

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

24 Dawson

Residential Real Property - Current

Number of Sales	652	COD	9.73
Total Sales Price	\$56,496,187	PRD	101.04
Total Adj. Sales Price	\$56,661,187	COV	17.45
Total Assessed Value	\$53,949,981	STD	16.79
Avg. Adj. Sales Price	\$86,904	Avg. Abs. Dev.	9.56
Avg. Assessed Value	\$82,745	Min	8.78
Median	98.31	Max	186.35
Wgt. Mean	95.22	95% Median C.I.	97.91 to 98.57
Mean	96.21	95% Wgt. Mean C.I.	93.80 to 96.63
		95% Mean C.I.	94.92 to 97.50
% of Value of the Class of all Real Property Value in the County			42.65
% of Records Sold in the Study Period			7.13
% of Value Sold in the Study Period			9.11
Average Assessed Value of the Base			64,740

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	652	98.31	9.73	101.04
2007	743	98.18	12.22	101.11
2006	762	97.50	13.80	103.76
2005	785	98.42	13.37	103.54
2004	782	98.85	19.57	105.41
2003	777	99	18.94	103.7
2002	827	94	22.23	104.61
2001	910	96	23.08	105.7

2008 Commission Summary

24 Dawson

Commercial Real Property - Current

Number of Sales	94	COD	16.42
Total Sales Price	\$15,270,209	PRD	124.94
Total Adj. Sales Price	\$15,325,209	COV	25.68
Total Assessed Value	\$11,638,093	STD	24.37
Avg. Adj. Sales Price	\$163,034	Avg. Abs. Dev.	15.92
Avg. Assessed Value	\$123,810	Min	22.16
Median	96.91	Max	175.88
Wgt. Mean	75.94	95% Median C.I.	91.77 to 99.77
Mean	94.88	95% Wgt. Mean C.I.	58.05 to 93.83
		95% Mean C.I.	89.95 to 99.81
% of Value of the Class of all Real Property Value in the County			12.93
% of Records Sold in the Study Period			8.04
% of Value Sold in the Study Period			6.48
Average Assessed Value of the Base			153,580

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	94	96.91	16.42	124.94
2007	95	98.96	15.14	105.44
2006	101	99.36	13.71	101.47
2005	95	97.38	23.07	104.67
2004	118	97.63	25.89	104.71
2003	124	97	33.84	102.2
2002	139	100	30.11	103.75
2001	133	100	24.35	101.76

2008 Opinions of the Property Tax Administrator for Dawson County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Dawson County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Dawson 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 Dawson County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Dawson 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:	651	MEDIAN:	97	COV:	20.40	95% Median C.I.:	95.28 to 97.59
TOTAL Sales Price:	56,436,187	WGT. MEAN:	92	STD:	19.02	95% Wgt. Mean C.I.:	90.93 to 93.82
TOTAL Adj.Sales Price:	56,601,187	MEAN:	93	AVG.ABS.DEV:	12.08	95% Mean C.I.:	91.76 to 94.68
TOTAL Assessed Value:	52,283,873						
AVG. Adj. Sales Price:	86,944	COD:	12.48	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	80,313	PRD:	100.91	MIN Sales Ratio:	8.78		

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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	99	97.15	93.03	92.91	10.33	100.13	37.06	134.69	94.68 to 98.71	87,153	80,972
10/01/05 TO 12/31/05	74	98.09	95.48	93.99	9.10	101.59	8.78	150.00	96.99 to 98.57	81,914	76,987
01/01/06 TO 03/31/06	65	97.20	94.44	93.88	11.13	100.60	49.30	156.78	95.33 to 98.53	81,037	76,077
04/01/06 TO 06/30/06	120	97.42	94.70	94.75	12.94	99.95	33.39	280.00	94.79 to 98.40	90,658	85,898
07/01/06 TO 09/30/06	92	95.03	91.29	91.31	11.51	99.98	35.70	150.32	90.51 to 97.88	86,387	78,877
10/01/06 TO 12/31/06	62	97.25	94.13	92.80	11.70	101.43	12.14	119.79	91.94 to 99.07	95,635	88,746
01/01/07 TO 03/31/07	46	84.99	91.28	86.93	20.78	105.00	32.56	186.35	78.51 to 92.87	68,717	59,738
04/01/07 TO 06/30/07	93	93.29	91.10	89.50	15.02	101.79	9.00	134.45	89.23 to 97.97	93,836	83,986
<u>Study Years</u>											
07/01/05 TO 06/30/06	358	97.45	94.35	93.94	11.10	100.44	8.78	280.00	96.69 to 98.17	86,135	80,911
07/01/06 TO 06/30/07	293	93.40	91.83	90.50	14.28	101.47	9.00	186.35	91.43 to 96.52	87,934	79,582
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	339	97.00	93.62	93.30	11.98	100.35	12.14	280.00	95.10 to 97.95	88,565	82,630
<u>ALL</u>											
	651	96.82	93.22	92.37	12.48	100.91	8.78	280.00	95.28 to 97.59	86,944	80,313

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COZAD	128	93.48	92.87	90.16	14.20	103.01	49.30	172.81	90.23 to 96.90	82,548	74,422
COZAD RURAL	14	97.44	88.02	92.03	16.29	95.64	33.39	116.31	55.83 to 101.73	88,447	81,393
EDDYVILLE	6	73.47	79.58	67.04	29.17	118.70	37.06	121.67	37.06 to 121.67	53,300	35,734
FARNAM	7	77.20	124.04	85.82	74.91	144.54	61.28	280.00	61.28 to 280.00	29,200	25,059
GOTHENBURG	130	98.07	95.93	95.98	5.44	99.95	53.00	125.52	97.65 to 98.43	97,478	93,558
GOTHENBURG RURAL	6	97.38	95.32	101.38	17.46	94.02	43.89	122.56	43.89 to 122.56	72,166	73,164
JOHNSON LAKE	56	92.27	92.57	90.14	12.34	102.70	63.49	150.00	87.26 to 95.74	113,520	102,325
LEXINGTON	244	94.80	92.24	91.45	12.20	100.86	8.78	150.32	92.44 to 97.59	82,110	75,091
LEXINGTON RURAL	26	99.13	99.54	102.63	12.09	97.00	61.36	164.80	91.90 to 100.00	104,461	107,204
MIDWAY LAKE	5	53.04	58.53	53.43	32.19	109.55	35.70	88.00	N/A	37,750	20,170
OVERTON	12	99.92	101.11	98.42	10.44	102.73	63.89	156.78	98.91 to 103.39	53,808	52,960
OVERTON RURAL	7	97.85	94.72	94.30	4.07	100.44	74.31	99.94	74.31 to 99.94	111,071	104,745
SUMNER	9	75.21	72.69	70.33	22.92	103.36	32.56	108.00	52.00 to 102.98	36,366	25,576
SUMNER RURAL	1	72.59	72.59	72.59			72.59	72.59	N/A	120,000	87,108
<u>ALL</u>											
	651	96.82	93.22	92.37	12.48	100.91	8.78	280.00	95.28 to 97.59	86,944	80,313

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:	56,601,187	MEAN:	93	AVG.ABS.DEV:	12.08	95% Mean C.I.:	91.76 to 94.68
TOTAL Assessed Value:	52,283,873						
AVG. Adj. Sales Price:	86,944	COD:	12.48	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	80,313	PRD:	100.91	MIN Sales Ratio:	8.78		

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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	521	96.95	93.51	92.07	11.99	101.57	8.78	280.00	95.34 to 97.70	82,304	75,774
2	13	99.10	90.21	95.95	14.84	94.01	53.00	119.79	61.64 to 101.05	131,409	126,092
3	117	95.24	92.23	92.96	14.29	99.22	33.39	164.80	91.81 to 98.22	102,668	95,438
ALL	651	96.82	93.22	92.37	12.48	100.91	8.78	280.00	95.28 to 97.59	86,944	80,313

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	580	97.18	93.82	93.04	11.28	100.84	8.78	186.35	96.03 to 97.76	88,310	82,165
2	32	83.90	88.15	54.62	34.94	161.38	9.00	280.00	63.49 to 100.00	18,361	10,029
3	39	90.52	88.38	89.85	13.90	98.36	35.70	129.96	84.48 to 95.74	122,903	110,428
ALL	651	96.82	93.22	92.37	12.48	100.91	8.78	280.00	95.28 to 97.59	86,944	80,313

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	651	96.82	93.22	92.37	12.48	100.91	8.78	280.00	95.28 to 97.59	86,944	80,313
06											
07											
ALL	651	96.82	93.22	92.37	12.48	100.91	8.78	280.00	95.28 to 97.59	86,944	80,313

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0009											
21-0180	1	94.68	94.68	94.68			94.68	94.68	N/A	71,000	67,225
24-0001	274	95.34	92.86	92.68	12.38	100.20	8.78	164.80	92.80 to 97.76	84,063	77,907
24-0004	22	99.22	96.19	94.70	10.08	101.58	63.89	156.78	87.84 to 100.00	67,572	63,990
24-0011	144	93.48	91.35	89.95	15.08	101.55	33.39	172.81	90.23 to 96.51	81,889	73,660
24-0020	133	98.08	95.96	96.16	5.97	99.79	43.89	125.52	97.65 to 98.45	97,607	93,856
24-0101	15	75.21	75.37	69.15	25.25	108.99	32.56	121.67	53.60 to 102.98	49,373	34,143
32-0095	8	88.13	121.90	91.01	57.61	133.94	61.28	280.00	61.28 to 280.00	34,112	31,045
37-0030	54	92.27	92.74	90.18	12.62	102.84	63.49	150.00	87.26 to 95.88	115,234	103,916
NonValid School											
ALL	651	96.82	93.22	92.37	12.48	100.91	8.78	280.00	95.28 to 97.59	86,944	80,313

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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	59	94.45	90.33	86.45	27.55	104.49	8.78	280.00	80.65 to 100.00	53,648	46,378	
Prior TO 1860												
1860 TO 1899	14	94.13	91.09	90.33	9.83	100.85	58.80	115.11	81.08 to 99.18	84,571	76,390	
1900 TO 1919	97	97.77	94.25	93.29	13.26	101.04	37.06	155.49	96.13 to 98.54	59,465	55,472	
1920 TO 1939	103	96.09	93.13	91.91	11.99	101.33	41.42	172.81	93.40 to 97.59	67,557	62,091	
1940 TO 1949	56	95.15	93.74	92.37	14.36	101.49	35.70	186.35	88.48 to 98.21	65,130	60,159	
1950 TO 1959	50	95.90	95.50	94.59	9.97	100.97	72.76	132.63	92.75 to 98.38	88,021	83,257	
1960 TO 1969	74	95.60	92.13	90.95	11.28	101.29	55.83	131.60	88.00 to 98.07	105,967	96,381	
1970 TO 1979	120	97.05	92.45	92.06	9.25	100.43	32.56	120.73	93.91 to 98.43	106,764	98,289	
1980 TO 1989	27	88.67	89.70	89.65	9.08	100.06	67.40	101.25	83.82 to 98.46	108,425	97,205	
1990 TO 1994	7	98.92	96.26	95.43	6.15	100.87	79.27	107.71	79.27 to 107.71	174,500	166,521	
1995 TO 1999	14	98.13	96.12	94.19	7.49	102.05	73.96	116.38	85.21 to 102.09	148,671	140,040	
2000 TO Present	30	99.60	98.89	97.80	6.77	101.11	81.75	118.60	95.64 to 100.84	153,106	149,739	
ALL	651	96.82	93.22	92.37	12.48	100.91	8.78	280.00	95.28 to 97.59	86,944	80,313	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	9	100.00	115.88	102.39	38.60	113.18	52.00	280.00	70.00 to 150.00	2,302	2,357	
5000 TO 9999	9	94.45	92.58	93.02	16.23	99.53	65.43	120.00	73.80 to 116.67	6,544	6,087	
Total \$												
1 TO 9999	18	99.18	104.23	95.46	27.50	109.19	52.00	280.00	77.20 to 110.75	4,423	4,222	
10000 TO 29999	58	98.49	97.30	95.96	21.55	101.40	33.39	186.35	90.51 to 102.98	19,783	18,985	
30000 TO 59999	121	96.32	93.00	92.73	15.45	100.30	32.56	155.49	92.42 to 98.84	45,341	42,044	
60000 TO 99999	239	95.34	92.28	92.35	10.14	99.92	37.06	144.66	92.80 to 97.45	77,458	71,534	
100000 TO 149999	135	97.95	93.22	93.14	8.05	100.08	55.83	118.60	96.82 to 98.57	123,085	114,642	
150000 TO 249999	74	95.22	90.82	91.00	12.54	99.81	8.78	164.80	91.81 to 97.19	177,404	161,429	
250000 TO 499999	6	93.84	91.93	91.99	6.48	99.94	79.27	99.65	79.27 to 99.65	271,804	250,026	
ALL	651	96.82	93.22	92.37	12.48	100.91	8.78	280.00	95.28 to 97.59	86,944	80,313	

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:	651	MEDIAN:	97	COV:	20.40	95% Median C.I.:	95.28 to 97.59
TOTAL Sales Price:	56,436,187	WGT. MEAN:	92	STD:	19.02	95% Wgt. Mean C.I.:	90.93 to 93.82
TOTAL Adj.Sales Price:	56,601,187	MEAN:	93	AVG.ABS.DEV:	12.08	95% Mean C.I.:	91.76 to 94.68
TOTAL Assessed Value:	52,283,873						
AVG. Adj. Sales Price:	86,944	COD:	12.48	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	80,313	PRD:	100.91	MIN Sales Ratio:	8.78		

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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	12	87.88	104.95	88.12	40.55	119.10	52.00	280.00	70.00 to 110.75	3,227	2,843
5000 TO 9999	10	83.90	80.10	70.85	23.76	113.04	43.89	120.00	54.30 to 101.69	9,930	7,035
Total \$ _____											
1 TO 9999	22	83.90	93.65	75.70	33.97	123.72	43.89	280.00	65.43 to 101.69	6,273	4,749
10000 TO 29999	75	88.00	85.17	64.15	29.09	132.76	8.78	186.35	74.51 to 98.40	31,897	20,463
30000 TO 59999	154	90.91	91.77	88.55	14.98	103.64	59.73	172.81	87.27 to 95.44	53,534	47,407
60000 TO 99999	214	97.24	94.42	92.84	8.57	101.70	55.83	144.66	95.04 to 97.89	84,297	78,261
100000 TO 149999	132	98.13	95.31	94.46	6.19	100.90	69.18	119.92	97.18 to 98.71	131,214	123,950
150000 TO 249999	48	97.74	97.05	96.12	7.05	100.97	72.76	129.96	95.10 to 99.10	185,580	178,370
250000 TO 499999	6	99.20	109.64	107.33	16.22	102.15	86.25	164.80	86.25 to 164.80	259,750	278,780
ALL _____											
	651	96.82	93.22	92.37	12.48	100.91	8.78	280.00	95.28 to 97.59	86,944	80,313

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	57	95.08	90.53	86.80	27.11	104.31	8.78	280.00	83.80 to 100.00	53,978	46,851
10	25	97.59	91.75	91.45	16.11	100.32	35.70	121.67	85.99 to 100.34	53,740	49,146
20	179	94.68	92.00	89.58	15.02	102.71	37.06	186.35	90.52 to 96.60	64,121	57,437
25	1	91.81	91.81	91.81			91.81	91.81	N/A	95,000	87,220
30	361	97.43	94.29	93.64	9.13	100.69	32.56	155.49	96.51 to 97.99	99,279	92,965
40	28	97.19	94.02	93.44	7.01	100.62	69.18	111.93	91.43 to 99.10	170,293	159,123
ALL _____											
	651	96.82	93.22	92.37	12.48	100.91	8.78	280.00	95.28 to 97.59	86,944	80,313

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	57	95.08	90.53	86.80	27.11	104.31	8.78	280.00	83.80 to 100.00	53,978	46,851
100	2	99.91	99.91	99.90	0.44	100.00	99.47	100.34	N/A	57,750	57,695
101	393	96.38	93.20	92.15	12.23	101.14	32.56	186.35	94.50 to 97.49	82,765	76,268
102	17	97.19	93.04	91.02	7.13	102.21	75.86	103.81	82.13 to 99.91	120,250	109,456
103	28	97.81	94.57	94.06	5.66	100.54	73.21	110.00	91.86 to 98.67	114,371	107,580
104	126	97.07	93.49	93.34	10.03	100.16	55.83	129.96	94.28 to 98.22	99,848	93,196
106	6	100.04	105.46	99.58	14.11	105.91	77.52	155.49	77.52 to 155.49	89,166	88,789
111	17	98.77	94.62	95.22	6.49	99.37	72.14	108.18	89.23 to 100.12	117,412	111,801
301	5	90.67	88.89	90.84	4.82	97.85	77.63	94.07	N/A	104,680	95,088
ALL _____											
	651	96.82	93.22	92.37	12.48	100.91	8.78	280.00	95.28 to 97.59	86,944	80,313

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:	651	MEDIAN:	97	COV:	20.40	95% Median C.I.:	95.28 to 97.59
TOTAL Sales Price:	56,436,187	WGT. MEAN:	92	STD:	19.02	95% Wgt. Mean C.I.:	90.93 to 93.82
TOTAL Adj.Sales Price:	56,601,187	MEAN:	93	AVG.ABS.DEV:	12.08	95% Mean C.I.:	91.76 to 94.68
TOTAL Assessed Value:	52,283,873						
AVG. Adj. Sales Price:	86,944	COD:	12.48	MAX Sales Ratio:	280.00		
AVG. Assessed Value:	80,313	PRD:	100.91	MIN Sales Ratio:	8.78		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	57	95.08	90.53	86.80	27.11	104.31	8.78	280.00	83.80 to 100.00	53,978	46,851
20	17	96.13	93.41	93.33	16.50	100.08	54.30	134.45	67.39 to 107.53	36,714	34,265
30	517	96.71	93.33	92.53	11.14	100.86	32.56	186.35	95.20 to 97.59	87,725	81,169
40	55	97.18	94.04	93.43	8.86	100.65	67.20	129.96	92.20 to 99.05	126,860	118,526
50	5	107.71	102.69	96.14	10.74	106.82	73.96	120.66	N/A	113,800	109,403
<u>ALL</u>	<u>651</u>	<u>96.82</u>	<u>93.22</u>	<u>92.37</u>	<u>12.48</u>	<u>100.91</u>	<u>8.78</u>	<u>280.00</u>	<u>95.28 to 97.59</u>	<u>86,944</u>	<u>80,313</u>

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

Residential

Within the City of Lexington an on-going project to review and update numerous subdivisions that had not been looked at in the last couple of years was completed. Several of the newer subdivisions with stronger markets that had been identified as problem areas were addressed in assessment year 2007.

After analyzing the market around Johnson Lake a deeded area abutting the lake known as Lakeview Acres, consisting of approximately two hundred properties, was showing to be an area of concern and as a result of the analysis was reviewed and updated for assessment year 2008.

The assessor defines update as, “Examination of sold properties on-site in each instance and the development of a model to be used for a particular market area or neighborhood for both sold and unsold properties, following a statistical analysis and thorough market study of the level of value. This normally does not include a complete *new* record, but a check of the current record for accuracy, and may or may not warrant physical measurement and complete inspection of the property. The updates generally are limited to particular locations, and may be as limited as one property in the case of an increase in the square footage of a dwelling, or the addition of some other structure, such as a new garage. But the term “update” is used most often in relation to the change of numerous sold and unsold properties within a given area. It is most likely to involve a group of properties contained in no less than a residential subdivision. It generally would not involve a group as large as the entire county because that could shift it into a definition of a full appraisal.”

Nothing was done other than routine maintenance to Cozad, Eddyville, Farnam, Gothenburg, Overton, Sumner, or the remainder of the county.

2008 Assessment Survey for Dawson County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	The office appraiser, assessor, and contracted appraisal service.
2.	Valuation done by:
	The office appraiser or contracted appraisal service will establish an initial value, however ultimately the assessor will be responsible for setting the final estimate of value.
3.	Pickup work done by whom:
	The pickup work is done by the office appraiser.
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	Costing tables currently loaded in the MicroSolve CAMA System are from June of 2005. The system does not have the capability of handling more than one set of costing tables; in other words some residential values are from previous costing tables.
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	Depending upon when a particular portion of the county was re-priced, the depreciation schedule will vary with the costing tables in use at the time. Currently the Marshall-Swift depreciation tables within the CAMA program that coincide with the June of 2005 costing tables will be used. The MicroSolve CAMA System does not have the capability of handling more than one set of depreciation tables at a time.
6.	What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	The sales comparison approach can be done in the MicroSolve CAMA System – pulling comparables from the sales file. It is a good tool but the reliability is dependant upon the sales file and if comparables actually exist. In order to use one must know the correct parameter settings, it cannot be general in setup.
7.	Number of market areas/neighborhoods for this property class:
	There are six towns or villages, Johnson Lake and the rural area. There are also five neighborhoods within the City of Lexington, four each within the cities of Cozad and Gothenburg, and from one up to as many as three in the small villages.

