as running statistics for all residential property and subclasses. Review residential sale rosters for any changes or corrections.

**Commercial**-We are going to try to review at least one-half of our commercial properties in the county in 2007 and the other one-half in 2008 so that we can put them in a new cost index in 2009. Sioux Meadows subdivision will need to be physically inspected again as they are improving the area more each year. The area of I-80 will have to be looked at as it is still growing. New construction and vacant land sales are occurring and will need to be reviewed. Three new TIF projects have been presented to the City of Sidney. We will review low-income housing and do an income and cost approach. More new low-income housing has been built in 2007 and they will all need to be reviewed for completion. All permits and pickup work will be assessed. All sales 50% above and 50% below the sales price will be physically checked to verify our records. Commercial sale rosters will be reviewed for any changes or corrections. Statistics will be run to show the level of value.

**Agricultural**-All five market areas will be looked at for changes in value for dry land, irrigation and grass as well as any use changes. Also any market areas that show an indication of a difference in value within an area will be checked to see if we need to develop another market area. We will try to contact either the buyer or seller to determine whether the sale is an arms length sale or not and if there are any adjustments to the sale price because of personal property or any other indication pertinent to the sale. Letters will be sent to agricultural owners for expiring or new CRP contracts. Physically inspect different areas of agricultural land for any land change uses. Agricultural sale rosters will be reviewed for any changes or corrections. Develop criteria to be used in making the determination of primary use of a parcel of land including a field review of the property. The criteria will be used to determine if the parcel is eligible for assessment as agricultural or horticultural land.

**Special Value-Ag-land**—as of this moment there is no special value in Cheyenne County for Ag-land

### **Assessment Actions Planned For Assessment Year 2009**

**Residential**-Statistics will be run on each class and subclass of residential properties to check to see if we are in compliance. If the statistics show that we are overvalued or under valued, we will take steps to rectify the valuations. Review mobile homes and rural residential properties. Review vacant land sales in the country and in the urban areas. Review all sales 50% above and 50% below sales price to verify property record card. All permits and pickup work to be reviewed and put on the assessment rolls. Again, use duplicate sales, multiple regressions and matched pair studies to monitor the market and refine depreciation schedules. Residential sale rosters will be reviewed and corrected.

**Commercial**-All commercial land will have been physically reviewed and a new cost index and depreciation will be used to value the properties. Land will need to be reviewed. All permits and pickup work will be assessed and put on the tax rolls. Commercial sale rosters will be reviewed and corrected.

**Agricultural Land**- Letters will be sent out to all agricultural owners about their expired CRP contracts. Statistics will be run for all market areas and as a whole. All land classes will be looked at statistically to see if they are in at market value and adjusted accordingly. Buyers or sellers will be contacted to verify sales. Land classes will need to be double checked for any use changes. Commercial sale rosters will be reviewed and corrected.

**Special Value-Ag land**-As Sidney grows, it may be necessary to look at Special Valuation, especially on the eastern edge of the City.

### **Assessment Actions Planned for Assessment Year 2010**

**Residential**-Statistics will be run to determine the median, COD and PRD. It may be necessary to move up or down a class, subclass, subdivision or town. Mobile homes and rural residential will be checked for any significant changes. Matched pair studies, duplicate sales and multiple regression and market models will be utilized. Review the cost index and make changes if necessary. Residential sale rosters will be reviewed and corrected. Put on the assessment roll all new residential permits-new construction, additions, alterations, etc. Begin a physical review of all residential properties.

**Commercial**-All commercial properties will have been put on with a new cost index in 2009. All sales will be reviewed to see if the cost index is keeping up with the sales. All land values will be reviewed. All pickup work and permits will be appraised and put on the assessment roll. The buyer or seller will be contacted to verify sales. If applicable, use income approach with cost approach on properties. Commercial sale rosters will be reviewed and corrected.

**Agriculture**-Double-check all market areas. Run statistics on all markets areas and subclasses. Contact buyers or sellers to verify sales. Check dry land, irrigation and grass



for any change of use. Check on expiring or new CRP contracts. Agricultural sale rosters will be reviewed and corrected.