8.	How are these defined?
	These areas are first defined by the political boundaries of each town or village, the suburban area is that area outside of the city limits where a city may be granted legal zoning jurisdiction for a specific area based on the class of the city, and the rural area is anything past these described boundaries, including unincorporated villages. These areas may then additionally be sub-stratified into groupings of like properties, for example by subdivision, in order to further analyze the market effects of each.
9.	Is “Assessor Location” a usable valuation identity?
	The coding for the rural residential properties is tied to the main high schools within the county. For example, those with codes associated with the Lexington high school would be placed in the assessor location of Lexington Rural. This coding process would make it difficult to do an overall adjustment to all rural residential properties.
10.	Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)
	Suburban properties seem to experience similar market influences as those properties located within the cities they are associated with. Therefore under the substrata “Assessor Location” the suburban sales have been included with the adjoining cities.
11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (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.)
	The suburban location, as defined in regulation, does not have its own valuation grouping in the county.
12.	Are the county’s ag residential and rural residential improvements classified and valued in the same manner?
	Yes

Residential Permit Numbers:

Permits	Information Statements	Other	Total
514			514

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:	652	MEDIAN:	98	COV:	17.45	95% Median C.I.:	97.91 to 98.57
TOTAL Sales Price:	56,496,187	WGT. MEAN:	95	STD:	16.79	95% Wgt. Mean C.I.:	93.80 to 96.63
TOTAL Adj.Sales Price:	56,661,187	MEAN:	96	AVG.ABS.DEV:	9.56	95% Mean C.I.:	94.92 to 97.50
TOTAL Assessed Value:	53,949,981						
AVG. Adj. Sales Price:	86,903	COD:	9.73	MAX Sales Ratio:	186.35		
AVG. Assessed Value:	82,745	PRD:	101.04	MIN Sales Ratio:	8.78		

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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	99	98.84	96.51	96.24	6.94	100.28	37.06	133.21	97.89 to 99.31	87,153	83,880
10/01/05 TO 12/31/05	74	98.55	97.68	96.05	7.22	101.69	8.78	150.00	98.07 to 99.42	81,914	78,680
01/01/06 TO 03/31/06	65	98.53	97.94	96.95	9.73	101.02	49.30	156.78	97.20 to 99.54	81,037	78,563
04/01/06 TO 06/30/06	120	98.46	96.96	97.92	9.92	99.01	33.39	164.80	97.70 to 99.08	90,658	88,775
07/01/06 TO 09/30/06	93	97.46	93.59	93.48	9.66	100.11	35.70	150.32	95.24 to 98.54	86,104	80,490
10/01/06 TO 12/31/06	62	98.66	96.40	94.87	10.35	101.60	12.14	145.45	96.91 to 99.45	95,635	90,733
01/01/07 TO 03/31/07	46	95.12	97.48	92.42	15.76	105.47	67.39	186.35	87.52 to 98.22	68,717	63,510
04/01/07 TO 06/30/07	93	97.82	94.40	92.03	10.99	102.58	9.00	134.45	96.42 to 99.21	93,836	86,358
<u>Study Years</u>											
07/01/05 TO 06/30/06	358	98.57	97.16	96.92	8.51	100.25	8.78	164.80	98.24 to 98.91	86,135	83,480
07/01/06 TO 06/30/07	294	97.69	95.05	93.18	11.20	102.00	9.00	186.35	96.92 to 98.28	87,839	81,849
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	340	98.39	96.12	95.97	9.90	100.16	12.14	164.80	97.74 to 98.71	88,481	84,913
<u>ALL</u>											
	652	98.31	96.21	95.22	9.73	101.04	8.78	186.35	97.91 to 98.57	86,903	82,745

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COZAD	128	93.48	92.95	90.21	14.15	103.04	49.30	172.81	90.23 to 96.90	82,548	74,467
COZAD RURAL	14	97.44	88.02	92.03	16.29	95.64	33.39	116.31	55.83 to 101.73	88,447	81,393
EDDYVILLE	6	73.62	78.70	67.02	27.91	117.43	37.06	116.07	37.06 to 116.07	53,300	35,722
FARNAM	8	88.60	99.54	90.51	36.06	109.97	61.28	186.35	61.28 to 186.35	33,050	29,914
GOTHENBURG	130	98.10	96.64	96.38	6.08	100.26	53.00	160.50	97.65 to 98.45	97,478	93,954
GOTHENBURG RURAL	6	97.38	95.32	101.38	17.46	94.02	43.89	122.56	43.89 to 122.56	72,166	73,164
JOHNSON LAKE	56	95.17	94.37	91.98	10.30	102.60	63.49	150.00	92.07 to 98.24	113,520	104,416
LEXINGTON	244	98.97	99.44	98.25	6.11	101.21	8.78	152.68	98.66 to 99.24	82,110	80,673
LEXINGTON RURAL	26	99.13	99.55	102.63	12.10	97.00	61.36	164.80	91.86 to 100.00	104,461	107,210
MIDWAY LAKE	5	53.04	58.53	53.43	32.19	109.55	35.70	88.00	N/A	37,750	20,170
OVERTON	12	99.92	101.21	98.63	10.34	102.61	63.89	156.78	98.91 to 103.39	53,808	53,072
OVERTON RURAL	7	97.85	94.72	94.30	4.07	100.44	74.31	99.94	74.31 to 99.94	111,071	104,745
SUMNER	9	97.92	90.48	90.07	17.76	100.46	53.60	125.49	73.80 to 108.00	36,366	32,753
SUMNER RURAL	1	72.59	72.59	72.59			72.59	72.59	N/A	120,000	87,108
<u>ALL</u>											
	652	98.31	96.21	95.22	9.73	101.04	8.78	186.35	97.91 to 98.57	86,903	82,745

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

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(!: Derived)

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TOTAL Sales Price:	56,496,187	WGT. MEAN:	95	STD:	16.79	95% Wgt. Mean C.I.:	93.80 to 96.63
TOTAL Adj.Sales Price:	56,661,187	MEAN:	96	AVG.ABS.DEV:	9.56	95% Mean C.I.:	94.92 to 97.50
TOTAL Assessed Value:	53,949,981						
AVG. Adj. Sales Price:	86,903	COD:	9.73	MAX Sales Ratio:	186.35		
AVG. Assessed Value:	82,745	PRD:	101.04	MIN Sales Ratio:	8.78		

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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	522	98.46	97.08	95.59	8.78	101.55	8.78	186.35	98.11 to 98.74	82,261	78,636
2	13	99.10	90.21	95.95	14.84	94.01	53.00	119.79	61.64 to 101.05	131,409	126,092
3	117	95.56	92.99	93.76	13.37	99.18	33.39	164.80	93.42 to 98.24	102,668	96,262
ALL	652	98.31	96.21	95.22	9.73	101.04	8.78	186.35	97.91 to 98.57	86,903	82,745

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	581	98.45	97.40	96.18	8.61	101.27	8.78	186.35	98.11 to 98.71	88,262	84,892
2	32	89.22	84.03	54.59	25.99	153.92	9.00	150.00	65.43 to 100.00	18,361	10,024
3	39	90.52	88.38	89.85	13.90	98.36	35.70	129.96	84.48 to 95.74	122,903	110,428
ALL	652	98.31	96.21	95.22	9.73	101.04	8.78	186.35	97.91 to 98.57	86,903	82,745

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	652	98.31	96.21	95.22	9.73	101.04	8.78	186.35	97.91 to 98.57	86,903	82,745
06											
07											
ALL	652	98.31	96.21	95.22	9.73	101.04	8.78	186.35	97.91 to 98.57	86,903	82,745

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0009											
21-0180	1	94.68	94.68	94.68			94.68	94.68	N/A	71,000	67,225
24-0001	274	98.95	99.19	98.54	7.00	100.66	8.78	164.80	98.63 to 99.24	84,063	82,835
24-0004	22	99.22	97.22	95.59	9.04	101.71	63.89	156.78	96.91 to 100.00	67,572	64,590
24-0011	144	93.48	91.42	90.00	15.03	101.58	33.39	172.81	90.23 to 96.51	81,889	73,700
24-0020	133	98.11	96.64	96.55	6.60	100.09	43.89	160.50	97.65 to 98.46	97,607	94,243
24-0101	15	77.34	85.69	77.86	26.01	110.05	37.06	125.49	70.00 to 104.44	49,373	38,444
32-0095	9	95.00	101.63	96.04	27.17	105.82	61.28	186.35	62.48 to 131.60	36,988	35,523
37-0030	54	95.32	94.39	91.94	10.61	102.67	63.49	150.00	91.81 to 98.71	115,234	105,947
NonValid School											
ALL	652	98.31	96.21	95.22	9.73	101.04	8.78	186.35	97.91 to 98.57	86,903	82,745

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:	652	MEDIAN:	98	COV:	17.45	95% Median C.I.:	97.91 to 98.57
TOTAL Sales Price:	56,496,187	WGT. MEAN:	95	STD:	16.79	95% Wgt. Mean C.I.:	93.80 to 96.63
TOTAL Adj.Sales Price:	56,661,187	MEAN:	96	AVG.ABS.DEV:	9.56	95% Mean C.I.:	94.92 to 97.50
TOTAL Assessed Value:	53,949,981						
AVG. Adj. Sales Price:	86,903	COD:	9.73	MAX Sales Ratio:	186.35		
AVG. Assessed Value:	82,745	PRD:	101.04	MIN Sales Ratio:	8.78		

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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	59	98.62	88.83	87.81	22.51	101.16	8.78	164.80	83.80 to 100.00	53,648	47,106
Prior TO 1860											
1860 TO 1899	14	96.15	97.54	94.68	12.69	103.03	58.80	160.50	90.38 to 99.91	84,571	80,068
1900 TO 1919	97	98.11	96.09	95.55	10.41	100.57	37.06	155.49	97.23 to 98.69	59,465	56,816
1920 TO 1939	103	98.11	97.51	96.24	9.47	101.32	41.42	172.81	97.05 to 98.89	67,557	65,019
1940 TO 1949	56	97.55	97.97	95.94	11.16	102.11	35.70	186.35	95.33 to 98.75	65,130	62,486
1950 TO 1959	50	98.00	98.29	96.96	6.62	101.38	72.76	129.96	96.51 to 99.44	88,021	85,344
1960 TO 1969	74	99.09	96.36	94.70	8.65	101.76	55.83	131.60	97.82 to 99.66	105,967	100,348
1970 TO 1979	120	98.64	96.67	95.46	5.96	101.27	63.89	125.49	97.95 to 99.06	106,764	101,917
1980 TO 1989	28	97.84	93.45	92.61	6.33	100.90	67.40	108.00	94.26 to 98.53	106,696	98,814
1990 TO 1994	7	98.92	97.11	96.06	5.28	101.10	79.27	107.71	79.27 to 107.71	174,500	167,616
1995 TO 1999	14	98.13	96.12	94.19	7.49	102.05	73.96	116.38	85.21 to 102.09	148,671	140,040
2000 TO Present	30	99.49	99.40	98.37	6.60	101.04	81.75	118.60	97.22 to 102.01	153,106	150,614
ALL	652	98.31	96.21	95.22	9.73	101.04	8.78	186.35	97.91 to 98.57	86,903	82,745

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	100.00	101.22	101.52	13.27	99.70	70.00	150.00	77.42 to 110.75	2,302	2,337
5000 TO 9999	9	94.45	92.58	93.02	16.23	99.53	65.43	120.00	73.80 to 116.67	6,544	6,087
Total \$											
1 TO 9999	18	100.00	96.90	95.23	14.61	101.75	65.43	150.00	77.42 to 104.44	4,423	4,212
10000 TO 29999	58	97.80	98.22	97.08	19.85	101.18	33.39	186.35	95.08 to 100.68	19,783	19,205
30000 TO 59999	121	98.40	97.08	96.94	13.18	100.15	35.70	160.50	96.61 to 99.05	45,341	43,952
60000 TO 99999	240	98.45	97.08	97.08	6.45	100.00	37.06	144.66	97.92 to 98.89	77,385	75,125
100000 TO 149999	135	98.51	95.65	95.52	6.16	100.14	55.83	118.60	97.97 to 98.95	123,085	117,572
150000 TO 249999	74	96.04	91.57	91.71	12.22	99.85	8.78	164.80	93.29 to 98.28	177,404	162,694
250000 TO 499999	6	93.84	91.93	91.99	6.48	99.94	79.27	99.65	79.27 to 99.65	271,804	250,026
ALL	652	98.31	96.21	95.22	9.73	101.04	8.78	186.35	97.91 to 98.57	86,903	82,745

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:	652	MEDIAN:	98	COV:	17.45	95% Median C.I.:	97.91 to 98.57
TOTAL Sales Price:	56,496,187	WGT. MEAN:	95	STD:	16.79	95% Wgt. Mean C.I.:	93.80 to 96.63
TOTAL Adj.Sales Price:	56,661,187	MEAN:	96	AVG.ABS.DEV:	9.56	95% Mean C.I.:	94.92 to 97.50
TOTAL Assessed Value:	53,949,981						
AVG. Adj. Sales Price:	86,903	COD:	9.73	MAX Sales Ratio:	186.35		
AVG. Assessed Value:	82,745	PRD:	101.04	MIN Sales Ratio:	8.78		

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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	12	99.18	93.95	87.65	17.06	107.19	65.43	150.00	73.80 to 104.44	3,227	2,828
5000 TO 9999	9	84.00	82.96	74.15	22.44	111.88	43.89	120.00	55.00 to 101.69	9,200	6,822
Total \$ _____											
1 TO 9999	21	94.45	89.24	78.45	19.71	113.75	43.89	150.00	73.80 to 100.00	5,786	4,540
10000 TO 29999	73	94.18	86.65	65.21	25.71	132.88	8.78	186.35	77.34 to 98.40	31,170	20,326
30000 TO 59999	130	97.52	97.06	94.08	11.23	103.16	59.73	172.81	96.50 to 98.62	50,422	47,439
60000 TO 99999	235	98.56	98.39	96.93	6.29	101.51	55.83	152.68	98.10 to 99.06	81,402	78,903
100000 TO 149999	134	98.61	96.74	95.96	5.19	100.81	69.18	119.92	98.08 to 98.95	129,069	123,859
150000 TO 249999	53	98.28	97.49	96.56	6.89	100.96	72.76	129.96	95.20 to 99.32	183,506	177,200
250000 TO 499999	6	99.20	109.64	107.33	16.22	102.15	86.25	164.80	86.25 to 164.80	259,750	278,780
ALL _____											
	652	98.31	96.21	95.22	9.73	101.04	8.78	186.35	97.91 to 98.57	86,903	82,745

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	57	98.62	88.98	88.19	22.12	100.89	8.78	164.80	84.00 to 100.00	53,978	47,605
10	25	97.05	92.04	92.81	12.65	99.17	35.70	120.73	88.00 to 99.47	53,740	49,876
20	179	97.70	96.08	93.58	11.44	102.66	37.06	186.35	96.51 to 98.54	64,121	60,008
25	1	98.56	98.56	98.56			98.56	98.56	N/A	95,000	93,629
30	362	98.52	97.76	96.51	7.05	101.30	55.83	160.50	98.13 to 98.89	99,170	95,708
40	28	98.31	95.31	94.54	5.74	100.82	69.18	111.93	96.42 to 99.10	170,293	160,997
ALL _____											
	652	98.31	96.21	95.22	9.73	101.04	8.78	186.35	97.91 to 98.57	86,903	82,745

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	57	98.62	88.98	88.19	22.12	100.89	8.78	164.80	84.00 to 100.00	53,978	47,605
100	2	99.91	99.91	99.90	0.44	100.00	99.47	100.34	N/A	57,750	57,695
101	394	98.33	96.81	95.45	9.44	101.43	35.70	186.35	97.77 to 98.81	82,707	78,941
102	17	97.25	100.06	95.01	9.73	105.32	79.27	160.50	91.81 to 103.39	120,250	114,243
103	28	98.27	97.53	96.59	3.49	100.97	73.21	110.00	97.67 to 99.20	114,371	110,468
104	126	98.04	95.78	95.09	7.46	100.73	55.83	129.96	96.95 to 98.57	99,848	94,941
106	6	100.10	108.97	103.18	10.59	105.61	98.07	155.49	98.07 to 155.49	89,166	92,002
111	17	98.87	97.88	98.30	3.88	99.58	74.18	110.09	97.17 to 101.31	117,412	115,413
301	5	98.14	98.54	96.68	3.87	101.93	93.73	108.27	N/A	104,680	101,200
ALL _____											
	652	98.31	96.21	95.22	9.73	101.04	8.78	186.35	97.91 to 98.57	86,903	82,745

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:	652	MEDIAN:	98	COV:	17.45	95% Median C.I.:	97.91 to 98.57
TOTAL Sales Price:	56,496,187	WGT. MEAN:	95	STD:	16.79	95% Wgt. Mean C.I.:	93.80 to 96.63
TOTAL Adj.Sales Price:	56,661,187	MEAN:	96	AVG.ABS.DEV:	9.56	95% Mean C.I.:	94.92 to 97.50
TOTAL Assessed Value:	53,949,981						
AVG. Adj. Sales Price:	86,903	COD:	9.73	MAX Sales Ratio:	186.35		
AVG. Assessed Value:	82,745	PRD:	101.04	MIN Sales Ratio:	8.78		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	57	98.62	88.98	88.19	22.12	100.89	8.78	164.80	84.00 to 100.00	53,978	47,605
20	17	96.13	95.42	94.29	13.72	101.20	61.28	134.45	83.04 to 107.53	36,714	34,619
30	518	98.28	96.85	95.65	8.61	101.26	35.70	186.35	97.89 to 98.57	87,671	83,854
40	55	98.08	97.31	95.51	5.78	101.88	69.18	129.96	96.83 to 99.45	126,860	121,170
50	5	107.71	102.69	96.14	10.74	106.82	73.96	120.66	N/A	113,800	109,403
<u>ALL</u>	<u>652</u>	<u>98.31</u>	<u>96.21</u>	<u>95.22</u>	<u>9.73</u>	<u>101.04</u>	<u>8.78</u>	<u>186.35</u>	<u>97.91 to 98.57</u>	<u>86,903</u>	<u>82,745</u>

**2008 Correlation Section
for Dawson County**

Residential Real Property

I. Correlation

RESIDENTIAL: The qualified residential statistics support the actions taken by Dawson County. All three measures of central tendency are within the prescribed parameters for an acceptable level of value and supported by the trended preliminary ratio. The qualitative measures are indicative of uniform and proportionate assessment of the residential property class. The adopted three-year plan, preliminary statistics, the 2008 Reports and Opinions statistics, and the 2008 Assessment Survey all support that Dawson County has achieved an overall acceptable level of value.

However, the substrata Status: Improved, Unimproved, and IOLL strata 2 unimproved is showing a median of 89.22, and strata 3 IOLL (improvement on leased land) is showing a median of 90.52.

Strata 2 - unimproved is not a valid valuation grouping as this subclass is a culmination of ten different assessor locations. The assessor does recognize the various assessor locations and addresses valuation issues within each. It would not be realistic to rely on this number for measurement purposes.

Strata 3 – IOLL would not be a valid valuation grouping as well. This subclass is made up mostly of Johnson Lake sales, with the exception of five sales that are located at Midway Lake. If the five Midway Lake sales were removed, the median for the Johnson Lake sales would be 93.32 which is somewhat consistent with the median under Assessor Location: Johnson Lake of 95.17.

There are no recommendations to adjust the substrata Status: Improved, Unimproved, and IOLL strata 2 unimproved or strata 3 IOLL.

**2008 Correlation Section
for Dawson County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	1026	652	63.55
2007	1111	743	66.88
2006	1080	762	70.56
2005	1087	785	72.22
2004	1061	782	73.7
2003	1031	777	75.36
2002	1094	827	75.59
2001	1124	910	80.96

RESIDENTIAL: The above table is illustrating a steady decline in the use of qualified sales. In examining the sales that have been disqualified approximately 2% were coded (3) substantially improved since time of sale and 35% coded (4) do not use. Of the 35%, approximately 43% (151 transactions) were foreclosures, 13% (46 transactions) were estate settlements, 9% (32 transactions) were family, 8% (27 transactions) were partial interests, and the remaining 29% is a mixture of such things as trust deeds, gifts, exemptions, exchanges, splits, land use changes, and corrective deeds. The assessor feels the high percent of foreclosed properties is largely due to economic factors in and around Lexington that deal with a fluid and transitory work force at a large industrial facility. There are still a sufficient number of qualified sales, 652 total of which 244 are in Lexington, to do an adequate measurement of the residential class.

**2008 Correlation Section
for Dawson County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Dawson County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	96.82	1.57	98.34	98.31
2007	91.37	5.22	96.14	98.18
2006	96.21	1.87	98.01	97.50
2005	97.21	1.71	98.87	98.42
2004	96.66	5.38	101.86	98.85
2003	91	5.81	96.29	99
2002	94	0.3	94.28	94
2001	88	9.32	96.2	96

RESIDENTIAL: The Trended Preliminary Ratio and the R&O Ratio are virtually identical and supportive of each other. The R&O Ratio is a reflection of the assessment actions to the Lakeview Acres that was identified as a problem area through a market analysis, and the completion of the review and update of numerous subdivisions within the City of Lexington.

**2008 Correlation Section
for Dawson County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section
for Dawson County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
2.96	2008	1.57
13.75	2007	5.22
6.62	2006	1.87
4.04	2005	1.71
8.95	2004	5.38
10.47	2003	5.81
-0.1	2002	0.3
8.65	2001	9.32

RESIDENTIAL: A comparison of the percent change in the sales file to the percent change in the residential base (excluding growth) reveals a difference of 1.39 points and appears more pronounced in the sales file. The assessment actions and their effect need to be taken into account; in the analysis of the residential class the assessor will focus on those subclasses needing attention. For 2008 numerous subdivisions within the City of Lexington that had not been looked at in the last couple of years were reviewed and updated. Several of the newer ones had been addressed last year. At Johnson Lake a deeded area abutting the lake known as Lakeview Acres was reviewed and updated.

2008 Correlation Section for Dawson County

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

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

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

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

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

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

**2008 Correlation Section
for Dawson County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.31	95.22	96.21

RESIDENTIAL: All three of the measures of central tendency are within the prescribed parameter indicating that an acceptable level of value has been achieved within the residential class of property and is supported by the trended preliminary ratio.

**2008 Correlation Section
for Dawson County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	9.73	101.04
Difference	0	0

RESIDENTIAL: Both of the qualitative measures, the coefficient of dispersion and the price related differential, have met the acceptable standards. Indicating the residential property is being treated in a uniform and proportionate manner within Dawson County.

**2008 Correlation Section
for Dawson County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	651	652	1
Median	96.82	98.31	1.49
Wgt. Mean	92.37	95.22	2.85
Mean	93.22	96.21	2.99
COD	12.48	9.73	-2.75
PRD	100.91	101.04	0.13
Min Sales Ratio	8.78	8.78	0
Max Sales Ratio	280.00	186.35	-93.65

RESIDENTIAL: One sale was added to the R&O Statistics that had not previously been coded correctly. After reviewing the three-year plan of assessment, the preliminary statistics, the reported assessment actions and the 2008 R&O Statistics, it appears that all statistical measures are an accurate reflection of the assessment actions taken in Dawson County for the residential class of property for assessment year 2008.

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:	94	MEDIAN:	97	COV:	25.68	95% Median C.I.:	91.77 to 99.77
TOTAL Sales Price:	15,270,209	WGT. MEAN:	76	STD:	24.37	95% Wgt. Mean C.I.:	58.05 to 93.83
TOTAL Adj.Sales Price:	15,325,209	MEAN:	95	AVG.ABS.DEV:	15.92	95% Mean C.I.:	89.95 to 99.81
TOTAL Assessed Value:	11,638,093						
AVG. Adj. Sales Price:	163,034	COD:	16.42	MAX Sales Ratio:	175.88		
AVG. Assessed Value:	123,809	PRD:	124.94	MIN Sales Ratio:	22.16		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	10	99.88	99.89	94.74	11.53	105.44	73.19	134.08	73.75 to 118.57	55,025	52,128
10/01/04 TO 12/31/04	10	95.04	91.01	88.21	10.12	103.17	49.81	103.43	87.20 to 101.54	122,450	108,015
01/01/05 TO 03/31/05	4	99.34	98.39	99.81	1.49	98.58	94.64	100.24	N/A	252,125	251,637
04/01/05 TO 06/30/05	10	99.79	106.47	98.50	19.68	108.09	73.77	175.88	76.73 to 155.00	79,390	78,197
07/01/05 TO 09/30/05	9	100.00	101.54	96.38	12.77	105.36	65.83	153.60	89.36 to 105.16	58,428	56,314
10/01/05 TO 12/31/05	6	94.29	90.13	93.35	10.06	96.56	74.50	100.00	74.50 to 100.00	60,333	56,319
01/01/06 TO 03/31/06	7	96.67	103.81	103.40	11.29	100.40	87.86	130.00	87.86 to 130.00	73,428	75,927
04/01/06 TO 06/30/06	8	95.37	107.77	77.07	35.55	139.83	44.22	167.50	44.22 to 167.50	56,225	43,333
07/01/06 TO 09/30/06	10	91.93	91.79	96.80	11.31	94.82	66.44	107.20	77.93 to 107.20	99,890	96,698
10/01/06 TO 12/31/06	12	87.85	78.02	56.44	23.58	138.23	22.16	111.94	49.98 to 98.68	526,166	296,961
01/01/07 TO 03/31/07	5	75.26	79.93	70.30	14.62	113.69	65.10	100.00	N/A	164,500	115,650
04/01/07 TO 06/30/07	3	80.30	84.73	80.43	19.98	105.34	62.88	111.00	N/A	587,000	472,150
<u>Study Years</u>											
07/01/04 TO 06/30/05	34	99.41	99.04	94.77	12.31	104.50	49.81	175.88	92.54 to 99.91	105,210	99,704
07/01/05 TO 06/30/06	30	98.30	101.45	93.05	17.75	109.03	44.22	167.50	92.62 to 100.78	61,721	57,430
07/01/06 TO 06/30/07	30	88.59	83.60	65.94	18.20	126.79	22.16	111.94	75.26 to 97.16	329,880	217,507
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	29	99.50	100.45	97.88	13.04	102.62	65.83	175.88	92.54 to 100.00	92,767	90,802
01/01/06 TO 12/31/06	37	93.46	93.05	65.35	20.74	142.39	22.16	167.50	87.48 to 98.68	223,694	146,180
<u>ALL</u>											
	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COZAD	19	94.64	91.48	94.39	11.15	96.91	62.88	118.57	83.33 to 99.91	119,289	112,599
EDDYVILLE	1	66.44	66.44	66.44			66.44	66.44	N/A	900	598
GOTHENBURG	31	96.67	98.73	92.67	17.69	106.53	44.22	175.88	90.00 to 100.00	70,911	65,715
GOTHENBURG RURAL	1	74.79	74.79	74.79			74.79	74.79	N/A	213,000	159,300
LEXINGTON	37	98.95	93.18	68.37	16.74	136.27	22.16	153.60	91.77 to 99.85	285,582	195,261
OVERTON	4	94.71	109.83	96.76	21.54	113.50	89.42	160.46	N/A	17,500	16,933
OVERTON RURAL	1	92.09	92.09	92.09			92.09	92.09	N/A	10,000	9,209
<u>ALL</u>											
	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

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:	94	MEDIAN:	97	COV:	25.68	95% Median C.I.:	91.77 to 99.77
TOTAL Sales Price:	15,270,209	WGT. MEAN:	76	STD:	24.37	95% Wgt. Mean C.I.:	58.05 to 93.83
TOTAL Adj.Sales Price:	15,325,209	MEAN:	95	AVG.ABS.DEV:	15.92	95% Mean C.I.:	89.95 to 99.81
TOTAL Assessed Value:	11,638,093						
AVG. Adj. Sales Price:	163,034	COD:	16.42	MAX Sales Ratio:	175.88		
AVG. Assessed Value:	123,809	PRD:	124.94	MIN Sales Ratio:	22.16		

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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	89	96.67	93.77	75.58	15.73	124.06	22.16	175.88	91.36 to 99.50	167,819	126,845
2	1	134.08	134.08	134.08			134.08	134.08	N/A	1,250	1,676
3	4	98.26	109.70	89.47	26.73	122.62	74.79	167.50	N/A	97,000	86,781
<u>ALL</u>											
	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

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	82	98.58	95.51	75.59	16.30	126.35	22.16	175.88	91.36 to 99.85	183,062	138,372
2	10	91.93	85.72	92.55	13.34	92.62	49.98	105.16	73.19 to 99.99	30,080	27,838
3	2	114.96	114.96	99.44	16.64	115.60	95.83	134.08	N/A	6,625	6,588
<u>ALL</u>											
	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809
04											
<u>ALL</u>											
	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0009											
21-0180											
24-0001	36	98.96	93.03	68.28	17.20	136.25	22.16	153.60	91.11 to 99.99	292,598	199,782
24-0004	6	95.29	104.98	96.85	15.39	108.39	89.42	160.46	89.42 to 160.46	18,833	18,240
24-0011	20	95.07	95.28	94.71	14.38	100.60	62.88	167.50	85.00 to 99.91	113,825	107,807
24-0020	31	95.95	95.73	90.77	16.15	105.46	44.22	175.88	89.63 to 100.00	77,459	70,313
24-0101	1	66.44	66.44	66.44			66.44	66.44	N/A	900	598
32-0095											
37-0030											
NonValid School											
<u>ALL</u>											
	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

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 Sales Price:	15,270,209	WGT. MEAN:	76	STD:	24.37	95% Wgt. Mean C.I.:	58.05 to 93.83
TOTAL Adj.Sales Price:	15,325,209	MEAN:	95	AVG.ABS.DEV:	15.92	95% Mean C.I.:	89.95 to 99.81
TOTAL Assessed Value:	11,638,093						
AVG. Adj. Sales Price:	163,034	COD:	16.42	MAX Sales Ratio:	175.88		
AVG. Assessed Value:	123,809	PRD:	124.94	MIN Sales Ratio:	22.16		

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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	13	95.50	94.13	95.76	16.87	98.30	49.98	167.50	74.50 to 100.00	29,484	28,233	
Prior TO 1860												
1860 TO 1899	2	74.47	74.47	69.36	33.12	107.38	49.81	99.14	N/A	132,500	91,900	
1900 TO 1919	17	98.95	97.41	95.07	15.70	102.46	62.88	160.46	76.73 to 100.00	59,641	56,699	
1920 TO 1939	13	99.33	99.82	94.87	19.07	105.22	61.50	155.00	75.26 to 114.00	51,692	49,042	
1940 TO 1949	6	101.45	103.38	102.39	5.39	100.96	95.83	118.57	95.83 to 118.57	56,833	58,191	
1950 TO 1959	8	95.35	96.18	94.77	10.81	101.49	73.75	130.00	73.75 to 130.00	71,500	67,762	
1960 TO 1969	6	96.66	106.74	101.38	23.58	105.29	69.60	175.88	69.60 to 175.88	141,076	143,020	
1970 TO 1979	13	93.46	93.44	92.64	9.37	100.86	73.77	107.20	87.20 to 103.43	140,307	129,984	
1980 TO 1989	6	92.79	85.23	70.08	29.71	121.62	22.16	134.08	22.16 to 134.08	153,541	107,596	
1990 TO 1994	4	81.82	80.63	58.89	19.11	136.92	49.68	109.20	N/A	1,776,250	1,045,955	
1995 TO 1999	3	77.93	74.13	87.08	23.96	85.13	44.22	100.24	N/A	398,766	347,250	
2000 TO Present	3	98.68	97.13	94.86	3.37	102.39	91.36	101.35	N/A	61,666	58,500	
ALL	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	4	114.79	112.41	116.96	27.38	96.10	66.44	153.60	N/A	2,287	2,675	
5000 TO 9999	2	117.48	117.48	117.48	36.58	100.00	74.50	160.46	N/A	5,000	5,874	
Total \$												
1 TO 9999	6	114.79	114.10	117.23	30.74	97.33	66.44	160.46	66.44 to 160.46	3,191	3,741	
10000 TO 29999	11	92.09	101.90	101.28	27.40	100.61	49.98	175.88	73.19 to 167.50	17,672	17,899	
30000 TO 59999	26	98.82	97.47	97.58	5.83	99.88	77.83	118.57	92.62 to 100.00	41,319	40,320	
60000 TO 99999	22	99.07	97.59	97.52	13.77	100.07	61.50	155.00	90.00 to 99.91	73,022	71,214	
100000 TO 149999	11	85.71	79.58	79.58	17.03	100.00	22.16	101.54	69.60 to 99.14	119,045	94,735	
150000 TO 249999	11	99.80	87.39	86.56	18.34	100.97	44.22	109.20	49.81 to 107.20	175,572	151,973	
250000 TO 499999	3	100.78	99.97	98.49	8.18	101.51	87.20	111.94	N/A	358,352	352,924	
500000 +	4	72.70	73.83	62.00	22.61	119.08	49.68	100.24	N/A	2,028,750	1,257,786	
ALL	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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TOTAL Adj.Sales Price:	15,325,209	MEAN:	95	AVG.ABS.DEV:	15.92	95% Mean C.I.:	89.95 to 99.81
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AVG. Assessed Value:	123,809	PRD:	124.94	MIN Sales Ratio:	22.16		

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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	6	85.00	95.68	80.43	37.70	118.96	49.98	153.60	49.98 to 153.60	4,025	3,237
5000 TO 9999	2	126.28	126.28	114.88	27.07	109.92	92.09	160.46	N/A	7,500	8,616
Total \$ _____											
1 TO 9999	8	93.80	103.33	93.63	34.73	110.36	49.98	160.46	49.98 to 160.46	4,893	4,582
10000 TO 29999	12	89.42	90.62	69.68	22.83	130.05	22.16	167.50	73.64 to 100.00	31,125	21,688
30000 TO 59999	29	98.48	97.40	94.31	10.79	103.28	61.50	175.88	92.54 to 100.00	44,972	42,411
60000 TO 99999	23	97.16	90.75	84.00	15.44	108.04	44.22	140.62	76.73 to 99.85	95,056	79,846
100000 TO 149999	9	93.46	99.02	95.61	13.46	103.57	77.93	155.00	83.33 to 101.54	125,777	120,255
150000 TO 249999	6	105.82	101.04	100.23	6.45	100.81	74.79	109.20	74.79 to 109.20	183,333	183,758
250000 TO 499999	4	93.99	91.26	87.89	16.07	103.83	65.10	111.94	N/A	393,764	346,068
500000 +	3	80.30	76.74	61.79	20.99	124.19	49.68	100.24	N/A	2,538,333	1,568,548
ALL	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	93.80	96.24	94.09	18.99	102.29	49.98	167.50	74.50 to 105.16	36,039	33,908
10	13	90.00	98.13	91.36	15.77	107.41	74.79	175.88	83.33 to 104.43	91,646	83,730
20	67	98.68	93.96	73.92	15.78	127.12	22.16	160.46	92.54 to 99.85	203,421	150,371
ALL	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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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)	16	93.80	99.39	94.01	20.90	105.73	49.98	167.50	77.83 to 105.16	34,659	32,582
140	1	98.68	98.68	98.68			98.68	98.68	N/A	38,000	37,500
325	5	99.80	101.62	100.77	3.95	100.84	95.83	114.00	N/A	57,000	57,440
326	1	44.22	44.22	44.22			44.22	44.22	N/A	221,300	97,852
334	1	89.70	89.70	89.70			89.70	89.70	N/A	50,000	44,850
336	2	103.20	103.20	102.26	1.61	100.92	101.54	104.86	N/A	83,000	84,875
339	1	90.00	90.00	90.00			90.00	90.00	N/A	63,000	56,700
341	2	108.93	108.93	107.31	19.34	101.51	87.86	130.00	N/A	65,000	69,750
343	4	90.54	92.07	86.98	15.78	105.86	75.26	111.94	N/A	593,889	516,543
344	5	99.85	91.66	94.67	10.09	96.82	61.50	104.43	N/A	70,700	66,933
349	4	91.60	90.35	95.18	10.61	94.92	77.93	100.24	N/A	291,250	277,212
350	12	99.52	91.12	84.09	13.79	108.36	49.81	118.57	73.77 to 99.91	85,208	71,650
352	6	94.05	89.90	57.44	13.95	156.51	49.68	107.20	49.68 to 107.20	1,029,166	591,142
353	17	99.33	103.45	100.36	18.17	103.07	62.88	175.88	85.00 to 109.20	68,553	68,801
384	1	73.64	73.64	73.64			73.64	73.64	N/A	27,500	20,250
386	2	97.40	97.40	98.77	6.20	98.61	91.36	103.43	N/A	142,500	140,750
406	9	89.42	89.19	69.65	22.65	128.05	22.16	160.46	66.44 to 100.00	39,544	27,544
407	1	85.71	85.71	85.71			85.71	85.71	N/A	105,000	90,000
410	1	74.79	74.79	74.79			74.79	74.79	N/A	213,000	159,300
419	1	65.10	65.10	65.10			65.10	65.10	N/A	500,000	325,500
437	1	95.95	95.95	95.95			95.95	95.95	N/A	37,000	35,500
471	1	101.35	101.35	101.35			101.35	101.35	N/A	37,000	37,500
<u>ALL</u>	<u>94</u>	<u>96.91</u>	<u>94.88</u>	<u>75.94</u>	<u>16.42</u>	<u>124.94</u>	<u>22.16</u>	<u>175.88</u>	<u>91.77 to 99.77</u>	<u>163,034</u>	<u>123,809</u>

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

Commercial

With the exception of the three tax increment financing projects that will be accounted for this year no other significant action was planned, other than routine maintenance, within the commercial class/subclasses for assessment year 2008.

2008 Assessment Survey for Dawson County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	The office appraiser, assessor, and contracted appraisal service.
2.	Valuation done by:
	The office appraiser or contracted appraisal service will establish an initial value, however ultimately the assessor is responsible for setting the final estimate of value.
3.	Pickup work done by whom:
	The office appraiser will do all pickup work unless it involves a special industrial type property, in which case the contracted appraisal service will assist.
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	All commercial property has been priced with the Marshall-Swift June of 2005 costing tables in the MicroSolve CAMA System.
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	The county uses the Marshall-Swift depreciation tables that coincide with the June of 2005 costing tables within the CAMA program.
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The income approach is utilized for all properties where rents and income and expense data can be obtained from the market.
7.	When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	The sales comparison approach is used for properties of the same occupancy code if enough sales are available. With commercial properties the availability of sales for all occupancy codes does not happen. As well many commercial property sales entail mixed occupancy codes, in which case finding comparables is difficult.
8.	Number of market areas/neighborhoods for this property class?
	Often reviews and updates are conducted in terms of occupancy code, such as all fast food franchise businesses or motels. Reviews may be conducted in neighborhoods, like highway strips to Interstate 80 or main business districts within the larger communities of Dawson County.

9.	How are these defined?
	They are defined by location and type of business, commercial or industrial and occupancy codes.
10.	Is “Assessor Location” a usable valuation identity?
	Not within the commercial class of property. More emphasis is put on occupancy codes, and possibly location like main street or the interstate corridor, in the valuation process. Models are built for neighborhoods with similar properties, that is to say a neighborhood with like retail or office businesses, but there are still various areas with mixed occupancy.
11.	Does the assessor location “suburban” mean something other than rural commercial? (that is, does the “suburban” location have its own market?)
	The commercial properties within the area considered suburban around the cities seem to experience similar market influences as those properties located within the cities they are associated with. Therefore under the substrata “Assessor Location” the suburban sales have been included with the adjoining cities.
12.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (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.)
	The suburban location, as defined in regulation, does not have its own valuation grouping in the county.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
48			48

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	94	MEDIAN:	97	COV:	25.68	95% Median C.I.:	91.77 to 99.77
TOTAL Sales Price:	15,270,209	WGT. MEAN:	76	STD:	24.37	95% Wgt. Mean C.I.:	58.05 to 93.83
TOTAL Adj.Sales Price:	15,325,209	MEAN:	95	AVG.ABS.DEV:	15.92	95% Mean C.I.:	89.95 to 99.81
TOTAL Assessed Value:	11,638,093						
AVG. Adj. Sales Price:	163,034	COD:	16.42	MAX Sales Ratio:	175.88		
AVG. Assessed Value:	123,809	PRD:	124.94	MIN Sales Ratio:	22.16		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	10	99.88	99.89	94.74	11.53	105.44	73.19	134.08	73.75 to 118.57	55,025	52,128
10/01/04 TO 12/31/04	10	95.04	91.01	88.21	10.12	103.17	49.81	103.43	87.20 to 101.54	122,450	108,015
01/01/05 TO 03/31/05	4	99.34	98.39	99.81	1.49	98.58	94.64	100.24	N/A	252,125	251,637
04/01/05 TO 06/30/05	10	99.79	106.47	98.50	19.68	108.09	73.77	175.88	76.73 to 155.00	79,390	78,197
07/01/05 TO 09/30/05	9	100.00	101.54	96.38	12.77	105.36	65.83	153.60	89.36 to 105.16	58,428	56,314
10/01/05 TO 12/31/05	6	94.29	90.13	93.35	10.06	96.56	74.50	100.00	74.50 to 100.00	60,333	56,319
01/01/06 TO 03/31/06	7	96.67	103.81	103.40	11.29	100.40	87.86	130.00	87.86 to 130.00	73,428	75,927
04/01/06 TO 06/30/06	8	95.37	107.77	77.07	35.55	139.83	44.22	167.50	44.22 to 167.50	56,225	43,333
07/01/06 TO 09/30/06	10	91.93	91.79	96.80	11.31	94.82	66.44	107.20	77.93 to 107.20	99,890	96,698
10/01/06 TO 12/31/06	12	87.85	78.02	56.44	23.58	138.23	22.16	111.94	49.98 to 98.68	526,166	296,961
01/01/07 TO 03/31/07	5	75.26	79.93	70.30	14.62	113.69	65.10	100.00	N/A	164,500	115,650
04/01/07 TO 06/30/07	3	80.30	84.73	80.43	19.98	105.34	62.88	111.00	N/A	587,000	472,150
<u>Study Years</u>											
07/01/04 TO 06/30/05	34	99.41	99.04	94.77	12.31	104.50	49.81	175.88	92.54 to 99.91	105,210	99,704
07/01/05 TO 06/30/06	30	98.30	101.45	93.05	17.75	109.03	44.22	167.50	92.62 to 100.78	61,721	57,430
07/01/06 TO 06/30/07	30	88.59	83.60	65.94	18.20	126.79	22.16	111.94	75.26 to 97.16	329,880	217,507
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	29	99.50	100.45	97.88	13.04	102.62	65.83	175.88	92.54 to 100.00	92,767	90,802
01/01/06 TO 12/31/06	37	93.46	93.05	65.35	20.74	142.39	22.16	167.50	87.48 to 98.68	223,694	146,180
<u>ALL</u>											
	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COZAD	19	94.64	91.48	94.39	11.15	96.91	62.88	118.57	83.33 to 99.91	119,289	112,599
EDDYVILLE	1	66.44	66.44	66.44			66.44	66.44	N/A	900	598
GOTHENBURG	31	96.67	98.73	92.67	17.69	106.53	44.22	175.88	90.00 to 100.00	70,911	65,715
GOTHENBURG RURAL	1	74.79	74.79	74.79			74.79	74.79	N/A	213,000	159,300
LEXINGTON	37	98.95	93.18	68.37	16.74	136.27	22.16	153.60	91.77 to 99.85	285,582	195,261
OVERTON	4	94.71	109.83	96.76	21.54	113.50	89.42	160.46	N/A	17,500	16,933
OVERTON RURAL	1	92.09	92.09	92.09			92.09	92.09	N/A	10,000	9,209
<u>ALL</u>											
	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