**Special Value-Ag land**-If conditions exist to look at special value; it will be implemented.

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

1. The assessor's office maintains over 9,700 real property parcels. Each card is continually updated with new values and data sheets as well as an explanation what we did that valuation year with that parcel. We continually update our cadastral and aerial maps with split outs and new ownership changes.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. **Abstracts (Real & Personal)**-This is a summary of all the agricultural residential and commercial parcels in Cheyenne County broken down into classes and subclasses and their valuations. The personal property abstract is a summary of all commercial and agricultural personal property and their value. The real estate abstract is due on or before March 19 of each year and the personal property abstract is due on or before June 15 of each year. The abstract for real property shall include a report of the current assessed value for properties that sold and are listed in the state's sales file.
  - b. **Assessor's survey**-Each year on or before June 15, each assessor must outline what they are planning to focus on for the following valuation year. This plan of action must be presented before the Board of Equalization before July 31 of each year. The Department of Property Assessment and Taxation receives a copy of this report on or before October 31 of each year. This survey is a report of information regarding each assessor's office.
  - c. **Sales information to PA&T rosters & annual Assessed Value Update w/abstract**-Sales information is reviewed and qualified as either a good sale or not. For commercial and agricultural sales, we try to verify prices and personal property. Rosters of all sales from the Department of Property Assessment and Taxation are checked in July, September, and November and the final rosters come in January and are used as our preliminary statistics for the new year. After all new values are put on the parcels, an abstract of all real property is filed on or before March 19
  - d. **Certification of value to political Subdivision**-By August 20 of each year, current valuations of all personal property, central assessed and real property by class or subclass for all political

entities must be certified. These certified values are used in determining tax levies.

- e. **School District Taxable Report**-The report of each school district's current valuations of all personal property, central assessed and real property by class or subclass as required by the Property Tax Administrator.
  - f. **Homestead Exemption Tax Loss Report (in conjunction w/treasurer)**-File on or before November 30 of each year with the County Treasurer, the total tax revenue that will be lost to the taxing agencies within the county from taxes levied and assessed in that year because of exemptions allowed under Chapter 77 article 35.
  - g. **Certificate of Taxes Levied Report**-This report is the current year's valuations, tax rates, and taxes levied for each political subdivision levying a tax in a county. Taxes levied for bonds shall be identified separately from other taxes levied. The CTL report shall include each political subdivision's property tax loss due to homestead exemptions, taxes collected for public power districts, other in-lieu of taxes, valuation and taxes for community redevelopment projects, consolidated tax districts descriptions and rates, tax rate or levy sheets and any other information required by the Property Tax Administrator.
  - h. **Report of current values for properties owned by Board of Educational Lands & Funds**-Section 72-258.03 requires the Property Tax Administrator to determine "adjusted values" for each of these parcels. So that she or he may determine these values, the assessor sends the assessed value and school district information to PAT on or before December 1 of that year.
  - i. **Report of exempt property and taxable government owned property**-Not later than December 1, 2004, and every fourth December 1 thereafter, the county assessor or each county has to file with the Property Tax Administrator and the county board a report specifying the following information for the then current year: The legal description and owner of all property owned by the state or a governmental subdivision of the state and the legal description and owner of all property subject to taxation pursuant to sections 77-202.11 and 77202.12.
  - j. **Annual plan of assessment report**-A report that addresses the level, quality and uniformity of assessment, and shall propose actions to be taken for the following years to assure uniform and proportionate assessments and is within the constitutional, statutory, and administrative guidelines as set forth in Nebraska law.
3. **Personal Property**-Approximately 1900 personal property schedules are processed each year. We mail all of out of state schedules during the first week of January. Subsequently we send out the rest of the schedules

during the middle of March if the people haven't filed yet. After May 1 we go through all of the schedules that aren't in and send out a failure to file notice and penalties applied as required. If a schedule is timely filed, but without a signature, an unsigned notice is sent out. After July 31, a penalty of 25% is attached to each schedule not filed and a notice of failure to file is again sent out.

4. **Permissive exemptions**-Approximately 100 permissive exemptions are administered each year. Each application is reviewed and a recommendation is made to the Board of Equalization.
5. **Taxable government owned property**-Each year before March 1 the county assessor shall send a notice to the state or to any governmental subdivision if it has property not being used for a public purpose upon which a payment in lieu of taxes is not made. The notice shall inform the state or governmental subdivision that the property will be subject to taxation for property tax purposes.
6. **Homestead exemptions**-Approximately 400 homestead exemptions are processed each year. Applications received from the Department of Revenue are mailed to the prior year recipients before February 1 of each year. Every application is examined by the assessor, and except for the income requirements, it is determined whether or not such application should be approved or rejected. If it is approved, the county assessor marks the same approved and signs the application. If the application is not allowed by reason of not being in conformity to law, the assessor marks the application rejected and states thereon the reason for such rejection and signs the application. All application rejections are notified of such action by mailing a written notice to the applicant at the address shown in the application, which notice is mailed not later than July 31 of each year except in cases of a change in ownership or occupancy from January 1 through August 15 or a late application authorized by the county board, the notice is sent within a reasonable time.
7. **Centrally assessed**-All valuations certified by PA&T for railroads and public service entities are reviewed, and assessment and tax billing records are established. If any new tax districts or sanitary tax districts have been established, new boundary maps are sent to the central assessed companies. PA&T is also informed if there are new tax districts, sanitary improvement districts, etc. Any new towers, railroad tracks, etc., are also reported to PA&T.
8. **Tax increment financing**-This report includes a copy of the redevelopment plan and any amendments, if not already filed, including the date of the approval of the plan and its boundaries and the total valuation of the real property in the redevelopment project subject to allocation before the project began. In subsequent years, the report indicates by tax year, the total consolidated tax on the property in the redevelopment project and the total amount of ad valorem taxes on property in the redevelopment project paid into a special fund for the payment of principal and interest. Sidney has five (6) Tax Increment

Financing projects. We also fill out reports sent to us from the City of Sidney for new valuations on TIF projects.