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AVG. Assessed Value:	123,809	PRD:	124.94	MIN Sales Ratio:	22.16		

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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	89	96.67	93.77	75.58	15.73	124.06	22.16	175.88	91.36 to 99.50	167,819	126,845
2	1	134.08	134.08	134.08			134.08	134.08	N/A	1,250	1,676
3	4	98.26	109.70	89.47	26.73	122.62	74.79	167.50	N/A	97,000	86,781
<u>ALL</u>											
	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

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	82	98.58	95.51	75.59	16.30	126.35	22.16	175.88	91.36 to 99.85	183,062	138,372
2	10	91.93	85.72	92.55	13.34	92.62	49.98	105.16	73.19 to 99.99	30,080	27,838
3	2	114.96	114.96	99.44	16.64	115.60	95.83	134.08	N/A	6,625	6,588
<u>ALL</u>											
	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809
04											
<u>ALL</u>											
	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0009											
21-0180											
24-0001	36	98.96	93.03	68.28	17.20	136.25	22.16	153.60	91.11 to 99.99	292,598	199,782
24-0004	6	95.29	104.98	96.85	15.39	108.39	89.42	160.46	89.42 to 160.46	18,833	18,240
24-0011	20	95.07	95.28	94.71	14.38	100.60	62.88	167.50	85.00 to 99.91	113,825	107,807
24-0020	31	95.95	95.73	90.77	16.15	105.46	44.22	175.88	89.63 to 100.00	77,459	70,313
24-0101	1	66.44	66.44	66.44			66.44	66.44	N/A	900	598
32-0095											
37-0030											
NonValid School											
<u>ALL</u>											
	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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TOTAL Sales Price:	15,270,209	WGT. MEAN:	76	STD:	24.37	95% Wgt. Mean C.I.:	58.05 to 93.83
TOTAL Adj.Sales Price:	15,325,209	MEAN:	95	AVG.ABS.DEV:	15.92	95% Mean C.I.:	89.95 to 99.81
TOTAL Assessed Value:	11,638,093						
AVG. Adj. Sales Price:	163,034	COD:	16.42	MAX Sales Ratio:	175.88		
AVG. Assessed Value:	123,809	PRD:	124.94	MIN Sales Ratio:	22.16		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	13	95.50	94.13	95.76	16.87	98.30	49.98	167.50	74.50 to 100.00	29,484	28,233
Prior TO 1860											
1860 TO 1899	2	74.47	74.47	69.36	33.12	107.38	49.81	99.14	N/A	132,500	91,900
1900 TO 1919	17	98.95	97.41	95.07	15.70	102.46	62.88	160.46	76.73 to 100.00	59,641	56,699
1920 TO 1939	13	99.33	99.82	94.87	19.07	105.22	61.50	155.00	75.26 to 114.00	51,692	49,042
1940 TO 1949	6	101.45	103.38	102.39	5.39	100.96	95.83	118.57	95.83 to 118.57	56,833	58,191
1950 TO 1959	8	95.35	96.18	94.77	10.81	101.49	73.75	130.00	73.75 to 130.00	71,500	67,762
1960 TO 1969	6	96.66	106.74	101.38	23.58	105.29	69.60	175.88	69.60 to 175.88	141,076	143,020
1970 TO 1979	13	93.46	93.44	92.64	9.37	100.86	73.77	107.20	87.20 to 103.43	140,307	129,984
1980 TO 1989	6	92.79	85.23	70.08	29.71	121.62	22.16	134.08	22.16 to 134.08	153,541	107,596
1990 TO 1994	4	81.82	80.63	58.89	19.11	136.92	49.68	109.20	N/A	1,776,250	1,045,955
1995 TO 1999	3	77.93	74.13	87.08	23.96	85.13	44.22	100.24	N/A	398,766	347,250
2000 TO Present	3	98.68	97.13	94.86	3.37	102.39	91.36	101.35	N/A	61,666	58,500
ALL	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

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	4	114.79	112.41	116.96	27.38	96.10	66.44	153.60	N/A	2,287	2,675
5000 TO 9999	2	117.48	117.48	117.48	36.58	100.00	74.50	160.46	N/A	5,000	5,874
Total \$											
1 TO 9999	6	114.79	114.10	117.23	30.74	97.33	66.44	160.46	66.44 to 160.46	3,191	3,741
10000 TO 29999	11	92.09	101.90	101.28	27.40	100.61	49.98	175.88	73.19 to 167.50	17,672	17,899
30000 TO 59999	26	98.82	97.47	97.58	5.83	99.88	77.83	118.57	92.62 to 100.00	41,319	40,320
60000 TO 99999	22	99.07	97.59	97.52	13.77	100.07	61.50	155.00	90.00 to 99.91	73,022	71,214
100000 TO 149999	11	85.71	79.58	79.58	17.03	100.00	22.16	101.54	69.60 to 99.14	119,045	94,735
150000 TO 249999	11	99.80	87.39	86.56	18.34	100.97	44.22	109.20	49.81 to 107.20	175,572	151,973
250000 TO 499999	3	100.78	99.97	98.49	8.18	101.51	87.20	111.94	N/A	358,352	352,924
500000 +	4	72.70	73.83	62.00	22.61	119.08	49.68	100.24	N/A	2,028,750	1,257,786
ALL	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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

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AVG. Assessed Value:	123,809	PRD:	124.94	MIN Sales Ratio:	22.16		

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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	6	85.00	95.68	80.43	37.70	118.96	49.98	153.60	49.98 to 153.60	4,025	3,237
5000 TO 9999	2	126.28	126.28	114.88	27.07	109.92	92.09	160.46	N/A	7,500	8,616
Total \$ _____											
1 TO 9999	8	93.80	103.33	93.63	34.73	110.36	49.98	160.46	49.98 to 160.46	4,893	4,582
10000 TO 29999	12	89.42	90.62	69.68	22.83	130.05	22.16	167.50	73.64 to 100.00	31,125	21,688
30000 TO 59999	29	98.48	97.40	94.31	10.79	103.28	61.50	175.88	92.54 to 100.00	44,972	42,411
60000 TO 99999	23	97.16	90.75	84.00	15.44	108.04	44.22	140.62	76.73 to 99.85	95,056	79,846
100000 TO 149999	9	93.46	99.02	95.61	13.46	103.57	77.93	155.00	83.33 to 101.54	125,777	120,255
150000 TO 249999	6	105.82	101.04	100.23	6.45	100.81	74.79	109.20	74.79 to 109.20	183,333	183,758
250000 TO 499999	4	93.99	91.26	87.89	16.07	103.83	65.10	111.94	N/A	393,764	346,068
500000 +	3	80.30	76.74	61.79	20.99	124.19	49.68	100.24	N/A	2,538,333	1,568,548
ALL	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	93.80	96.24	94.09	18.99	102.29	49.98	167.50	74.50 to 105.16	36,039	33,908
10	13	90.00	98.13	91.36	15.77	107.41	74.79	175.88	83.33 to 104.43	91,646	83,730
20	67	98.68	93.96	73.92	15.78	127.12	22.16	160.46	92.54 to 99.85	203,421	150,371
ALL	94	96.91	94.88	75.94	16.42	124.94	22.16	175.88	91.77 to 99.77	163,034	123,809

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	123,809	PRD:	124.94	MIN Sales Ratio:	22.16		

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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)	16	93.80	99.39	94.01	20.90	105.73	49.98	167.50	77.83 to 105.16	34,659	32,582
140	1	98.68	98.68	98.68			98.68	98.68	N/A	38,000	37,500
325	5	99.80	101.62	100.77	3.95	100.84	95.83	114.00	N/A	57,000	57,440
326	1	44.22	44.22	44.22			44.22	44.22	N/A	221,300	97,852
334	1	89.70	89.70	89.70			89.70	89.70	N/A	50,000	44,850
336	2	103.20	103.20	102.26	1.61	100.92	101.54	104.86	N/A	83,000	84,875
339	1	90.00	90.00	90.00			90.00	90.00	N/A	63,000	56,700
341	2	108.93	108.93	107.31	19.34	101.51	87.86	130.00	N/A	65,000	69,750
343	4	90.54	92.07	86.98	15.78	105.86	75.26	111.94	N/A	593,889	516,543
344	5	99.85	91.66	94.67	10.09	96.82	61.50	104.43	N/A	70,700	66,933
349	4	91.60	90.35	95.18	10.61	94.92	77.93	100.24	N/A	291,250	277,212
350	12	99.52	91.12	84.09	13.79	108.36	49.81	118.57	73.77 to 99.91	85,208	71,650
352	6	94.05	89.90	57.44	13.95	156.51	49.68	107.20	49.68 to 107.20	1,029,166	591,142
353	17	99.33	103.45	100.36	18.17	103.07	62.88	175.88	85.00 to 109.20	68,553	68,801
384	1	73.64	73.64	73.64			73.64	73.64	N/A	27,500	20,250
386	2	97.40	97.40	98.77	6.20	98.61	91.36	103.43	N/A	142,500	140,750
406	9	89.42	89.19	69.65	22.65	128.05	22.16	160.46	66.44 to 100.00	39,544	27,544
407	1	85.71	85.71	85.71			85.71	85.71	N/A	105,000	90,000
410	1	74.79	74.79	74.79			74.79	74.79	N/A	213,000	159,300
419	1	65.10	65.10	65.10			65.10	65.10	N/A	500,000	325,500
437	1	95.95	95.95	95.95			95.95	95.95	N/A	37,000	35,500
471	1	101.35	101.35	101.35			101.35	101.35	N/A	37,000	37,500
<u>ALL</u>	<u>94</u>	<u>96.91</u>	<u>94.88</u>	<u>75.94</u>	<u>16.42</u>	<u>124.94</u>	<u>22.16</u>	<u>175.88</u>	<u>91.77 to 99.77</u>	<u>163,034</u>	<u>123,809</u>

**2008 Correlation Section
for Dawson County**

Commerical Real Property

I. Correlation

COMMERCIAL: Two of the measures of central tendency will support the action taken by Dawson County, the weighted mean is being effected by two high dollar sales, book 2007 page 1718 sale date 05/15/07 (a motel) in the amount of \$1,650,000 and the other book 2007 page 0052 sale date 12/31/06 (an assisted living facility) in the amount of \$5,140,000. When these two sales are hypothetically removed from the "mix" their effects are mitigated and the weighted mean, still just below the acceptable standard, is 90.91, the median 97.64, and mean 95.53. As well these sale are having an impact on the qualitative statistics when the outliers are hypothetically removed from the "mix" the qualitative measures are improved but still the PRD (105.08) is 2.08 points above the standard.

The median measure of central tendency will be used in determining the level of value for the commercial class of property. There will be no recommended adjustments to this class.

**2008 Correlation Section
for Dawson County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	173	94	54.34
2007	175	95	54.29
2006	187	101	54.01
2005	176	95	53.98
2004	186	118	63.44
2003	179	124	69.27
2002	192	139	72.4
2001	191	133	69.63

COMMERCIAL: Over the past four years Dawson County has consistently used a sufficient portion of the commercial sales in the measurement of the commercial class of property.

**2008 Correlation Section
for Dawson County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Dawson County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	96.91	2.47	99.3	96.91
2007	98.65	3.27	101.87	98.96
2006	90.42	5.9	95.76	99.36
2005	97.02	-0.16	96.87	97.38
2004	91.40	1.29	92.58	97.63
2003	97	0.61	97.59	97
2002	100	-0.1	99.9	100
2001	100	0.74	100.74	100

COMMERCIAL: The Trended Preliminary Ratio and the R&O Ratio are barely similar and offer weak support of each other with a 2.39 point difference. However, the percent used in the calculation of the trended ratio is a reflection of the general maintenance work done within the commercial class.

**2008 Correlation Section
for Dawson County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section
for Dawson County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
0	2008	2.47
0.75	2007	3.27
27.09	2006	5.9
4.8	2005	-0.16
6.18	2004	1.29
0	2003	0.61
3.77	2002	-0.1
5.23	2001	0.74

COMMERCIAL: The percent changes in the sales file is reflecting that the routine maintenance had no affect on any of the sales in the file. The increase in the base was due to the re-pricing of a piece of land purchased by the City of Lexington for re-development that was formerly agricultural and is now commercial. Also several fast food franchises along the I-80 corridor were re-priced.

2008 Correlation Section for Dawson County

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

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

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

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

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

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

**2008 Correlation Section
for Dawson County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.91	75.94	94.88

COMMERCIAL: Of the three measures of central tendency the median and arithmetic mean are within the prescribed parameter, the weighted mean is well below. However, the weighted mean is being impacted by two high dollar sales, book 2007 page 1718 sale date 05/15/07 (a motel) in the amount of \$1,650,000 and the other book 2007 page 0052 sale date 12/31/06 (an assisted living facility) in the amount of \$5,140,000. When these two sales are hypothetically removed from the “mix” their effects are mitigated and the weighted mean, still just below the acceptable standard, is 90.91, the median 97.64, and mean 95.53.

**2008 Correlation Section
for Dawson County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	16.42	124.94
Difference	0	21.94

COMMERCIAL: Of the qualitative measures the coefficient of dispersion has met the standard. However the price related differential is excessively high but is being impacted by two high dollar sales book 2007 page 1718 sale date 05/15/07 and book 2007 page 0052 sale date 12/31/06. When these two sales are hypothetically removed from the “mix” their effects are mitigated, the PRD (105.08) is still 2.08 points above the standard but improved.

**2008 Correlation Section
for Dawson County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	94	94	0
Median	96.91	96.91	0
Wgt. Mean	75.94	75.94	0
Mean	94.88	94.88	0
COD	16.42	16.42	0
PRD	124.94	124.94	0
Min Sales Ratio	22.16	22.16	0
Max Sales Ratio	175.88	175.88	0

COMMERCIAL: After reviewing the three-year plan of assessment, the preliminary statistics, the reported assessment actions and the 2008 R&O Statistics, it appears that all statistical measures are an accurate reflection of the assessment actions taken in Dawson County for the commercial class of property for assessment year 2008.

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

Agricultural

An analysis of each market area was done and as a result of the changing market conditions the values changed per market area as follows:

Market Area 1 –

	<u>2007</u>	<u>2008</u>		<u>2007</u>	<u>2008</u>		<u>2007</u>	<u>2008</u>
1A1	--	--	1D1	--	--	1G1	--	--
1A	1540	1600	1D	705	735	1G	570	575
2A1	1430	1525	2D1	555	610	2G1	490	495
2A	1325	1415	2D	515	565	2G	435	440
3A1	1100	1200	3D1	485	550	3G1	425	430
3A	900	1000	3D	435	455	3G	410	415
4A1	810	900	4D1	400	425	4G1	390	395
4A	750	875	4D	365	400	4G	350	355

Market Area 2 –

	<u>2007</u>	<u>2008</u>		<u>2007</u>	<u>2008</u>		<u>2007</u>	<u>2008</u>
1A1	--	--	1D1	--	--	1G1	--	--
1A	1250	1260	1D	590	600	1G	495	500
2A1	1210	1220	2D1	550	560	2G1	435	440
2A	1040	1050	2D	455	465	2G	370	375
3A1	725	735	3D1	420	430	3G1	370	375
3A	580	590	3D	375	385	3G	325	330
4A1	535	545	4D1	335	345	4G1	275	280
4A	535	545	4D	265	275	4G	245	250

Market Area 3 –

	<u>2007</u>	<u>2008</u>		<u>2007</u>	<u>2008</u>		<u>2007</u>	<u>2008</u>
1A1	--	--	1D1	--	--	1G1	--	--
1A	1460	1455	1D	600	650	1G	520	580
2A1	1355	1360	2D1	560	560	2G1	455	490
2A	1240	1240	2D	475	475	2G	390	425
3A1	1045	1050	3D1	435	450	3G1	390	415
3A	850	850	3D	390	435	3G	360	410
4A1	765	775	4D1	380	380	4G1	360	400
4A	710	730	4D	365	365	4G	325	360

2008 Assessment Survey for Dawson County

Agricultural Appraisal Information

1.	Data collection done by:
	Agricultural buildings are taken care of by the office appraiser and assessor. The land use is done by the assessor and deputy assessor; the appraiser will assist upon request.
2.	Valuation done by:
	The office appraiser will assist in setting initial values, however ultimately the assessor is responsible for setting the final estimate of value.
3.	Pickup work done by whom:
	The pickup work is done by the appraiser and assessor.
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes
a.	How is agricultural land defined in this county?
	<p>Dawson County Policy Defining Agricultural and Horticultural Land Use:</p> <p>Background –</p> <p>The change in dealing with agricultural and horticultural parcel definition was initiated in LB 407 in 2005, which came out of the Nebraska Legislature’s Revenue Committee and was eventually amended into LB 808 in the 2006 session.</p> <p>Shaping the criteria of “use” as it relates to the definition of parcel for the entire state became problematic. What terms may work well in an Eastern Nebraska county could be totally unsuitable to Dawson County.</p> <p>The discussion between the Dawson County Board of Commissioners and the County Assessor on this matter included:</p> <ol style="list-style-type: none"> 1) Consideration on the basis of size of the parcel and its vicinity to currently active commercial agricultural business, 2) Whether the owner is directly involved in agricultural or horticultural ongoing business concerns, 3) The sale price and motivation behind the sale, and 4) The degree of what may be considered an agricultural use. <p>To be constructive, the guidelines within Dawson County offer flexibility. A routine review process is included as part of the policy. Annual examination of the use of all the agricultural property within the county would be impractical, but examination of perhaps</p>

a third of the county each year may be feasible. Certainly, any unusual market activity that would prompt a full review is possible.

The Use Test -

- Is the applicable income generated directly from commercial agricultural production, as opposed to income incidental to the use of the parcel?
- What are zoning regulations as they pertain to parcel size?
 - The number of acres most often used to define nonagricultural status within Dawson County zoning regulations is 20 or less.
 - Dawson County's policy is to review all sales of 20 acres or less. If the parcel's owner has no other interest in a going agricultural concern that is contiguous to the smaller parcel, the question arises whether commercial agriculture is the primary purpose, or highest and best use of the land.
 - If in the assessor's opinion the parcel, in line with generally accepted appraisal practices, is more likely to appear on the market as residential development or was purchased for that reason, the parcel is then defined as rural residential site.
- Practices that constitute commercial farming or ranching are determined under a county survey form entitled: "Status of Land Conforming to an Agricultural or Horticultural Use." Many of the entries on this survey help define what use the parcel conforms to.

Final determination of whether a parcel conforms to a commercial agricultural use will follow inspection of the property, and completion of the county's survey form. Appeal of this decision would occur through the normal course of valuation protests administered within the authority of the county board of equalization.

Statutory references: Neb. Rev. Stat. 77-201(2) and Neb. Rev. Stat. 77-1359 and Department of Property Assessment and Taxation Directive 07-01.

In DAWSON COUNTY
 STATUS OF LAND CONFORMING TO AN
 AGRICULTURAL OR HORTICULTURAL USE

Owner: _____

Legal Description: _____

Date of inquiry: _____ Assessor's verification: _____

- | | |
|--|--|
| <ul style="list-style-type: none"> <input type="checkbox"/> The property is primarily used for the production of agricultural or horticultural product(s). <input type="checkbox"/> There are growing crops. <input type="checkbox"/> Type of crop (s) _____ <input type="checkbox"/> Number of acres _____ <input type="checkbox"/> Length and time of year of growing season _____ <input type="checkbox"/> There is grazing, feeding, or breeding of livestock. <input type="checkbox"/> Type of livestock _____ <input type="checkbox"/> Number of head _____ <input type="checkbox"/> Length and time of year of grazing season _____ <input type="checkbox"/> Horticultural use _____ <input type="checkbox"/> Type of product produced _____ <input type="checkbox"/> Length of season and time of year for the product _____ | <ul style="list-style-type: none"> <input type="checkbox"/> The market sale of the parcel indicates it is derived from <u>non-agricultural influence</u>. <input type="checkbox"/> Intended highest and best use _____ <input type="checkbox"/> The market sale of the parcel indicates it is derived from <u>agricultural influence</u>. <input type="checkbox"/> The land is enrolled in a state or federal government program that pays the landowner. <input type="checkbox"/> Conservation Reserve Program <input type="checkbox"/> Wetlands Reserve Program <input type="checkbox"/> Other _____ <input type="checkbox"/> Number of acres in the parcel _____ <input type="checkbox"/> The majority of income generated on the parcel comes from the sale of crops or livestock or a horticultural product. |
|--|--|

If the property meets the definition as an agricultural or horticultural parcel it will be assessed at up to 75% of the uninfluenced

agricultural market value, except land classified as building site will not be assessed as an agricultural or horticultural parcel.

If the owner believes the property qualifies for special valuation he or she must apply for that designation on forms prescribed by the Department of Property Assessment and Taxation. That valuation level is up to 75% of the agricultural market value as determined by uninfluenced agricultural sales.

5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The assessor has stated, "Models have been established in terms of the income approach. Various resources have been utilized, particularly from the University of Nebraska and the local Extension Service that conducts an annual survey of land rents. Capitalization rates are derived from market sales and interviews with local banking and farm investment firms. Separate capitalization rates are employed in connection with specific uses: irrigation, dry or grass."
6.	What is the date of the soil survey currently used?
	1978
7.	What date was the last countywide land use study completed?
	It is not known when the last time the county was driven for the sole purpose of reviewing land use. The office procedure is to handle this on a continuing basis from all forms of discovery, including but not limited to, while doing pickup work, re-appraisal work, requested inspections, property protests and so on.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Through discovery by, including but not limited to, physical inspection, FSA maps, well registrations, taxpayers, real estate agents, personal property listings, and so forth.
b.	By whom?
	By the assessor, deputy assessor, and with the assistance of the office appraiser when needed.
c.	What proportion is complete / implemented at this time?
	Again, all land use within the county is monitored on a continual basis.
8.	Number of market areas/neighborhoods in the agricultural property class:
	Three agricultural market areas have been established within Dawson County.

9.	How are market areas/neighborhoods defined in this property class?
	If one were to look at a soil map of Dawson County it would be very noticeable that the three market areas follow the topography and geography of the county. The largest area consists of the Platte Valley for the most part. Other areas are the Sumner school district to the northeast, and the Farnam-Eustis school district to the southwest.
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	Special value has partially been implemented. There are additional boundaries established for special valuation along the south side of the Platte River, and Highway 283 from Interstate 80 north into Lexington.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
13			13

2008 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Dawson County

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

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Dawson County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Dawson County is in compliance with generally accepted mass appraisal practices.

Special Valuation of Agricultural Land

It is my opinion that the level of value of the special valuation of the class of agricultural land in Dawson County is 73% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Dawson County is in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Dawson County is 73% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Dawson 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

**SPECIAL VALUE SECTION
CORRELATION for
Dawson County**

I. Agricultural Land Value Correlation

In Dawson County there are 156 qualified unimproved agricultural sales that are valued as having non-influenced value. Two of the three measures of central tendency are within the prescribed parameter, median (73.43) and arithmetic mean (71.29), the weighted mean is below at 67.27. Outlier(s) do not appear to be affecting these measures. For direct equalization purposes the median measure of central tendency will be used in determining the overall level of value. Both of the qualitative measures, coefficient of dispersion (19.90) and price related differential (105.94) are suggesting that the assessment of the agricultural unimproved class has been done in a uniform and proportionate manner. Even though the price related differential is above the range by approximately three points (2.94) it is not a concern because of the known assessment practices within Dawson County. A review of all available statistical data and administrative reports indicates that Dawson County has achieved an acceptable level of value and that the quality of assessment has been met.

There will be no adjustment recommended to the agricultural class of land in Dawson County.

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6290

Type: Qualified

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

NUMBER of Sales:	156	MEDIAN:	73	COV:	30.06	95% Median C.I.:	68.94 to 75.28	(!: Derived)
(AgLand) TOTAL Sales Price:	34,946,971	WGT. MEAN:	67	STD:	21.43	95% Wgt. Mean C.I.:	63.47 to 71.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	35,381,971	MEAN:	71	AVG.ABS.DEV:	14.53	95% Mean C.I.:	67.93 to 74.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	23,800,425							
AVG. Adj. Sales Price:	226,807	COD:	19.78	MAX Sales Ratio:	205.06			
AVG. Assessed Value:	152,566	PRD:	105.98	MIN Sales Ratio:	17.32			

Printed: 04/02/2008 16:38:25

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	4	74.33	68.76	63.49	13.99	108.30	45.99	80.40	N/A	383,750	243,653
10/01/04 TO 12/31/04	10	74.86	69.39	74.51	26.25	93.13	22.53	113.09	37.39 to 93.64	193,834	144,425
01/01/05 TO 03/31/05	18	74.49	73.30	71.21	12.02	102.94	51.59	97.82	63.20 to 78.98	209,192	148,963
04/01/05 TO 06/30/05	11	81.70	76.65	73.96	12.84	103.64	36.14	95.45	54.07 to 89.34	161,822	119,681
07/01/05 TO 09/30/05	5	69.15	62.09	58.34	30.84	106.42	30.38	89.66	N/A	290,570	169,512
10/01/05 TO 12/31/05	12	71.58	75.80	73.90	14.84	102.57	61.46	110.03	64.02 to 83.65	243,178	179,712
01/01/06 TO 03/31/06	17	75.28	76.76	78.26	10.99	98.08	64.51	94.12	65.97 to 91.10	184,316	144,251
04/01/06 TO 06/30/06	21	70.32	75.26	71.21	26.89	105.68	24.12	205.06	58.79 to 79.37	216,777	154,365
07/01/06 TO 09/30/06	6	70.73	64.93	71.35	13.67	91.00	29.01	75.95	29.01 to 75.95	222,060	158,448
10/01/06 TO 12/31/06	12	68.58	67.54	61.57	21.01	109.68	17.32	88.68	60.44 to 83.07	191,522	117,929
01/01/07 TO 03/31/07	20	63.04	67.32	54.58	33.79	123.35	23.65	141.95	50.16 to 82.12	317,339	173,194
04/01/07 TO 06/30/07	20	63.59	66.89	65.97	16.42	101.39	49.80	93.45	56.20 to 76.31	216,449	142,794
<u>Study Years</u>											
07/01/04 TO 06/30/05	43	76.17	72.83	71.15	16.39	102.36	22.53	113.09	73.95 to 79.88	209,740	149,225
07/01/05 TO 06/30/06	55	72.40	74.64	72.14	19.80	103.46	24.12	205.06	67.96 to 78.56	219,212	158,146
07/01/06 TO 06/30/07	58	67.68	66.97	60.71	22.35	110.31	17.32	141.95	61.28 to 74.74	246,662	149,752
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	46	75.40	73.54	70.61	15.61	104.14	30.38	110.03	68.62 to 80.30	215,576	152,216
01/01/06 TO 12/31/06	56	71.53	72.95	71.22	19.66	102.43	17.32	205.06	67.84 to 75.42	202,077	143,925
<u>ALL</u>											
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6290

Type: Qualified

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

NUMBER of Sales:	156	MEDIAN:	73	COV:	30.06	95% Median C.I.:	68.94 to 75.28	(!: Derived)
(AgLand) TOTAL Sales Price:	34,946,971	WGT. MEAN:	67	STD:	21.43	95% Wgt. Mean C.I.:	63.47 to 71.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	35,381,971	MEAN:	71	AVG.ABS.DEV:	14.53	95% Mean C.I.:	67.93 to 74.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	23,800,425							
AVG. Adj. Sales Price:	226,807	COD:	19.78	MAX Sales Ratio:	205.06			
AVG. Assessed Value:	152,566	PRD:	105.98	MIN Sales Ratio:	17.32			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3183	1	84.29	84.29	84.29			84.29	84.29	N/A	290,000	244,432	
3185	11	74.63	72.18	71.38	14.98	101.13	36.14	95.45	58.39 to 83.42	288,978	206,259	
3187	5	76.31	81.91	83.14	20.18	98.52	62.49	113.09	N/A	288,820	240,115	
3189	1	94.12	94.12	94.12			94.12	94.12	N/A	36,500	34,353	
3191	5	73.95	73.09	84.30	26.02	86.70	41.91	105.17	N/A	135,000	113,810	
3193	3	72.90	72.78	68.64	15.50	106.03	55.77	89.66	N/A	142,450	97,777	
3195	3	74.14	73.12	70.89	12.25	103.15	58.99	86.24	N/A	167,600	118,808	
3329	4	61.01	63.83	57.70	17.45	110.61	51.59	81.70	N/A	168,750	97,374	
3331	2	51.96	51.96	47.19	15.49	110.10	43.91	60.01	N/A	785,000	370,461	
3333	7	76.17	76.31	76.66	5.88	99.55	67.27	85.26	67.27 to 85.26	352,636	270,319	
3335	5	74.35	68.85	52.94	27.15	130.07	33.58	103.36	N/A	344,520	182,374	
3337	17	77.77	75.00	74.93	13.53	100.10	35.20	106.39	66.74 to 83.65	150,410	112,699	
3339	17	72.52	74.67	65.66	25.16	113.72	24.12	141.95	59.33 to 88.69	163,274	107,205	
3341	5	72.40	63.47	59.02	18.40	107.54	22.53	77.99	N/A	226,298	133,564	
3407	7	79.37	71.96	77.74	19.68	92.56	37.39	93.45	37.39 to 93.45	300,283	233,431	
3409	6	65.17	70.20	70.33	11.48	99.81	60.44	85.22	60.44 to 85.22	175,771	123,617	
3411	3	56.20	61.87	58.57	12.61	105.63	54.07	75.33	N/A	263,191	154,152	
3413	6	69.47	61.44	56.99	19.12	107.80	30.38	78.56	30.38 to 78.56	235,016	133,931	
3415	7	74.74	75.04	73.29	9.34	102.39	63.01	91.38	63.01 to 91.38	278,804	204,323	
3417	3	69.86	66.00	60.85	17.26	108.46	45.99	82.16	N/A	369,658	224,948	
3419	4	49.35	49.58	57.76	47.10	85.83	23.65	75.95	N/A	232,514	134,302	
3553	9	74.48	77.20	77.49	8.75	99.63	57.63	91.10	74.26 to 86.70	200,608	155,446	
3555	8	70.30	74.73	73.31	12.76	101.93	62.18	97.82	62.18 to 97.82	156,869	115,002	
3557	4	62.84	66.22	67.55	7.72	98.03	61.28	77.92	N/A	157,775	106,574	
3559	6	55.61	61.59	59.45	25.45	103.60	40.06	93.64	40.06 to 93.64	183,666	109,182	
3561	2	50.49	50.49	45.67	26.81	110.55	36.95	64.02	N/A	287,650	131,367	
3563	3	56.66	61.85	56.83	16.81	108.84	50.16	78.73	N/A	231,666	131,644	
3645	2	111.19	111.19	29.13	84.42	381.64	17.32	205.06	N/A	258,250	75,240	
ALL												
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	136	74.41	72.13	68.51	19.01	105.29	17.32	205.06	69.65 to 75.42	227,132	155,608	
2	4	43.78	50.81	47.95	31.15	105.96	36.95	78.73	N/A	231,328	110,923	
3	16	70.08	69.23	61.51	21.16	112.54	41.91	105.17	55.74 to 86.24	222,915	137,122	
ALL												
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566	

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6290

Type: Qualified

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

NUMBER of Sales:	156	MEDIAN:	73	COV:	30.06	95% Median C.I.:	68.94 to 75.28	(!: Derived)
(AgLand) TOTAL Sales Price:	34,946,971	WGT. MEAN:	67	STD:	21.43	95% Wgt. Mean C.I.:	63.47 to 71.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	35,381,971	MEAN:	71	AVG.ABS.DEV:	14.53	95% Mean C.I.:	67.93 to 74.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	23,800,425							
AVG. Adj. Sales Price:	226,807	COD:	19.78	MAX Sales Ratio:	205.06			
AVG. Assessed Value:	152,566	PRD:	105.98	MIN Sales Ratio:	17.32			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566
ALL											
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	48.91	48.91	24.94	53.93	196.10	22.53	75.28	N/A	164,500	41,025
DRY-N/A	5	61.46	61.27	63.02	16.91	97.22	41.91	77.77	N/A	112,412	70,842
GRASS	24	73.43	69.32	72.80	23.97	95.21	23.65	141.95	55.77 to 81.70	194,580	141,657
GRASS-N/A	12	75.40	66.23	60.58	32.53	109.32	17.32	113.09	30.38 to 86.29	364,815	221,011
IRRGTD	57	74.61	72.52	67.74	15.24	107.07	33.58	110.03	65.09 to 79.37	215,694	146,104
IRRGTD-N/A	56	72.23	73.66	68.33	19.18	107.80	36.14	205.06	68.62 to 75.42	234,796	160,433
ALL											
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	48.91	48.91	24.94	53.93	196.10	22.53	75.28	N/A	164,500	41,025
DRY	1	77.77	77.77	77.77			77.77	77.77	N/A	57,060	44,373
DRY-N/A	4	58.01	57.15	61.35	15.37	93.14	41.91	70.66	N/A	126,250	77,460
GRASS	27	73.95	71.05	76.04	24.20	93.44	23.65	141.95	60.01 to 81.70	223,988	170,317
GRASS-N/A	9	74.48	60.01	48.44	34.93	123.87	17.32	105.17	24.12 to 86.29	333,334	161,481
IRRGTD	92	74.62	72.70	68.13	15.32	106.70	33.58	110.03	68.94 to 77.92	226,962	154,637
IRRGTD-N/A	21	69.69	74.79	67.63	24.49	110.60	39.11	205.06	56.20 to 75.95	217,268	146,932
ALL											
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	48.91	48.91	24.94	53.93	196.10	22.53	75.28	N/A	164,500	41,025
DRY	5	61.46	61.27	63.02	16.91	97.22	41.91	77.77	N/A	112,412	70,842
GRASS	34	74.41	70.12	71.87	25.43	97.56	17.32	141.95	65.62 to 81.70	222,164	159,672
GRASS-N/A	2	37.15	37.15	41.70	18.21	89.08	30.38	43.91	N/A	747,050	311,522
IRRGTD	112	74.20	73.25	68.21	16.90	107.40	33.58	205.06	68.94 to 75.42	224,545	153,154
IRRGTD-N/A	1	54.07	54.07	54.07			54.07	54.07	N/A	294,075	159,000
ALL											
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6290

Type: Qualified

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

NUMBER of Sales:	156	MEDIAN:	73	COV:	30.06	95% Median C.I.:	68.94 to 75.28	(!: Derived)
(AgLand) TOTAL Sales Price:	34,946,971	WGT. MEAN:	67	STD:	21.43	95% Wgt. Mean C.I.:	63.47 to 71.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	35,381,971	MEAN:	71	AVG.ABS.DEV:	14.53	95% Mean C.I.:	67.93 to 74.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	23,800,425							
AVG. Adj. Sales Price:	226,807	COD:	19.78	MAX Sales Ratio:	205.06			
AVG. Assessed Value:	152,566	PRD:	105.98	MIN Sales Ratio:	17.32			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
10-0009	3	74.26	98.88	42.18	84.27	234.43	17.32	205.06	N/A	242,166	102,143	
21-0180												
24-0001	37	70.32	69.42	68.29	16.05	101.64	30.38	103.36	64.22 to 75.26	241,883	165,189	
24-0004	18	74.47	68.66	66.86	18.93	102.69	23.65	97.82	57.63 to 82.58	224,196	149,905	
24-0011	57	75.28	73.98	70.60	16.89	104.79	33.58	141.95	67.27 to 79.37	204,863	144,635	
24-0020	23	74.63	70.62	68.84	19.37	102.59	22.53	110.03	66.15 to 81.60	254,201	174,981	
24-0101	14	70.60	69.69	61.20	22.60	113.88	41.91	105.17	51.59 to 88.68	230,075	140,801	
32-0095	4	43.78	50.81	47.95	31.15	105.96	36.95	78.73	N/A	231,328	110,923	
37-0030												
NonValid School												
ALL	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.00 TO 0.00	1	75.28	75.28	75.28			75.28	75.28	N/A	15,000	11,292	
10.01 TO 30.00	5	41.91	58.78	61.70	58.96	95.26	29.01	94.12	N/A	31,472	19,418	
30.01 TO 50.00	10	72.20	74.33	74.38	18.39	99.93	37.39	110.03	64.51 to 97.82	63,057	46,904	
50.01 TO 100.00	48	74.87	76.67	70.61	19.69	108.58	39.11	205.06	65.97 to 81.68	146,358	103,347	
100.01 TO 180.00	65	69.93	67.69	65.65	18.79	103.11	23.65	106.39	66.15 to 74.74	273,453	179,518	
180.01 TO 330.00	15	69.15	66.41	60.29	16.86	110.15	17.32	86.24	60.01 to 77.92	276,785	166,885	
330.01 TO 650.00	5	76.17	70.91	67.17	22.22	105.57	22.53	105.17	N/A	255,836	171,848	
650.01 +	7	83.10	82.52	74.31	17.55	111.06	43.91	113.09	43.91 to 113.09	621,195	461,586	
ALL	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566	

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6290

Type: Qualified

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

NUMBER of Sales:	156	MEDIAN:	73	COV:	30.06	95% Median C.I.:	68.94 to 75.28	(!: Derived)
(AgLand) TOTAL Sales Price:	34,946,971	WGT. MEAN:	67	STD:	21.43	95% Wgt. Mean C.I.:	63.47 to 71.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	35,381,971	MEAN:	71	AVG.ABS.DEV:	14.53	95% Mean C.I.:	67.93 to 74.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	23,800,425							
AVG. Adj. Sales Price:	226,807	COD:	19.78	MAX Sales Ratio:	205.06			
AVG. Assessed Value:	152,566	PRD:	105.98	MIN Sales Ratio:	17.32			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	6	58.60	68.91	64.84	52.46	106.27	35.20	141.95	35.20 to 141.95	22,218	14,406	
30000 TO 59999	9	93.64	95.41	92.16	29.55	103.53	29.01	205.06	64.96 to 110.03	43,969	40,522	
60000 TO 99999	10	69.21	73.12	73.32	14.34	99.72	55.74	103.36	61.46 to 89.66	83,985	61,576	
100000 TO 149999	25	81.68	79.02	79.50	10.31	99.40	40.06	106.39	75.33 to 85.22	129,310	102,806	
150000 TO 249999	50	69.80	68.50	67.99	17.53	100.75	24.12	105.17	64.22 to 75.26	193,316	131,443	
250000 TO 499999	49	69.65	67.26	66.28	18.25	101.48	17.32	113.09	65.09 to 74.74	326,780	216,595	
500000 +	7	62.49	60.20	58.37	25.59	103.14	33.58	83.10	33.58 to 83.10	728,895	425,431	
ALL												
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
5000 TO 9999	3	37.39	38.17	37.86	5.98	100.81	35.20	41.91	N/A	24,604	9,314	
1 TO 9999	3	37.39	38.17	37.86	5.98	100.81	35.20	41.91	N/A	24,604	9,314	
10000 TO 29999	4	78.49	81.99	72.02	38.02	113.83	29.01	141.95	N/A	23,965	17,260	
30000 TO 59999	14	69.21	72.15	61.61	25.69	117.10	24.12	110.03	55.74 to 94.12	73,183	45,090	
60000 TO 99999	23	72.40	68.38	52.03	31.46	131.42	17.32	205.06	57.63 to 77.79	157,280	81,831	
100000 TO 149999	48	74.05	71.72	68.92	15.09	104.05	36.95	106.39	65.83 to 79.88	174,436	120,225	
150000 TO 249999	51	74.48	72.47	69.40	13.57	104.42	33.58	105.17	69.69 to 77.92	296,175	205,553	
250000 TO 499999	10	69.94	71.75	70.08	15.66	102.38	45.99	93.45	58.39 to 91.78	464,567	325,586	
500000 +	3	83.10	80.03	68.67	27.75	116.55	43.91	113.09	N/A	815,565	560,043	
ALL												
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566	

**SPECIAL VALUE SECTION
CORRELATION for
Dawson County**

II. Special Value Correlation

Only a small portion of Dawson County is affected by special value, for purposes of valuation the value has been established from like uninfluenced agricultural sales that have occurred in the surrounding area and valued the same as other agricultural property in this market area.