9. **Tax districts and tax rates**-The assessor is responsible for maintaining all real and personal property in the correct tax district. Any tax or school district change requires us to make sure all real and personal property is classified in such. For taxing purposes, we are responsible for making sure all tax rates are correct when we do the billing for taxes at the end of November. Also our grand values in each taxing entity are used to figure tax rates on.
10. **Tax lists**-On or before November 22 of each year, the county assessor prepares and certifies the tax list to the county treasurer for real property, personal property and centrally assessed properties.
11. **Tax list corrections**-The county assessor prepares tax list correction documents for county board approval. It includes the date, name, address, year corrected, school district, tax district, description of the property and the original tax, the corrected tax, added tax or deducted tax and the reason for the correction.
12. **County Board of Equalization**-The county assessor attends all county board equalization meetings for valuation protests and assembles and provides information for the board so that they may make an informed decision about the protest.
13. **TERC appeals**-The assessor prepares information to defend their valuation and attends taxpayer appeal hearings before TERC.
14. **TERC statewide equalization**-The assessor attends hearings if it is applicable to the county, defending values, and/or implementing orders of the TERC. If a county has to raise or lower a class or subclass, an abstract has to be re-certified by June 5 of that year.
15. **Education**-The assessor and his/her deputy beginning January 1, 2007 through December 31, 2010 must have 60 hours of approved continuing education to be eligible to receive approval by the Property Tax Administrator for re-certification. These hours are obtained through workshops, educational classes, and assessor meetings.

### Conclusion

The 2007-2008 budget request for the assessor's office is \$172,500. The assessor and deputy assessor will be attending several classes during the year to keep up with continuing education requirements. The budget request for the appraisal budget out of the General Fund is \$50,000. Jerry Knoche is the appraiser for Cheyenne County and Pritchard and Abbott will do the minerals. A budget for appraisals out of the General Fund was approved by the commissioners for \$45,000, the same budget for the last 5 years.

Respectfully submitted,

Assessor signature \_\_\_\_\_ Date: June 15, 2007

## 2008 Assessment Survey for Cheyenne County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	One
2.	<b>Appraiser(s) on staff</b>
	None
3.	<b>Other full-time employees</b>
	Three
4.	<b>Other part-time employees</b>
	None
5.	<b>Number of shared employees</b>
	None
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$177,500
7.	<b>Part of the budget that is dedicated to the computer system</b>
	\$14,000
8.	<b>Adopted budget, or granted budget if different from above</b>
	\$177,500
9.	<b>Amount of the total budget set aside for appraisal work</b>
	None
10.	<b>Amount of the total budget set aside for education/workshops</b>
	\$4,500
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	\$45,000, taken from the inheritance fund (that is part of the General Fund).
12.	<b>Other miscellaneous funds</b>
	The county has designated money for general computer repair/replacement out of the General Fund. The assessor's office part of this would be \$2,500.
13.	<b>Total budget</b>
	\$225,000 (\$177,500 assessor's budget + \$45,000 from the inheritance fund, + \$2,500 for the office specific computer equipment from the General Fund)

a.	<b>Was any of last year's budget not used:</b>
	Yes, \$3,300.

### **B. Computer, Automation Information and GIS**

1.	<b>Administrative software</b>
	Terra Scan
2.	<b>CAMA software</b>
	Terra Scan
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	The Deputy Assessor
5.	<b>Does the county have GIS software?</b>
	No
6.	<b>Who maintains the GIS software and maps?</b>
	N/A
7.	<b>Personal Property software:</b>
	Terra Scan

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Lodgepole, Potter and Sidney
4.	<b>When was zoning implemented?</b>
	1980

## D. Contracted Services

1.	<b>Appraisal Services</b>
	Knoche Appraisal.
2.	<b>Other services</b>
	Terra Scan for administrative, CAMA, and personal property software. Pritchard and Abbott for oil and gas.





## 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 Cheyenne County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5494.

Dated this 7th day of April, 2008.

  
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Department of Revenue, Property Assessment Division



## Valuation History Charts