PAD 2008 Special Value Statistics

Base Stat

Query: 6290

Type: Qualified

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

NUMBER of Sales:	156	MEDIAN:	73	COV:	30.06	95% Median C.I.:	68.94 to 75.28	(!: Derived)
(AgLand) TOTAL Sales Price:	34,946,971	WGT. MEAN:	67	STD:	21.43	95% Wgt. Mean C.I.:	63.47 to 71.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	35,381,971	MEAN:	71	AVG.ABS.DEV:	14.53	95% Mean C.I.:	67.93 to 74.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	23,800,425							
AVG. Adj. Sales Price:	226,807	COD:	19.78	MAX Sales Ratio:	205.06			
AVG. Assessed Value:	152,566	PRD:	105.98	MIN Sales Ratio:	17.32			

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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	4	74.33	68.76	63.49	13.99	108.30	45.99	80.40	N/A	383,750	243,653
10/01/04 TO 12/31/04	10	74.86	69.39	74.51	26.25	93.13	22.53	113.09	37.39 to 93.64	193,834	144,425
01/01/05 TO 03/31/05	18	74.49	73.30	71.21	12.02	102.94	51.59	97.82	63.20 to 78.98	209,192	148,963
04/01/05 TO 06/30/05	11	81.70	76.65	73.96	12.84	103.64	36.14	95.45	54.07 to 89.34	161,822	119,681
07/01/05 TO 09/30/05	5	69.15	62.09	58.34	30.84	106.42	30.38	89.66	N/A	290,570	169,512
10/01/05 TO 12/31/05	12	71.58	75.80	73.90	14.84	102.57	61.46	110.03	64.02 to 83.65	243,178	179,712
01/01/06 TO 03/31/06	17	75.28	76.76	78.26	10.99	98.08	64.51	94.12	65.97 to 91.10	184,316	144,251
04/01/06 TO 06/30/06	21	70.32	75.26	71.21	26.89	105.68	24.12	205.06	58.79 to 79.37	216,777	154,365
07/01/06 TO 09/30/06	6	70.73	64.93	71.35	13.67	91.00	29.01	75.95	29.01 to 75.95	222,060	158,448
10/01/06 TO 12/31/06	12	68.58	67.54	61.57	21.01	109.68	17.32	88.68	60.44 to 83.07	191,522	117,929
01/01/07 TO 03/31/07	20	63.04	67.32	54.58	33.79	123.35	23.65	141.95	50.16 to 82.12	317,339	173,194
04/01/07 TO 06/30/07	20	63.59	66.89	65.97	16.42	101.39	49.80	93.45	56.20 to 76.31	216,449	142,794
<u>Study Years</u>											
07/01/04 TO 06/30/05	43	76.17	72.83	71.15	16.39	102.36	22.53	113.09	73.95 to 79.88	209,740	149,225
07/01/05 TO 06/30/06	55	72.40	74.64	72.14	19.80	103.46	24.12	205.06	67.96 to 78.56	219,212	158,146
07/01/06 TO 06/30/07	58	67.68	66.97	60.71	22.35	110.31	17.32	141.95	61.28 to 74.74	246,662	149,752
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	46	75.40	73.54	70.61	15.61	104.14	30.38	110.03	68.62 to 80.30	215,576	152,216
01/01/06 TO 12/31/06	56	71.53	72.95	71.22	19.66	102.43	17.32	205.06	67.84 to 75.42	202,077	143,925
<u>ALL</u>											
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566

PAD 2008 Special Value Statistics

Base Stat

Query: 6290

Type: Qualified

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

NUMBER of Sales:	156	MEDIAN:	73	COV:	30.06	95% Median C.I.:	68.94 to 75.28	(!: Derived)
(AgLand) TOTAL Sales Price:	34,946,971	WGT. MEAN:	67	STD:	21.43	95% Wgt. Mean C.I.:	63.47 to 71.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	35,381,971	MEAN:	71	AVG.ABS.DEV:	14.53	95% Mean C.I.:	67.93 to 74.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	23,800,425							
AVG. Adj. Sales Price:	226,807	COD:	19.78	MAX Sales Ratio:	205.06			
AVG. Assessed Value:	152,566	PRD:	105.98	MIN Sales Ratio:	17.32			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
3183	1	84.29	84.29	84.29			84.29	84.29	N/A	290,000	244,432
3185	11	74.63	72.18	71.38	14.98	101.13	36.14	95.45	58.39 to 83.42	288,978	206,259
3187	5	76.31	81.91	83.14	20.18	98.52	62.49	113.09	N/A	288,820	240,115
3189	1	94.12	94.12	94.12			94.12	94.12	N/A	36,500	34,353
3191	5	73.95	73.09	84.30	26.02	86.70	41.91	105.17	N/A	135,000	113,810
3193	3	72.90	72.78	68.64	15.50	106.03	55.77	89.66	N/A	142,450	97,777
3195	3	74.14	73.12	70.89	12.25	103.15	58.99	86.24	N/A	167,600	118,808
3329	4	61.01	63.83	57.70	17.45	110.61	51.59	81.70	N/A	168,750	97,374
3331	2	51.96	51.96	47.19	15.49	110.10	43.91	60.01	N/A	785,000	370,461
3333	7	76.17	76.31	76.66	5.88	99.55	67.27	85.26	67.27 to 85.26	352,636	270,319
3335	5	74.35	68.85	52.94	27.15	130.07	33.58	103.36	N/A	344,520	182,374
3337	17	77.77	75.00	74.93	13.53	100.10	35.20	106.39	66.74 to 83.65	150,410	112,699
3339	17	72.52	74.67	65.66	25.16	113.72	24.12	141.95	59.33 to 88.69	163,274	107,205
3341	5	72.40	63.47	59.02	18.40	107.54	22.53	77.99	N/A	226,298	133,564
3407	7	79.37	71.96	77.74	19.68	92.56	37.39	93.45	37.39 to 93.45	300,283	233,431
3409	6	65.17	70.20	70.33	11.48	99.81	60.44	85.22	60.44 to 85.22	175,771	123,617
3411	3	56.20	61.87	58.57	12.61	105.63	54.07	75.33	N/A	263,191	154,152
3413	6	69.47	61.44	56.99	19.12	107.80	30.38	78.56	30.38 to 78.56	235,016	133,931
3415	7	74.74	75.04	73.29	9.34	102.39	63.01	91.38	63.01 to 91.38	278,804	204,323
3417	3	69.86	66.00	60.85	17.26	108.46	45.99	82.16	N/A	369,658	224,948
3419	4	49.35	49.58	57.76	47.10	85.83	23.65	75.95	N/A	232,514	134,302
3553	9	74.48	77.20	77.49	8.75	99.63	57.63	91.10	74.26 to 86.70	200,608	155,446
3555	8	70.30	74.73	73.31	12.76	101.93	62.18	97.82	62.18 to 97.82	156,869	115,002
3557	4	62.84	66.22	67.55	7.72	98.03	61.28	77.92	N/A	157,775	106,574
3559	6	55.61	61.59	59.45	25.45	103.60	40.06	93.64	40.06 to 93.64	183,666	109,182
3561	2	50.49	50.49	45.67	26.81	110.55	36.95	64.02	N/A	287,650	131,367
3563	3	56.66	61.85	56.83	16.81	108.84	50.16	78.73	N/A	231,666	131,644
3645	2	111.19	111.19	29.13	84.42	381.64	17.32	205.06	N/A	258,250	75,240
ALL											
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	136	74.41	72.13	68.51	19.01	105.29	17.32	205.06	69.65 to 75.42	227,132	155,608
2	4	43.78	50.81	47.95	31.15	105.96	36.95	78.73	N/A	231,328	110,923
3	16	70.08	69.23	61.51	21.16	112.54	41.91	105.17	55.74 to 86.24	222,915	137,122
ALL											
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566

PAD 2008 Special Value Statistics

Base Stat

Query: 6290

Type: Qualified

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

NUMBER of Sales:	156	MEDIAN:	73	COV:	30.06	95% Median C.I.:	68.94 to 75.28	(!: Derived)
(AgLand) TOTAL Sales Price:	34,946,971	WGT. MEAN:	67	STD:	21.43	95% Wgt. Mean C.I.:	63.47 to 71.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	35,381,971	MEAN:	71	AVG.ABS.DEV:	14.53	95% Mean C.I.:	67.93 to 74.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	23,800,425							
AVG. Adj. Sales Price:	226,807	COD:	19.78	MAX Sales Ratio:	205.06			
AVG. Assessed Value:	152,566	PRD:	105.98	MIN Sales Ratio:	17.32			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566
ALL											
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	48.91	48.91	24.94	53.93	196.10	22.53	75.28	N/A	164,500	41,025
DRY-N/A	5	61.46	61.27	63.02	16.91	97.22	41.91	77.77	N/A	112,412	70,842
GRASS	24	73.43	69.32	72.80	23.97	95.21	23.65	141.95	55.77 to 81.70	194,580	141,657
GRASS-N/A	12	75.40	66.23	60.58	32.53	109.32	17.32	113.09	30.38 to 86.29	364,815	221,011
IRRGTD	57	74.61	72.52	67.74	15.24	107.07	33.58	110.03	65.09 to 79.37	215,694	146,104
IRRGTD-N/A	56	72.23	73.66	68.33	19.18	107.80	36.14	205.06	68.62 to 75.42	234,796	160,433
ALL											
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	48.91	48.91	24.94	53.93	196.10	22.53	75.28	N/A	164,500	41,025
DRY	1	77.77	77.77	77.77			77.77	77.77	N/A	57,060	44,373
DRY-N/A	4	58.01	57.15	61.35	15.37	93.14	41.91	70.66	N/A	126,250	77,460
GRASS	27	73.95	71.05	76.04	24.20	93.44	23.65	141.95	60.01 to 81.70	223,988	170,317
GRASS-N/A	9	74.48	60.01	48.44	34.93	123.87	17.32	105.17	24.12 to 86.29	333,334	161,481
IRRGTD	92	74.62	72.70	68.13	15.32	106.70	33.58	110.03	68.94 to 77.92	226,962	154,637
IRRGTD-N/A	21	69.69	74.79	67.63	24.49	110.60	39.11	205.06	56.20 to 75.95	217,268	146,932
ALL											
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	48.91	48.91	24.94	53.93	196.10	22.53	75.28	N/A	164,500	41,025
DRY	5	61.46	61.27	63.02	16.91	97.22	41.91	77.77	N/A	112,412	70,842
GRASS	34	74.41	70.12	71.87	25.43	97.56	17.32	141.95	65.62 to 81.70	222,164	159,672
GRASS-N/A	2	37.15	37.15	41.70	18.21	89.08	30.38	43.91	N/A	747,050	311,522
IRRGTD	112	74.20	73.25	68.21	16.90	107.40	33.58	205.06	68.94 to 75.42	224,545	153,154
IRRGTD-N/A	1	54.07	54.07	54.07			54.07	54.07	N/A	294,075	159,000
ALL											
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566

PAD 2008 Special Value Statistics

Base Stat

Query: 6290

Type: Qualified

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

NUMBER of Sales:	156	MEDIAN:	73	COV:	30.06	95% Median C.I.:	68.94 to 75.28	(!: Derived)
(AgLand) TOTAL Sales Price:	34,946,971	WGT. MEAN:	67	STD:	21.43	95% Wgt. Mean C.I.:	63.47 to 71.07	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	35,381,971	MEAN:	71	AVG.ABS.DEV:	14.53	95% Mean C.I.:	67.93 to 74.65	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	23,800,425							
AVG. Adj. Sales Price:	226,807	COD:	19.78	MAX Sales Ratio:	205.06			
AVG. Assessed Value:	152,566	PRD:	105.98	MIN Sales Ratio:	17.32			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
10-0009	3	74.26	98.88	42.18	84.27	234.43	17.32	205.06	N/A	242,166	102,143	
21-0180												
24-0001	37	70.32	69.42	68.29	16.05	101.64	30.38	103.36	64.22 to 75.26	241,883	165,189	
24-0004	18	74.47	68.66	66.86	18.93	102.69	23.65	97.82	57.63 to 82.58	224,196	149,905	
24-0011	57	75.28	73.98	70.60	16.89	104.79	33.58	141.95	67.27 to 79.37	204,863	144,635	
24-0020	23	74.63	70.62	68.84	19.37	102.59	22.53	110.03	66.15 to 81.60	254,201	174,981	
24-0101	14	70.60	69.69	61.20	22.60	113.88	41.91	105.17	51.59 to 88.68	230,075	140,801	
32-0095	4	43.78	50.81	47.95	31.15	105.96	36.95	78.73	N/A	231,328	110,923	
37-0030												
NonValid School												
ALL	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.00 TO 0.00	1	75.28	75.28	75.28			75.28	75.28	N/A	15,000	11,292	
10.01 TO 30.00	5	41.91	58.78	61.70	58.96	95.26	29.01	94.12	N/A	31,472	19,418	
30.01 TO 50.00	10	72.20	74.33	74.38	18.39	99.93	37.39	110.03	64.51 to 97.82	63,057	46,904	
50.01 TO 100.00	48	74.87	76.67	70.61	19.69	108.58	39.11	205.06	65.97 to 81.68	146,358	103,347	
100.01 TO 180.00	65	69.93	67.69	65.65	18.79	103.11	23.65	106.39	66.15 to 74.74	273,453	179,518	
180.01 TO 330.00	15	69.15	66.41	60.29	16.86	110.15	17.32	86.24	60.01 to 77.92	276,785	166,885	
330.01 TO 650.00	5	76.17	70.91	67.17	22.22	105.57	22.53	105.17	N/A	255,836	171,848	
650.01 +	7	83.10	82.52	74.31	17.55	111.06	43.91	113.09	43.91 to 113.09	621,195	461,586	
ALL	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566	

PAD 2008 Special Value Statistics

Base Stat

Query: 6290

Type: Qualified

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

NUMBER of Sales:	156	MEDIAN:	73	COV:	30.06	95% Median C.I.:	68.94 to 75.28	(! : Derived)
(AgLand) TOTAL Sales Price:	34,946,971	WGT. MEAN:	67	STD:	21.43	95% Wgt. Mean C.I.:	63.47 to 71.07	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	35,381,971	MEAN:	71	AVG.ABS.DEV:	14.53	95% Mean C.I.:	67.93 to 74.65	(! : ag_denom=0)
(AgLand) TOTAL Assessed Value:	23,800,425							
AVG. Adj. Sales Price:	226,807	COD:	19.78	MAX Sales Ratio:	205.06			
AVG. Assessed Value:	152,566	PRD:	105.98	MIN Sales Ratio:	17.32			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	6	58.60	68.91	64.84	52.46	106.27	35.20	141.95	35.20 to 141.95	22,218	14,406	
30000 TO 59999	9	93.64	95.41	92.16	29.55	103.53	29.01	205.06	64.96 to 110.03	43,969	40,522	
60000 TO 99999	10	69.21	73.12	73.32	14.34	99.72	55.74	103.36	61.46 to 89.66	83,985	61,576	
100000 TO 149999	25	81.68	79.02	79.50	10.31	99.40	40.06	106.39	75.33 to 85.22	129,310	102,806	
150000 TO 249999	50	69.80	68.50	67.99	17.53	100.75	24.12	105.17	64.22 to 75.26	193,316	131,443	
250000 TO 499999	49	69.65	67.26	66.28	18.25	101.48	17.32	113.09	65.09 to 74.74	326,780	216,595	
500000 +	7	62.49	60.20	58.37	25.59	103.14	33.58	83.10	33.58 to 83.10	728,895	425,431	
ALL												
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
5000 TO 9999	3	37.39	38.17	37.86	5.98	100.81	35.20	41.91	N/A	24,604	9,314	
1 TO 9999	3	37.39	38.17	37.86	5.98	100.81	35.20	41.91	N/A	24,604	9,314	
10000 TO 29999	4	78.49	81.99	72.02	38.02	113.83	29.01	141.95	N/A	23,965	17,260	
30000 TO 59999	14	69.21	72.15	61.61	25.69	117.10	24.12	110.03	55.74 to 94.12	73,183	45,090	
60000 TO 99999	23	72.40	68.38	52.03	31.46	131.42	17.32	205.06	57.63 to 77.79	157,280	81,831	
100000 TO 149999	48	74.05	71.72	68.92	15.09	104.05	36.95	106.39	65.83 to 79.88	174,436	120,225	
150000 TO 249999	51	74.48	72.47	69.40	13.57	104.42	33.58	105.17	69.69 to 77.92	296,175	205,553	
250000 TO 499999	10	69.94	71.75	70.08	15.66	102.38	45.99	93.45	58.39 to 91.78	464,567	325,586	
500000 +	3	83.10	80.03	68.67	27.75	116.55	43.91	113.09	N/A	815,565	560,043	
ALL												
	156	73.43	71.29	67.27	19.78	105.98	17.32	205.06	68.94 to 75.28	226,807	152,566	

**SPECIAL VALUE SECTION
CORRELATION for
Dawson County**

III. Recapture Value Correlation

In Dawson County there was only one qualified unimproved agricultural sales that has a recapture value. For measurement purposes the sample is not sufficient and there is no other information available that would indicate that the recapture value of the agricultural class has not been met.

There will be no recommended adjustment to the recapture valuation of the class of agricultural land in Dawson County.

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6290

Type: Qualified

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

NUMBER of Sales:	1	MEDIAN:	62	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	225,000	WGT. MEAN:	62	STD:	0.00	95% Wgt. Mean C.I.:	N/A	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	225,000	MEAN:	62	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	139,260							
AVG. Adj. Sales Price:	225,000	COD:	0.00	MAX Sales Ratio:	61.89			
AVG. Assessed Value:	139,260	PRD:	99.99	MIN Sales Ratio:	61.89			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Qrtrs											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
Study Years											
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260
07/01/06 TO 06/30/07											
Calendar Yrs											
01/01/05 TO 12/31/05											
01/01/06 TO 12/31/06	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260
ALL	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260
GEO CODE / TOWNSHIP #											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3557	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260
ALL	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260
AREA (MARKET)											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260
ALL	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260
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	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260
ALL	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6290

Type: Qualified

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

NUMBER of Sales:	1	MEDIAN:	62	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	225,000	WGT. MEAN:	62	STD:	0.00	95% Wgt. Mean C.I.:	N/A	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	225,000	MEAN:	62	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	139,260							
AVG. Adj. Sales Price:	225,000	COD:	0.00	MAX Sales Ratio:	61.89			
AVG. Assessed Value:	139,260	PRD:	99.99	MIN Sales Ratio:	61.89			

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MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS-N/A	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	
____ALL____												
	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS-N/A	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	
____ALL____												
	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS-N/A	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	
____ALL____												
	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
10-0009												
21-0180												
24-0001												
24-0004	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	
24-0011												
24-0020												
24-0101												
32-0095												
37-0030												
NonValid School												
____ALL____												
	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
100.01 TO 180.00	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	
____ALL____												
	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6290

Type: Qualified

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

NUMBER of Sales:	1	MEDIAN:	62	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	225,000	WGT. MEAN:	62	STD:	0.00	95% Wgt. Mean C.I.:	N/A	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	225,000	MEAN:	62	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	(!: ag_denom=0)
(AgLand) TOTAL Assessed Value:	139,260							
AVG. Adj. Sales Price:	225,000	COD:	0.00	MAX Sales Ratio:	61.89			
AVG. Assessed Value:	139,260	PRD:	99.99	MIN Sales Ratio:	61.89			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____	_____											
Total \$ _____	_____											
150000 TO 249999	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	
ALL _____	_____											
	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____	_____											
Total \$ _____	_____											
100000 TO 149999	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	
ALL _____	_____											
	1	61.89	61.89	61.89			61.89	61.89	N/A	225,000	139,260	

Dawson County Assessor's Office

John Phillip Moore, Assessor

Joyce Reil, Deputy

February 7, 2008

TO: Department of Revenue, Property Assessment Division
Ruth A. Sorensen Administrator
SUBJECT: Designation of special value

Dear Ruth:

This letter is in response to your request concerning an explanation of how this county arrives at valuations involving properties that receive special valuation, or greenbelt.

Dawson County has two areas designated for special valuation consideration. Eight properties are in one group abutting a strip of Highway 283 going south out of Lexington to Interstate 80. The boundaries for this corridor end at the section lines of Section 17 Township 9N Range 21W and generally serve as a buffer zone to commercial property in the area. These parcels have received the special value for many years.

Beginning in 2000 a second group of properties received designation as special value parcels. They have these attributes in common:

- They are located within the first section line abutting within one mile of the Platte River;
- They are situated generally south of Interstate 80;
- They most likely include some acres of accretion.

Parcels relating to commercial areas

The eight parcels located along Highway 283 are all agricultural properties abutting commercial development. Agricultural/horticultural valuations are established according to markets in terms of use of similar uninfluenced land sales within the same vicinity and throughout the county. This then is the methodology for determining special valuation of agricultural land uninfluenced by commercial interest. Basically, it is a matter of comparing the agricultural/horticultural use to establish *normal* value in those uninfluenced acres with the market sales within the boundaries established for special value. This property all lies within the same market area and carries the same values per subclass.

For these eight properties, recapture value is established using sales along this highway as though it were a neighborhood unto itself. There has been insufficient enough sales activity for the last three years to enable the county to discover the market/recapture value for commercial properties. This is particularly the case with land values.

Recreational, river parcels

For the agricultural and recreational type properties along the Platte River, considerable uninfluenced agricultural sales information is available from activity well away from this proximity within Dawson County. Those market sales were used as a basis for establishing special values for these particular properties. Irrigated parcels appear to have no influence on the sales along the river, so none of the irrigated acres show a difference between the market (recapture) value and the special value.

RECEIVED

FEB 11 2008

NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

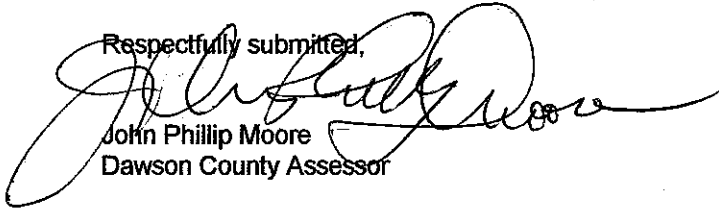
700 N Washington • Lexington, NE 68850 • Telephone: (308) 324-3471 • Fax: (308) 324-5614

Market sales occurring along the river, as well as some documented leasing information, and anecdotal information helped the county to arrive at a market value for the acres influenced by other than agricultural/horticultural uses. There was cursive attention given to the income approach; more data is needed to make a case for both special and actual market values based solely on the income approach.

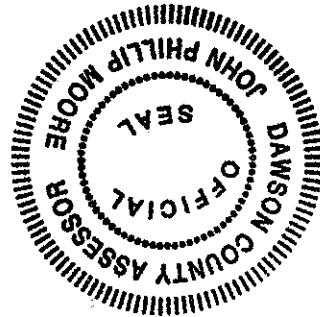
It has been difficult at best to decipher the sales in terms of the number of acres involved in terms of accretion compared to agricultural and horticultural practices. And as in the past, in many cases surveys have not been conducted or have not been filed. Sales of most of the accretion and mixed production ground along the river from east to west in Dawson County have remained static for several years, with only a handful of sales occurring within a three-year period. Since 1999 when NPPD purchased a huge holding along the eastern border of the county at about \$1,000 an acre, to sales in more recent years exceeding \$3,000 and acre, the market along this corridor has been unpredictable and very hard to pin down.

A map indicating the boundaries of the designated greenbelt properties is enclosed.

Respectfully submitted,

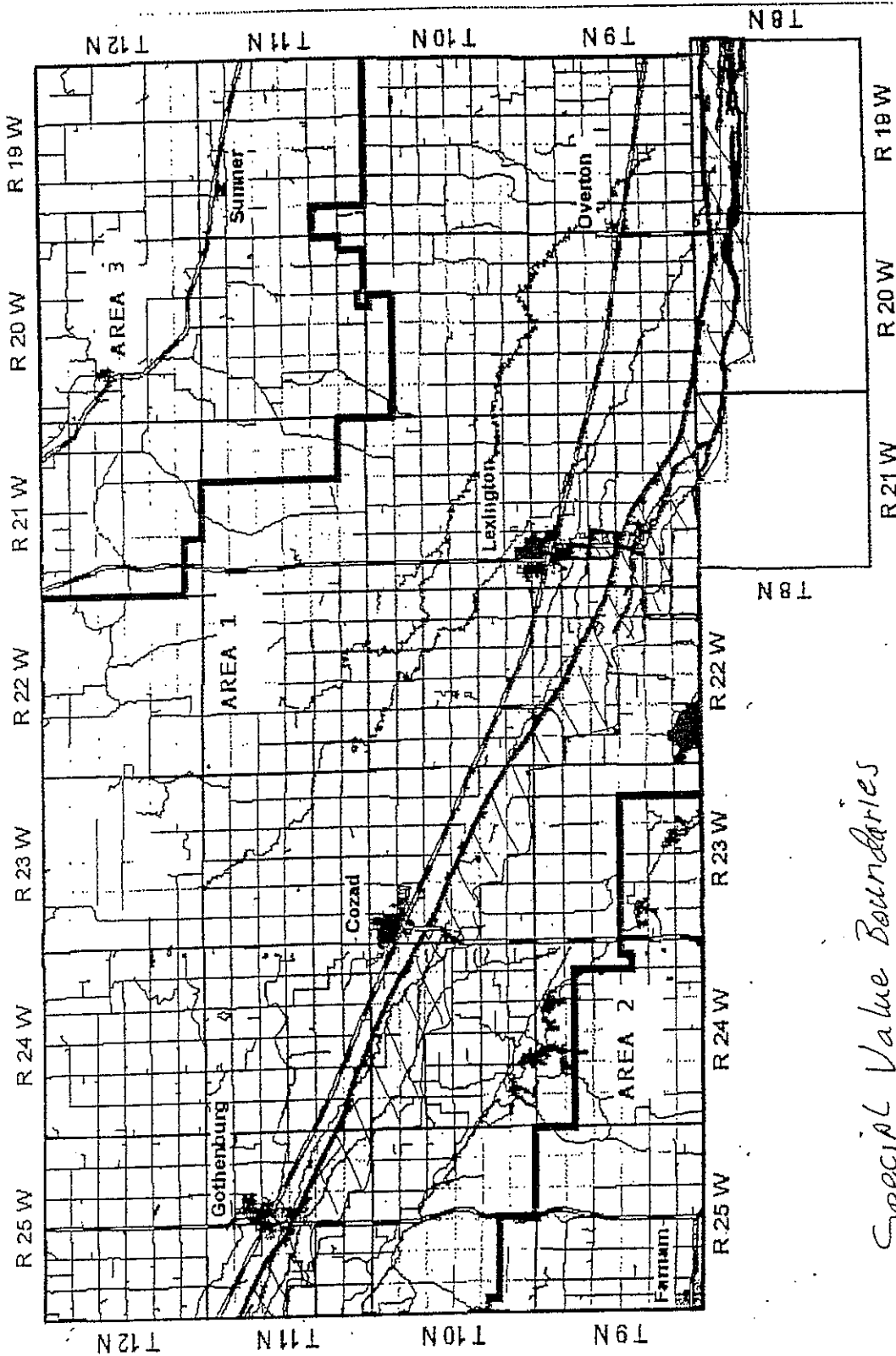


John Phillip Moore
Dawson County Assessor



Encl.

DAWSON COUNTY - by Market Areas



SPECIAL Value Boundaries

County 24 - Dawson

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 14,719	Value 1,388,774,433	Total Growth 11,605,270 (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	679	3,188,447	63	652,772	122	1,658,185	864	5,499,404	
2. Res Improv Land	5,701	43,809,706	166	1,835,884	1,005	16,466,520	6,872	62,112,110	
3. Res Improvements	6,474	355,564,121	170	14,639,516	1,058	96,997,494	7,702	467,201,131	
4. Res Total	7,153	402,562,274	233	17,128,172	1,180	115,122,199	8,566	534,812,645	5,421,339
% of Total	83.50	75.27	2.72	3.20	13.77	21.52	58.19	38.50	46.71
5. Rec UnImp Land	0	0	0	0	60	1,151,464	60	1,151,464	
6. Rec Improv Land	0	0	0	0	523	17,559,820	523	17,559,820	
7. Rec Improvements	0	0	0	0	523	38,779,837	523	38,779,837	
8. Rec Total	0	0	0	0	583	57,491,121	583	57,491,121	0
% of Total	0.00	0.00	0.00	0.00	***	***	3.96	4.13	0.00
Res+Rec Total	7,153	402,562,274	233	17,128,172	1,763	172,613,320	9,149	592,303,766	5,421,339
% of Total	78.18	67.96	2.54	2.89	19.26	29.14	62.15	42.64	46.71

County 24 - Dawson

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 14,719	Value 1,388,774,433	Total Growth 11,605,270 (Sum 17, 25, & 41)
--	-----------------------	----------------------------	--

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	149	3,525,993	5	205,329	21	267,976	175	3,999,298	
10. Comm Improv Land	830	18,524,704	37	1,012,942	107	1,634,667	974	21,172,313	
11. Comm Improvements	831	98,915,045	37	6,707,229	107	11,844,198	975	117,466,472	
12. Comm Total	980	120,965,742	42	7,925,500	128	13,746,841	1,150	142,638,083	3,331,966
% of Total	85.21	84.80	3.65	5.55	11.13	9.63	7.81	10.27	28.71
13. Ind UnImp Land	4	185,085	1	254,196	0	0	5	439,281	
14. Ind Improv Land	8	374,882	5	1,118,616	1	57,486	14	1,550,984	
15. Ind Improvements	8	10,608,548	5	23,432,698	1	864,874	14	34,906,120	
16. Ind Total	12	11,168,515	6	24,805,510	1	922,360	19	36,896,385	13,939
% of Total	63.15	30.26	31.57	67.23	5.26	2.49	0.12	2.65	0.12
Comm+Ind Total	992	132,134,257	48	32,731,010	129	14,669,201	1,169	179,534,468	3,345,905
% of Total	84.85	73.59	4.10	18.23	11.03	8.17	7.94	12.92	28.83
17. Taxable Total	8,145	534,696,531	281	49,859,182	1,892	187,282,521	10,318	771,838,234	8,767,244
% of Total	78.93	69.27	2.72	2.21	18.33	22.36	70.09	55.57	75.54

County 24 - Dawson

2008 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	112	2,905,516	3,490,203	0	0	0
19. Commercial	86	6,713,014	32,591,503	0	0	0
20. Industrial	2	147,205	31,046,222	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	112	2,905,516	3,490,203
19. Commercial	1	58,263	4,450,709	87	6,771,277	37,042,212
20. Industrial	0	0	0	2	147,205	31,046,222
21. Other	0	0	0	0	0	0
22. Total Sch II				201	9,823,998	71,578,637

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	1	4,257
	Records	Total Value	Growth			
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	1	4,257	0			
25. Mineral Interest Total	1	4,257	0			

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	1,397	5	20	1,422

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	6	5,932	0	0	3,243	374,093,892	3,249	374,099,824
28. Ag-Improved Land	0	0	0	0	1,151	161,978,499	1,151	161,978,499
29. Ag-Improvements	0	0	0	0	1,151	80,853,619	1,151	80,853,619
30. Ag-Total Taxable							4,400	616,931,942

County 24 - Dawson

2008 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	6	0.000	5,932	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	154	564.700	1,096,989	160	564.700	1,102,921	
32. HomeSite Improv Land	718	3,382.260	10,914,348	718	3,382.260	10,914,348	
33. HomeSite Improvements	736		55,616,926	736		55,616,926	1,361,166
34. HomeSite Total				896	3,946.960	67,634,195	
35. FarmSite UnImp Land	41	171.610	116,803	41	171.610	116,803	
36. FarmSite Impr Land	226	317.350	545,845	226	317.350	545,845	
37. FarmSite Improv	1,115		25,236,693	1,115		25,236,693	1,476,860
38. FarmSite Total				1,156	488.960	25,899,341	
39. Road & Ditches		8,793.530			8,793.530		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				2,052	13,229.450	93,533,536	2,838,026

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	4	212.430	92,792	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	4	212.430	92,792

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	3,355	438,874.400	430,929,517	3,355	438,874.400	430,929,517
44. Recapture Val			462,403,709			462,403,709

County 24 - Dawson

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	166,618.130	265,738,276	166,618.130	265,738,276
47. 2A1	0.000	0	0.000	0	13,457.080	20,216,000	13,457.080	20,216,000
48. 2A	0.000	0	0.000	0	25,720.000	36,115,267	25,720.000	36,115,267
49. 3A1	0.000	0	0.000	0	2,695.910	3,224,772	2,695.910	3,224,772
50. 3A	0.000	0	0.000	0	6,824.450	6,703,491	6,824.450	6,703,491
51. 4A1	0.000	0	0.000	0	24,553.050	21,828,553	24,553.050	21,828,553
52. 4A	0.000	0	0.000	0	6,359.670	5,544,240	6,359.670	5,544,240
53. Total	0.000	0	0.000	0	246,228.290	359,370,599	246,228.290	359,370,599
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	8,403.370	6,176,493	8,403.370	6,176,493
56. 2D1	0.000	0	0.000	0	1,545.440	942,719	1,545.440	942,719
57. 2D	0.000	0	0.000	0	2,670.020	1,509,188	2,670.020	1,509,188
58. 3D1	0.000	0	0.000	0	782.580	430,421	782.580	430,421
59. 3D	0.000	0	0.000	0	1,109.450	504,800	1,109.450	504,800
60. 4D1	0.000	0	0.000	0	5,322.970	2,262,272	5,322.970	2,262,272
61. 4D	0.000	0	0.000	0	1,524.750	609,900	1,524.750	609,900
62. Total	0.000	0	0.000	0	21,358.580	12,435,793	21,358.580	12,435,793
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	6,139.210	3,530,065	6,139.210	3,530,065
65. 2G1	0.000	0	0.000	0	3,760.650	1,861,522	3,760.650	1,861,522
66. 2G	0.000	0	0.000	0	4,511.210	1,984,935	4,511.210	1,984,935
67. 3G1	0.000	0	0.000	0	1,020.390	438,768	1,020.390	438,768
68. 3G	0.000	0	0.000	0	3,567.100	1,481,614	3,567.100	1,481,614
69. 4G1	0.000	0	0.000	0	16,076.330	6,373,439	16,076.330	6,373,439
70. 4G	0.000	0	0.000	0	116,284.920	41,328,834	116,284.920	41,328,834
71. Total	0.000	0	0.000	0	151,359.810	56,999,177	151,359.810	56,999,177
72. Waste	0.000	0	0.000	0	5,316.070	185,583	5,316.070	185,583
73. Other	0.000	0	0.000	0	19,431.810	6,349,223	19,431.810	6,349,223
74. Exempt	3.670		0.000		0.000		3.670	
75. Total	0.000	0	0.000	0	443,694.560	435,340,375	443,694.560	435,340,375

County 24 - Dawson

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	10,826.030	13,640,798	10,826.030	13,640,798
47. 2A1	0.000	0	0.000	0	228.820	279,160	228.820	279,160
48. 2A	0.000	0	0.000	0	74.000	77,700	74.000	77,700
49. 3A1	0.000	0	0.000	0	1,562.410	1,151,782	1,562.410	1,151,782
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	545.820	297,472	545.820	297,472
52. 4A	0.000	0	0.000	0	213.730	116,484	213.730	116,484
53. Total	0.000	0	0.000	0	13,450.810	15,563,396	13,450.810	15,563,396
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	3,771.590	2,262,954	3,771.590	2,262,954
56. 2D1	0.000	0	0.000	0	370.500	207,480	370.500	207,480
57. 2D	0.000	0	0.000	0	165.480	76,948	165.480	76,948
58. 3D1	0.000	0	0.000	0	2,069.320	889,807	2,069.320	889,807
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	1,443.650	498,060	1,443.650	498,060
61. 4D	0.000	0	0.000	0	621.800	170,995	621.800	170,995
62. Total	0.000	0	0.000	0	8,442.340	4,106,244	8,442.340	4,106,244
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,720.400	860,200	1,720.400	860,200
65. 2G1	0.000	0	0.000	0	618.540	272,158	618.540	272,158
66. 2G	0.000	0	0.000	0	624.580	234,218	624.580	234,218
67. 3G1	0.000	0	0.000	0	1,439.610	539,857	1,439.610	539,857
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	2,964.900	830,174	2,964.900	830,174
70. 4G	0.000	0	0.000	0	18,824.380	4,706,117	18,824.380	4,706,117
71. Total	0.000	0	0.000	0	26,192.410	7,442,724	26,192.410	7,442,724
72. Waste	0.000	0	0.000	0	328.420	11,496	328.420	11,496
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	48,413.980	27,123,860	48,413.980	27,123,860

County 24 - Dawson

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	10,495.410	15,270,826	10,495.410	15,270,826
47. 2A1	0.000	0	0.000	0	1,525.070	2,074,096	1,525.070	2,074,096
48. 2A	0.000	0	0.000	0	747.540	914,910	747.540	914,910
49. 3A1	0.000	0	0.000	0	329.000	345,450	329.000	345,450
50. 3A	0.000	0	0.000	0	53.970	45,875	53.970	45,875
51. 4A1	0.000	0	0.000	0	2,480.550	1,922,429	2,480.550	1,922,429
52. 4A	0.000	0	0.000	0	3,249.510	2,372,144	3,249.510	2,372,144
53. Total	0.000	0	0.000	0	18,881.050	22,945,730	18,881.050	22,945,730
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	2,131.770	1,385,654	2,131.770	1,385,654
56. 2D1	0.000	0	0.000	0	738.820	413,740	738.820	413,740
57. 2D	0.000	0	0.000	0	541.940	257,422	541.940	257,422
58. 3D1	0.000	0	0.000	0	112.980	50,841	112.980	50,841
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	1,360.730	517,077	1,360.730	517,077
61. 4D	0.000	0	0.000	0	1,550.810	566,047	1,550.810	566,047
62. Total	0.000	0	0.000	0	6,437.050	3,190,781	6,437.050	3,190,781
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	3,675.180	2,131,602	3,675.180	2,131,602
65. 2G1	0.000	0	0.000	0	1,670.610	818,600	1,670.610	818,600
66. 2G	0.000	0	0.000	0	1,296.450	550,993	1,296.450	550,993
67. 3G1	0.000	0	0.000	0	642.260	266,539	642.260	266,539
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	13,738.940	5,495,576	13,738.940	5,495,576
70. 4G	0.000	0	0.000	0	70,895.520	25,522,387	70,895.520	25,522,387
71. Total	0.000	0	0.000	0	91,918.960	34,785,697	91,918.960	34,785,697
72. Waste	0.000	0	0.000	0	341.780	11,963	341.780	11,963
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	117,578.840	60,934,171	117,578.840	60,934,171

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	278,560.150	397,879,725	278,560.150	397,879,725
77.Dry Land	0.000	0	0.000	0	36,237.970	19,732,818	36,237.970	19,732,818
78.Grass	0.000	0	0.000	0	269,471.180	99,227,598	269,471.180	99,227,598
79.Waste	0.000	0	0.000	0	5,986.270	209,042	5,986.270	209,042
80.Other	0.000	0	0.000	0	19,431.810	6,349,223	19,431.810	6,349,223
81.Exempt	3.670	21,223	0.000	0	0.000	0	3.670	21,223
82.Total	0.000	0	0.000	0	609,687.380	523,398,406	609,687.380	523,398,406

2008 Agricultural Land Detail

County 24 - Dawson

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	166,618.130	67.67%	265,738,276	73.95%	1,594.894
2A1	13,457.080	5.47%	20,216,000	5.63%	1,502.257
2A	25,720.000	10.45%	36,115,267	10.05%	1,404.170
3A1	2,695.910	1.09%	3,224,772	0.90%	1,196.171
3A	6,824.450	2.77%	6,703,491	1.87%	982.275
4A1	24,553.050	9.97%	21,828,553	6.07%	889.036
4A	6,359.670	2.58%	5,544,240	1.54%	871.781
Irrigated Total	246,228.290	100.00%	359,370,599	100.00%	1,459.501

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	8,403.370	39.34%	6,176,493	49.67%	735.001
2D1	1,545.440	7.24%	942,719	7.58%	610.000
2D	2,670.020	12.50%	1,509,188	12.14%	565.234
3D1	782.580	3.66%	430,421	3.46%	550.002
3D	1,109.450	5.19%	504,800	4.06%	455.000
4D1	5,322.970	24.92%	2,262,272	18.19%	425.001
4D	1,524.750	7.14%	609,900	4.90%	400.000
Dry Total	21,358.580	100.00%	12,435,793	100.00%	582.238

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	6,139.210	4.06%	3,530,065	6.19%	575.003
2G1	3,760.650	2.48%	1,861,522	3.27%	495.000
2G	4,511.210	2.98%	1,984,935	3.48%	440.000
3G1	1,020.390	0.67%	438,768	0.77%	430.000
3G	3,567.100	2.36%	1,481,614	2.60%	415.355
4G1	16,076.330	10.62%	6,373,439	11.18%	396.448
4G	116,284.920	76.83%	41,328,834	72.51%	355.410
Grass Total	151,359.810	100.00%	56,999,177	100.00%	376.580

Irrigated Total	246,228.290	55.49%	359,370,599	82.55%	1,459.501
Dry Total	21,358.580	4.81%	12,435,793	2.86%	582.238
Grass Total	151,359.810	34.11%	56,999,177	13.09%	376.580
Waste	5,316.070	1.20%	185,583	0.04%	34.909
Other	19,431.810	4.38%	6,349,223	1.46%	326.743
Exempt	3.670	0.00%			
Market Area Total	443,694.560	100.00%	435,340,375	100.00%	981.171

As Related to the County as a Whole

Irrigated Total	246,228.290	88.39%	359,370,599	90.32%	
Dry Total	21,358.580	58.94%	12,435,793	63.02%	
Grass Total	151,359.810	56.17%	56,999,177	57.44%	
Waste	5,316.070	88.80%	185,583	88.78%	
Other	19,431.810	100.00%	6,349,223	100.00%	
Exempt	3.670	100.00%			
Market Area Total	443,694.560	72.77%	435,340,375	83.18%	

2008 Agricultural Land Detail

County 24 - Dawson

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	10,826.030	80.49%	13,640,798	87.65%	1,260.000
2A1	228.820	1.70%	279,160	1.79%	1,219.998
2A	74.000	0.55%	77,700	0.50%	1,050.000
3A1	1,562.410	11.62%	1,151,782	7.40%	737.182
3A	0.000	0.00%	0	0.00%	0.000
4A1	545.820	4.06%	297,472	1.91%	545.000
4A	213.730	1.59%	116,484	0.75%	545.005
Irrigated Total	13,450.810	100.00%	15,563,396	100.00%	1,157.060
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	3,771.590	44.67%	2,262,954	55.11%	600.000
2D1	370.500	4.39%	207,480	5.05%	560.000
2D	165.480	1.96%	76,948	1.87%	464.998
3D1	2,069.320	24.51%	889,807	21.67%	429.999
3D	0.000	0.00%	0	0.00%	0.000
4D1	1,443.650	17.10%	498,060	12.13%	345.000
4D	621.800	7.37%	170,995	4.16%	275.000
Dry Total	8,442.340	100.00%	4,106,244	100.00%	486.386
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	1,720.400	6.57%	860,200	11.56%	500.000
2G1	618.540	2.36%	272,158	3.66%	440.000
2G	624.580	2.38%	234,218	3.15%	375.000
3G1	1,439.610	5.50%	539,857	7.25%	375.002
3G	0.000	0.00%	0	0.00%	0.000
4G1	2,964.900	11.32%	830,174	11.15%	280.000
4G	18,824.380	71.87%	4,706,117	63.23%	250.001
Grass Total	26,192.410	100.00%	7,442,724	100.00%	284.155
Irrigated Total	13,450.810	27.78%	15,563,396	57.38%	1,157.060
Dry Total	8,442.340	17.44%	4,106,244	15.14%	486.386
Grass Total	26,192.410	54.10%	7,442,724	27.44%	284.155
Waste	328.420	0.68%	11,496	0.04%	35.003
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	48,413.980	100.00%	27,123,860	100.00%	560.248

As Related to the County as a Whole

Irrigated Total	13,450.810	4.83%	15,563,396	3.91%
Dry Total	8,442.340	23.30%	4,106,244	20.81%
Grass Total	26,192.410	9.72%	7,442,724	7.50%
Waste	328.420	5.49%	11,496	5.50%
Other	0.000	0.00%	0	0.00%
Exempt	0.000	0.00%		
Market Area Total	48,413.980	7.94%	27,123,860	5.18%

2008 Agricultural Land Detail

County 24 - Dawson

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	10,495.410	55.59%	15,270,826	66.55%	1,455.000
2A1	1,525.070	8.08%	2,074,096	9.04%	1,360.000
2A	747.540	3.96%	914,910	3.99%	1,223.894
3A1	329.000	1.74%	345,450	1.51%	1,050.000
3A	53.970	0.29%	45,875	0.20%	850.009
4A1	2,480.550	13.14%	1,922,429	8.38%	775.001
4A	3,249.510	17.21%	2,372,144	10.34%	730.000
Irrigated Total	18,881.050	100.00%	22,945,730	100.00%	1,215.278

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	2,131.770	33.12%	1,385,654	43.43%	650.001
2D1	738.820	11.48%	413,740	12.97%	560.001
2D	541.940	8.42%	257,422	8.07%	475.000
3D1	112.980	1.76%	50,841	1.59%	450.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	1,360.730	21.14%	517,077	16.21%	379.999
4D	1,550.810	24.09%	566,047	17.74%	365.000
Dry Total	6,437.050	100.00%	3,190,781	100.00%	495.689

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	3,675.180	4.00%	2,131,602	6.13%	579.999
2G1	1,670.610	1.82%	818,600	2.35%	490.000
2G	1,296.450	1.41%	550,993	1.58%	425.001
3G1	642.260	0.70%	266,539	0.77%	415.001
3G	0.000	0.00%	0	0.00%	0.000
4G1	13,738.940	14.95%	5,495,576	15.80%	400.000
4G	70,895.520	77.13%	25,522,387	73.37%	360.000
Grass Total	91,918.960	100.00%	34,785,697	100.00%	378.438

Irrigated Total	18,881.050	16.06%	22,945,730	37.66%	1,215.278
Dry Total	6,437.050	5.47%	3,190,781	5.24%	495.689
Grass Total	91,918.960	78.18%	34,785,697	57.09%	378.438
Waste	341.780	0.29%	11,963	0.02%	35.002
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	117,578.840	100.00%	60,934,171	100.00%	518.240

As Related to the County as a Whole

Irrigated Total	18,881.050	6.78%	22,945,730	5.77%	
Dry Total	6,437.050	17.76%	3,190,781	16.17%	
Grass Total	91,918.960	34.11%	34,785,697	35.06%	
Waste	341.780	5.71%	11,963	5.72%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	117,578.840	19.29%	60,934,171	11.64%	

2008 Agricultural Land Detail

County 24 - Dawson

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	278,560.150	397,879,725
Dry	0.000	0	0.000	0	36,237.970	19,732,818
Grass	0.000	0	0.000	0	269,471.180	99,227,598
Waste	0.000	0	0.000	0	5,986.270	209,042
Other	0.000	0	0.000	0	19,431.810	6,349,223
Exempt	3.670	21,223	0.000	0	0.000	0
Total	0.000	0	0.000	0	609,687.380	523,398,406

AgLand	Total Acres	Total Value	Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	278,560.150	397,879,725	278,560.150	45.69%	397,879,725	76.02%	1,428.344
Dry	36,237.970	19,732,818	36,237.970	5.94%	19,732,818	3.77%	544.534
Grass	269,471.180	99,227,598	269,471.180	44.20%	99,227,598	18.96%	368.230
Waste	5,986.270	209,042	5,986.270	0.98%	209,042	0.04%	34.920
Other	19,431.810	6,349,223	19,431.810	3.19%	6,349,223	1.21%	326.743
Exempt	3.670	21,223	3.670	0.00%	21,223	0.00%	5,782.833
Total	609,687.380	523,398,406	609,687.380	100.00%	523,398,406	100.00%	858.470

* 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)**

24 Dawson

	2007 CTL County Total	2008 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2008 Growth (New Construction Value)	% Change excl. Growth
1. Residential	521,487,101	534,812,645	13,325,544	2.56	5,421,339	1.52
2. Recreational	56,300,633	57,491,121	1,190,488	2.11	0	2.11
3. Ag-Homesite Land, Ag-Res Dwellings	66,645,195	67,634,195	989,000	1.48	*-----	1.48
4. Total Residential (sum lines 1-3)	644,432,929	659,937,961	15,505,032	2.41	5,421,339	1.56
5. Commercial	135,061,552	142,638,083	7,576,531	5.61	3,331,966	3.14
6. Industrial	36,881,390	36,896,385	14,995	0.04	13,939	0
7. Ag-Farmsite Land, Outbuildings	24,781,748	25,899,341	1,117,593	4.51	2,838,026	-6.94
8. Minerals	4,257	4,257	0	0	0	0
9. Total Commercial (sum lines 5-8)	196,728,947	205,438,066	8,709,119	4.43	4,822,765	1.98
10. Total Non-Agland Real Property	841,161,876	865,376,027	24,214,151	2.88	11,605,270	1.5
11. Irrigated	378,771,531	397,879,725	19,108,194	5.04		
12. Dryland	19,157,470	19,732,818	575,348	3		
13. Grassland	94,687,196	99,227,598	4,540,402	4.8		
14. Wasteland	155,808	209,042	53,234	34.17		
15. Other Agland	4,901,268	4,901,268	1,447,955	29.54		
16. Total Agricultural Land	497,673,273	523,398,406	25,725,133	5.17		
17. Total Value of All Real Property (Locally Assessed)	1,338,835,149	1,388,774,433	49,939,284	3.73	11,605,270	2.86

*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.

ϕ *Dawson County Assessor's Office*

John Phillip Moore, Assessor

Joyce Reil, Deputy

July 25, 2007

To: Dawson County Board of Commissioners
Subject: Plan of Assessment
From: John Phillip Moore, Dawson County Assessor

Dear County Commissioner:

This report attempts to bring you as a county commissioner into a discussion about the process of setting valuations each year, and develops a plan for a three-year period. The responsibility of establishing valuations remains with the assessor. However, it is helpful to draw on our collective knowledge and opinions concerning the situation in the real estate markets.

Introduction

State law establishes the framework an assessor works within. A real property assessment system requires procedures to be done in a complete and uniform manner each time they are repeated. Accurate and efficient assessment practices represent prudent expenditure of taxes. They establish taxpayer confidence in local government while allowing local government to serve its citizens effectively. The important role assessment practices play in local government, therefore, are significant.

This report covers three large classes of property: 1) residential, 2) commercial/industrial, and 3) agricultural. The expectation for 2008 is that the statistics for all categories will fall within parameters set for the primary factor used for measurement: *sales assessment ratio* (92-100%). Agricultural ground as a whole is to be *proportionate* to the other classes (69-75%)[changed with legislative action in 2006], even though it is difficult to avoid some imbalance for the three main categories—irrigated, dry and grass—as well as the additional subclasses within each of those groupings. This occurs given there are a lack of sales for some market areas.

The qualifying statistical measurements of coefficient of dispersion (COD), and price related differential (PRD) receive considerable study as well. Attempts are made utilizing computer modeling of the sales file and subsequent application to all properties to meet generally accepted guidelines.

Here are the statistics for Dawson County as reported for 2007:

	Residential Property	Commercial Property	Agricultural Property
AS%:	98.18	98.96	73.47
COD:	12.22	15.14	17.65
PRD:	101.11	105.44	104.55

This report outlines time frames for reappraising or updating of property values. It is the intention of the assessor, relative to the amount of change annually in the market, to look at updating each class of property in a three-year cycle starting with residential, then continuing with agriculture production ground, and then commercial. Market forces may at times disrupt this cycle, and any plan of this scope requires considerable flexibility. Review and analysis of the situation in more detail at three-year increments is conducted as required by statute for possible changes in this plan. The utilization of a Computer Assisted Mass Appraisal (CAMA) system will help determine the need for an on-site physical inspection that could lead to a large-scale reappraisal.

Despite serious intentions, it is difficult to anticipate abrupt changes within each larger market class, given that the sales studies are at least a year behind current trends. Much of the work tends to be ongoing, albeit, within smaller segments of each class. In actual practice, updates have been conducted every year in one or more localities for residential property, and changes have been required for commercial property to a degree at least every two years. Agricultural ground also tends to receive annual attention.

The fact that there are three major groups of property in the statistical analysis naturally suggested looking at a cycle in three-year increments. But the markets, much like a meandering river, have currents of their own. To stay with those “currents” has required the assessor to react in timely fashion to what *is* happening as much as it has to anticipating what *might* occur. Therefore, expectations often have reflected more the need to “keep up”.

Pursuant to section 77-1311.02, assessors are to submit a three-year plan of assessment annually to the county board of equalization by July 31, and a copy of that report to the Property Assessment Division of the Department of Revenue by October 31 with amendments if necessary. Included in the plan is the examination of the level, quality, and uniformity of assessment in the county.

Definitions

To help draw boundaries in terms of methods, these definitions are offered:

Updating: Examination of sold properties on-site in each instance and the development of a model to be used for a particular market area or neighborhood for both sold and unsold properties, following a statistical analysis and thorough market study of the level of value. This normally does not include a complete *new* record, but a check of the current record for accuracy, and may or may not

warrant physical measurement and complete inspection of the property. The updates generally are limited to particular locations, and may be as limited as one property in the case of an increase in the square footage of a dwelling, or the addition of some other structure, such as a new garage. But the term “update” is used most often in relation to the change of numerous sold and unsold properties within a given area. It is most likely to involve a group of properties contained in no less than a residential subdivision. It generally would not involve a group as large as the entire county because that could shift it into a definition of a full reappraisal.

Reappraisal: The complete new measurement of all *sold and unsold* properties within the entire county in a given classification. The appraisers and listers would be looking at the property, initially, absent in-depth knowledge of its history. The outcome would be the creation of all new property record cards. This most likely would include either commercial or residential classifications, but seldom both at the same time, due to the cost involved to prepare and complete the reappraisal in a timely manner. A reappraisal would be prompted most likely only if there was an unusual upward or downward surge in every economic sector of the county at once, and that surge results in a classification falling well out of mandated ranges of level of value, and then particularly as it pertains to quality statistics of PRD and COD. *[It would also be difficult to include agricultural production ground under this definition because that tends to receive annual ongoing attention due to the differences inherent in the property type. A complete new measurement of all acres within the agriculture sector would be prohibitive for many reasons, though recent popularity of pivot irrigation systems has resulted in some acre count work. The county board of commissioners has determined that a certified copy of an individual’s contract with federal farm programs, showing the amount of acres involved in a particular use is the best evidence of the number of acres that should be on record in accordance with their use.]*

Review: This is the initial stage of checking real estate transfer statements, changes on properties, and preliminary statistical studies to determine the need to proceed toward an update or reappraisal. Unless there is additional credible information from other resources, reviews only serve to provide cursive support of the level of value, but may encourage further action.

Residential Information

The 2007 preliminary statistical report for urban residential sales indicate assessment-sales ratios were within accepted levels on a countywide basis for residential and agricultural and commercial classes. The CODs and PRDs prompted considerably closer looks at specific areas. Transfers within the last six months of the sales file under consideration indicated ratios were slipping. Statistical market studies were underway as a result for use in determining 2007 valuations. However, figures for Lexington and Rural Lexington assessor locations were out of compliance and required an immediate review and update of those two areas. A minor adjustment occurred with 4G ground in the agricultural sector.

As a result of the increases of valuation in 2007, the countywide ratio now stands at 98.18 percent for the residential class. In the wake of ratio studies for the first half of 2007, however, work has been scheduled to review all other residential property within Lexington and villages in the county, and perhaps Johnson Lake for possible update in 2008.

The qualitative statistics in 2007 revealed relatively good results in higher population areas where abundant sales were helpful in determining market valuation levels. The models developed and applied contributed substantially to the acceptable assessment level. Though minor changes will be applied if needed, these models are expected to achieve uniformity within their given market.

Commercial/Industrial Properties

The countywide ratio for this property classification came within standards in preliminary calculations for 2007.

The results of that analysis show that a full update conducted in 2006 for commercial properties continues to show values within an acceptable range. Appraisers conduct a thorough review on an ongoing basis in anticipation of at least refining various occupation codes.

Results of statistical readings of qualitative figures on commercial property can be quite misleading given the diverse nature of the property class. A good COD for retail stores does not necessarily mean the same holds true for office buildings, as an example.

Sales reviews on this class of property have been conducted with professional appraisers for the last several years and that practice will continue. The materials used when a reappraisal was completed for 2000 are still available, and this office has geared up to make the process more formal at this level. Budget constraints have for many years been a limiting factor in this process. Updated values were in place for 2006.

A specialist appraiser reviews industrial properties with staff help. This is done annually, and any activity that is prompted is done in a timely manner in accordance with the assessment calendar. The number of industrial properties within Dawson County is relatively small, but the valuation involved has a significant impact on the overall file. For example, a new ethanol plant began production in October of this year. That plant will double in capacity perhaps within the next 12 months, and two more plants are on the board for this year and 2008.

Again, due to the diversity of the variety of commercial property, very often review and update of values are conducted in terms of categories, such as all fast food franchise businesses, or motels. Reviews within neighborhoods, like highway strips to Interstate 80, are also conducted regularly. And depending on the activity within the market, main business districts within the larger communities of Dawson County undergo some review as well.

Ag Ground

The mixture that typifies any description of agricultural production ground gives a strong indication of why these numbers can be ambiguous. The overall ratio in 2007 preliminary studies came within the requirements except for 4G, which was reduced by \$5 an acre. No other changes were necessary for 2007. Legislation to drop the affective valuation to 75 percent may have an effect on 2008 but the overall value for 2007 fell low enough to meet the 75 percent standard. Recent sales have shown that a substantial change in order for this file in 2008.

Here are some points of discussion on agricultural ground:

- A) The county has three market areas established at this time. The largest area consists of the Platte Valley for the most part. Other areas are the Sumner school district to the northeast, and the Farnam-Eustis school district to the southwest. There are additional boundaries established for greenbelt or special valuations along the Platte River, and Highway 283 from Interstate 80 north into Lexington.
- B) In connection with the greenbelt boundaries, most of these sales are along the Platte River. The trend has not dropped off for several years; thousands of acres have been sold recently for habitat designation. Recapture value was established for accretion as one subclass, and another value for all other subclasses.
- C) A development also occurred involving Central Nebraska Natural Resources District. Due to changes in water law in Nebraska, a program requiring landowners to report the number of irrigated acres they are currently farming has been completed. The NRD required the landowners to present it with certified information concerning federal farm programs. This information in turn will be available to this office. The cooperative effort has also added the use of satellite digital photography and may lead to the introduction of a GIS system within the county.

With the cooperation of the NRD and use of its data bank, much of the review process will be taken up for a relatively modest cost to the county. After a preliminary market study, an in depth project will begin to take shape in 2008 concerning agricultural ground. Expectations include confirmation of the acre counts.

Models have been established in terms of the income approach. Various resources have been utilized, particularly from the University of Nebraska and the local Extension Service that conducts an annual survey of land rents. Capitalization rates are derived from market sales and interviews with local banking and farm investment firms. Separate capitalization rates are employed in connection with specific uses: irrigation, dry or grass.

Statistical And Other Information

Dawson County has more than 22,000 total parcels in the files. Of that number about 58 percent represents residential and recreational properties, 7-8 percent commercial/industrial,

28 percent agricultural parcels, and the remainder is accounted for in exempt property. Nearly 50 percent of the county's valuation, on the other hand, rests in agricultural land.

Currently the office staff includes the assessor, the deputy, chief appraiser, one full-time, and two part-time clerical employees. Some professional appraisers are also utilized on a contract basis. All full-time employees hold assessor certificates. They each attend educational classes on a regular basis, including IAAO courses pertaining to their positions.

The budget for the office in 2006-2007 was \$270,000. Of that figure, \$70,000 was used for appraisal contracts. The assessor requested \$80,000 for this work, an amount spent for several years. More than \$70,000 was spent during the fiscal year, but the budget is not conducted on line items, so expenditures from other areas had to be utilized. The total budget calculates to approximately \$16.92 per parcel rounded. The 2007-2008 fiscal budget is expected to be less than the prior year, attributable to a difficulty by the county board of commissioners involving a lack of reserve funds. There is no guarantee as this point that any appraisal dollars will be allocated.

It should also be noted that about \$8,000 of the prior fiscal budget was for use on a one time basis to obtain storage units for records that used to be placed in a vault but now sit in assessor's main office.

Additional expenditures of some \$5,000 are contained within the assessor's budget for use on a specialty property—particularly a larger commercial or industrial property that require a higher degree of appraisal expertise. This figure almost certainly will decrease as well.

Office Procedures, Materials

This office has written policies and procedures concerning appraisal/assessment practices, and personnel guidelines that basically incorporate county policies and job descriptions. Cadastral maps were reviewed and resketched over several years concluding about 1995. They are updated almost daily as the surveyor provides the needed information. Black and white aerial photos of the rural sections were taken in 1982. Rural home site aerial photos were taken in December 1995 for use in a 1997 update. Record cards were redesigned with the reappraisal process that began about 1993. New photographs are taken upon each inspection of a property. Digital photographs were added to the CAMA system as the properties underwent review the last several years. Many photographs remain to be taken.

Reviews are conducted regularly on the sales file. Data entry occurs as the transfer statements are examined and sent through a routine that begins with the deputy assessor who completes needed changes on the properties. She then sends the information on to staff. They add the pertinent facts to the CAMA and administrative systems. The assessor reviews all sales and makes the final judgment as to qualifying them for use in statistical measurements.

Often the properties that come up for review on the sales file are physically inspected in the field, particularly if they appear to be an outlier within the statistics. Attempts are made to inspect all properties that are protested to the county board of equalization. Review of entire neighborhoods, and in the case of commercial properties all similar types of structures, are

conducted as well whenever there are wholesale updates of values to be entered on the record for a given year. For example, many residential properties are checked before establishing the model that changes values. Within the first few months of a year, on-site inspections are conducted on all dwellings before a value is entered for the record, if those parcels are part of a market update.

This same procedure follows for the other classes of property as the cycle continues throughout the three years. An outside appraisal firm helps with this work. The sales files are matched up with state property assessment division records. Confirmation of sales may be conducted at various levels including personal interviews and on-site inspections. More formal methods were incorporated beginning in 2005.

Time and expense are major factors in the percentage of the number of sales that can be reviewed, particularly in the residential sales. Due to many home owners working outside the home, and the cultural diversity of Dawson County, personal interviews are sometimes difficult to obtain.

Conclusion

The Dawson County Assessor's Office attempts to review and maintain market value updates on all classes of property on an annual basis, but follows three-year cycles for each class depending on the amount of sales activity. A CAMA system helps in maintaining the proper level of values as required by statute.

A countywide reappraisal process that included a new measurement of all structures, and therefore a completely new record of each parcel, was started about 1993 and had been completed as of 2000. Updates prompted by market changes are considered annually; however, a more thorough review is planned at three-year increments to determine if another comprehensive reappraisal would be desirable.

Amendment to Board Report

After completing a preliminary statistical study recently, it became apparent there were some unexpected changes in some assessor locations coming out of unpredictable market activity.

This prompted me to offer some revision to this report as presented to Dawson County Board of Commissioners. They involve the following:

- ❑ Johnson Lake sales show assessments may be out of compliance. However, after looking at the actual sales involved, the changes needed appear to be limited to the deeded area not located on lake shoreline—Lakeview Acres. A review is underway, and an update of values is expected for those properties within that neighborhood for 2008. This does not involve properties on leased land.
- ❑ Perhaps the most unexpected change that occurred in the statistics was a drop in the commercial ratio in Cozad. Work is also starting for that location and a thorough review of sales will determine the course of action.

- Also unexpected was the ratios involving agricultural sales. With the legislative change in the affective valuation range down 5%, and because of where those figures sat in 2007, there will not need to nearly as comprehensive of an update of values for production ground in 2008 as first thought. It appears the change most needed is in grassland in market area 3.
- There does not appear to be enough sales in the Village of Sumner to warrant a full-fledged update of values, but there is a study underway nonetheless to see if some adjustment may be wise for 2008.
- There is also a study scheduled for residential properties in Cozad because the ratio for that location is sagging toward 92%. The markets at this location have been stable and somewhat of an anomaly given the radical upswing in both Lexington and Gothenburg. So I have suggested that work begin for Cozad that most likely will show up in 2009 values.

Respectfully submitted,

John Phillip Moore
Dawson County Assessor

Cc: Property Assessment Division,
Ruth Sorensen Administrator;
Pat Albro, Measurement Supervisor

2008 Assessment Survey for Dawson County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	1
3.	Other full-time employees
	2
4.	Other part-time employees
	1 part-time clerks
5.	Number of shared employees
	None
6.	Assessor's requested budget for current fiscal year
	\$ 300,021
7.	Part of the budget that is dedicated to the computer system
	\$ 25,000 – computer bills are now split and allocated to the appropriate budgets.
8.	Adopted budget, or granted budget if different from above
	\$ 300,000 (rounded)
9.	Amount of the total budget set aside for appraisal work
	\$ 78,500
10.	Amount of the total budget set aside for education/workshops
	\$ 5,000
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$ - 0 -
12.	Other miscellaneous funds
	None

13.	Total budget
	\$ 300,000
a.	Was any of last year's budget not used:
	Approximately two percent.

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS
2.	CAMA software
	MicroSolve license is held by MIPS
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	The maps (1995) are maintained in house with the assistance of the county surveyor.
5.	Does the county have GIS software?
	Not at this time.
6.	Who maintains the GIS software and maps?
	Non-applicable.
7.	Personal Property software:
	MIPS

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Lexington, Cozad, and Gothenburg

4.	When was zoning implemented?
	1991

D. Contracted Services

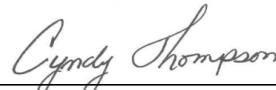
1.	Appraisal Services
	Contracted with a professional appraisal company.
2.	Other services
	There are none.

Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Dawson County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5562.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts