

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

25 Deuel

Residential Real Property - Current

Number of Sales	58	COD	14.71
Total Sales Price	\$3,179,020	PRD	101.48
Total Adj. Sales Price	\$3,179,020	COV	19.77
Total Assessed Value	\$2,940,410	STD	18.56
Avg. Adj. Sales Price	\$54,811	Avg. Abs. Dev.	13.62
Avg. Assessed Value	\$50,697	Min	62.59
Median	92.62	Max	170.12
Wgt. Mean	92.49	95% Median C.I.	87.38 to 98.20
Mean	93.87	95% Wgt. Mean C.I.	88.30 to 96.69
		95% Mean C.I.	89.09 to 98.64
% of Value of the Class of all Real Property Value in the County			23.42
% of Records Sold in the Study Period			6.97
% of Value Sold in the Study Period			8.56
Average Assessed Value of the Base			41,309

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	58	92.62	14.71	101.48
2007	44	95.86	11.60	101.27
2006	26	95.12	10.01	102.20
2005	38	93.34	12.53	104.43
2004	60	93.91	20.38	107.60
2003	83	95	32.98	113.12
2002	103	94	98.81	177.15
2001	109	94	75.11	159.04

2008 Commission Summary

25 Deuel

Commercial Real Property - Current

Number of Sales	8	COD	14.05
Total Sales Price	\$1,592,550	PRD	96.98
Total Adj. Sales Price	\$1,587,350	COV	22.53
Total Assessed Value	\$1,228,897	STD	16.92
Avg. Adj. Sales Price	\$198,419	Avg. Abs. Dev.	11.15
Avg. Assessed Value	\$153,612	Min	48.25
Median	79.37	Max	91.43
Wgt. Mean	77.42	95% Median C.I.	48.25 to 91.43
Mean	75.08	95% Wgt. Mean C.I.	72.53 to 82.31
		95% Mean C.I.	60.93 to 89.23
% of Value of the Class of all Real Property Value in the County			8.32
% of Records Sold in the Study Period			4.88
% of Value Sold in the Study Period			10.06
Average Assessed Value of the Base			74,455

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	8	79.37	14.05	96.98
2007	7	49.54	32.61	78.45
2006	7	52.37	20.97	93.53
2005	7	65.63	28.58	91.68
2004	7	87.32	23.30	95.73
2003	13	98	17.95	109.31
2002	17	104	21.17	105.22
2001	21	90	32.72	121.76

2008 Commission Summary

25 Deuel

Agricultural Land - Current

Number of Sales	64	COD	12.29
Total Sales Price	\$7,539,643	PRD	103.23
Total Adj. Sales Price	\$7,508,473	COV	16.74
Total Assessed Value	\$5,162,310	STD	11.88
Avg. Adj. Sales Price	\$117,320	Avg. Abs. Dev.	8.77
Avg. Assessed Value	\$80,661	Min	41.96
Median	71.34	Max	100.89
Wgt. Mean	68.75	95% Median C.I.	68.44 to 74.04
Mean	70.98	95% Wgt. Mean C.I.	65.34 to 72.17
		95% Mean C.I.	68.07 to 73.89
% of Value of the Class of all Real Property Value in the County			66.65
% of Records Sold in the Study Period			5.01
% of Value Sold in the Study Period			8.25
Average Assessed Value of the Base			76,524

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	64	71.34	12.29	103.23
2007	85	73.31	12.94	104.25
2006	69	75.21	13.32	102.44
2005	53	74.14	15.60	106.54
2004	35	75.30	20.63	113.38
2003	29	79	13.22	104.04
2002	39	79	14.67	91.24
2001	53	76	11.17	98.74

2008 Opinions of the Property Tax Administrator for Deuel 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 Deuel County is 93% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Deuel 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 Deuel County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Deuel County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Deuel County is 71% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Deuel County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



Ruth A. Sorensen

Ruth A. Sorensen

Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	58	MEDIAN:	92	COV:	20.73	95% Median C.I.:	86.32 to 96.70
TOTAL Sales Price:	3,179,020	WGT. MEAN:	91	STD:	19.25	95% Wgt. Mean C.I.:	86.90 to 95.50
TOTAL Adj.Sales Price:	3,179,020	MEAN:	93	AVG.ABS.DEV:	14.26	95% Mean C.I.:	87.92 to 97.83
TOTAL Assessed Value:	2,899,320						
AVG. Adj. Sales Price:	54,810	COD:	15.48	MAX Sales Ratio:	170.12		
AVG. Assessed Value:	49,988	PRD:	101.84	MIN Sales Ratio:	56.90		

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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____											
07/01/05 TO 09/30/05	10	98.90	96.58	95.01	7.69	101.65	74.45	108.01	86.32 to 106.13	50,610	48,086
10/01/05 TO 12/31/05	8	100.69	96.35	96.28	14.13	100.07	62.59	116.68	62.59 to 116.68	61,875	59,574
01/01/06 TO 03/31/06	4	89.27	87.02	89.24	10.36	97.51	68.96	100.59	N/A	74,500	66,487
04/01/06 TO 06/30/06	7	92.49	96.34	90.36	17.66	106.62	69.81	138.44	69.81 to 138.44	59,642	53,890
07/01/06 TO 09/30/06	11	85.68	93.43	87.28	21.11	107.04	56.90	170.12	75.37 to 105.76	53,788	46,948
10/01/06 TO 12/31/06	7	81.80	87.07	84.18	12.87	103.44	66.67	111.24	66.67 to 111.24	51,928	43,713
01/01/07 TO 03/31/07	2	74.82	74.82	74.13	3.92	100.92	71.88	77.75	N/A	39,000	28,912
04/01/07 TO 06/30/07	9	89.72	93.43	97.48	14.86	95.84	71.98	116.78	75.00 to 115.83	47,694	46,491
____Study Years____											
07/01/05 TO 06/30/06	29	95.99	95.14	93.25	13.08	102.03	62.59	138.44	91.69 to 103.18	59,193	55,194
07/01/06 TO 06/30/07	29	85.68	90.61	88.80	17.13	102.03	56.90	170.12	78.54 to 96.33	50,428	44,781
____Calendar Yrs____											
01/01/06 TO 12/31/06	29	90.84	91.71	87.73	16.79	104.54	56.90	170.12	79.14 to 96.33	57,609	50,538
____ALL____											
	58	92.11	92.88	91.20	15.48	101.84	56.90	170.12	86.32 to 96.70	54,810	49,988

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BIG SPRINGS	14	91.51	91.56	89.10	12.01	102.76	62.59	116.47	77.75 to 103.18	47,832	42,616
CHAPPELL	39	95.73	95.49	93.38	15.72	102.27	66.67	170.12	85.68 to 103.38	55,881	52,179
RURAL	5	75.00	76.16	81.12	12.87	93.89	56.90	92.49	N/A	66,000	53,539
____ALL____											
	58	92.11	92.88	91.20	15.48	101.84	56.90	170.12	86.32 to 96.70	54,810	49,988

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	53	93.19	94.45	92.37	15.09	102.25	62.59	170.12	86.58 to 100.59	53,755	49,653
3	5	75.00	76.16	81.12	12.87	93.89	56.90	92.49	N/A	66,000	53,539
____ALL____											
	58	92.11	92.88	91.20	15.48	101.84	56.90	170.12	86.32 to 96.70	54,810	49,988

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	57	92.18	93.19	91.26	15.41	102.11	56.90	170.12	86.32 to 98.20	55,561	50,707
2	1	75.00	75.00	75.00			75.00	75.00	N/A	12,000	9,000
____ALL____											
	58	92.11	92.88	91.20	15.48	101.84	56.90	170.12	86.32 to 96.70	54,810	49,988

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Assessed Value:	2,899,320						
AVG. Adj. Sales Price:	54,810	COD:	15.48	MAX Sales Ratio:	170.12		
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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	58	92.11	92.88	91.20	15.48	101.84	56.90	170.12	86.32 to 96.70	54,810	49,988
06											
07											
____ALL____	58	92.11	92.88	91.20	15.48	101.84	56.90	170.12	86.32 to 96.70	54,810	49,988

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025	42	92.00	92.98	91.57	17.01	101.53	56.90	170.12	81.80 to 98.62	58,282	53,369
25-0095	16	93.22	92.61	89.97	11.37	102.94	62.59	116.47	81.21 to 103.18	45,696	41,112
NonValid School											
____ALL____	58	92.11	92.88	91.20	15.48	101.84	56.90	170.12	86.32 to 96.70	54,810	49,988

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	4	88.52	90.82	90.95	12.48	99.85	75.00	111.24	N/A	62,375	56,732
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	22	84.06	91.32	85.44	21.73	106.88	56.90	170.12	75.37 to 98.62	42,985	36,726
1920 TO 1939	14	91.40	87.66	84.79	9.28	103.39	69.81	105.76	74.45 to 95.73	44,882	38,054
1940 TO 1949	6	95.30	91.81	93.03	17.59	98.69	66.67	113.70	66.67 to 113.70	55,083	51,243
1950 TO 1959	6	104.76	107.60	105.60	4.98	101.89	100.59	116.47	100.59 to 116.47	56,933	60,120
1960 TO 1969	2	107.49	107.49	107.58	8.64	99.92	98.20	116.78	N/A	106,000	114,032
1970 TO 1979	3	91.69	95.37	92.75	8.39	102.83	85.68	108.75	N/A	137,166	127,216
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	89.72	89.72	89.72			89.72	89.72	N/A	59,900	53,740
2000 TO Present											
____ALL____	58	92.11	92.88	91.20	15.48	101.84	56.90	170.12	86.32 to 96.70	54,810	49,988

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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	13	101.09	106.21	106.06	15.68	100.14	75.00	170.12	90.84 to 116.68	22,000	23,332	
30000 TO 59999	23	86.58	87.36	86.42	15.00	101.08	56.90	116.47	75.57 to 95.99	41,305	35,697	
60000 TO 99999	16	88.26	88.21	88.20	16.30	100.01	62.59	113.70	69.81 to 103.38	72,437	63,892	
100000 TO 149999	5	98.20	99.95	99.00	6.76	100.96	91.69	116.78	N/A	121,600	120,380	
150000 TO 249999	1	85.68	85.68	85.68			85.68	85.68	N/A	176,000	150,790	
ALL _____	58	92.11	92.88	91.20	15.48	101.84	56.90	170.12	86.32 to 96.70	54,810	49,988	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	1	75.00	75.00	75.00			75.00	75.00	N/A	12,000	9,000	
Total \$ _____												
1 TO 9999	1	75.00	75.00	75.00			75.00	75.00	N/A	12,000	9,000	
10000 TO 29999	17	92.18	93.54	90.17	14.96	103.74	71.74	138.44	77.75 to 104.02	27,323	24,638	
30000 TO 59999	24	88.55	90.24	85.06	19.68	106.10	56.90	170.12	71.98 to 98.62	49,021	41,695	
60000 TO 99999	10	98.19	97.03	96.78	10.56	100.26	81.80	113.70	81.80 to 108.75	74,200	71,807	
100000 TO 149999	5	98.20	99.95	99.00	6.76	100.96	91.69	116.78	N/A	121,600	120,380	
150000 TO 249999	1	85.68	85.68	85.68			85.68	85.68	N/A	176,000	150,790	
ALL _____	58	92.11	92.88	91.20	15.48	101.84	56.90	170.12	86.32 to 96.70	54,810	49,988	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	4	83.93	103.25	95.25	33.43	108.39	75.00	170.12	N/A	55,100	52,485	
10	1	102.32	102.32	102.32			102.32	102.32	N/A	17,000	17,395	
20	12	95.86	96.34	93.13	15.91	103.45	71.74	138.44	77.75 to 111.24	28,591	26,627	
25	1	68.96	68.96	68.96			68.96	68.96	N/A	64,500	44,480	
30	39	92.03	91.30	91.48	13.50	99.80	56.90	116.78	84.55 to 98.62	60,462	55,312	
40	1	85.68	85.68	85.68			85.68	85.68	N/A	176,000	150,790	
ALL _____	58	92.11	92.88	91.20	15.48	101.84	56.90	170.12	86.32 to 96.70	54,810	49,988	

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:	58	MEDIAN:	92	COV:	20.73	95% Median C.I.:	86.32 to 96.70
TOTAL Sales Price:	3,179,020	WGT. MEAN:	91	STD:	19.25	95% Wgt. Mean C.I.:	86.90 to 95.50
TOTAL Adj.Sales Price:	3,179,020	MEAN:	93	AVG.ABS.DEV:	14.26	95% Mean C.I.:	87.92 to 97.83
TOTAL Assessed Value:	2,899,320						
AVG. Adj. Sales Price:	54,810	COD:	15.48	MAX Sales Ratio:	170.12		
AVG. Assessed Value:	49,988	PRD:	101.84	MIN Sales Ratio:	56.90		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	3	92.49	86.89	91.78	6.56	94.68	75.00	93.19	N/A		74,666	68,529
100	2	87.13	87.13	86.84	2.97	100.34	84.55	89.72	N/A		67,450	58,575
101	44	96.16	95.86	94.40	15.65	101.54	56.90	170.12	86.58 to 103.38		49,781	46,995
103	1	103.18	103.18	103.18			103.18	103.18	N/A		60,000	61,905
104	8	81.51	78.88	78.44	8.42	100.56	62.59	91.96	62.59 to 91.96		71,218	55,860
<u>ALL</u>												
	58	92.11	92.88	91.20	15.48	101.84	56.90	170.12	86.32 to 96.70		54,810	49,988

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	4	83.93	103.25	95.25	33.43	108.39	75.00	170.12	N/A		55,100	52,485
20	8	95.86	96.01	91.96	14.03	104.40	71.74	138.44	71.74 to 138.44		26,500	24,369
30	46	92.00	91.43	90.82	14.17	100.67	56.90	116.78	84.55 to 98.62		59,709	54,226
<u>ALL</u>												
	58	92.11	92.88	91.20	15.48	101.84	56.90	170.12	86.32 to 96.70		54,810	49,988

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

Residential

The Deuel County Assessor implemented new site values for rural residential properties for 2008. The new values increased from \$6,000 to \$8,000 for the first acre. Excess acres are valued at a discounted rate. The assessor equalized the residential class of property after a market analysis was reviewed with new 2008 land values. After a new appraisal for residential property in Big Springs was complete in 2007 and Chappell done in 2006 no overall changes were made to the improvement values although pickup work was timely completed. Deuel County continues to use proactive assessment practices to review the valuation process in each property classification for any changes needed to achieve assessment uniformity and quality.

2008 Assessment Survey for Deuel County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by: County Assessor's staff
2.	Valuation done by: County Assessor and Deputy
3.	Pickup work done by whom: Deputy Assessor and Clerk
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2006
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information? 2007-2008
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? Unknown
7.	Number of market areas/neighborhoods for this property class: There are three market areas in Deuel County
8.	How are these defined? By assessor locations; Big Springs, Chappell and Rural
9.	Is "Assessor Location" a usable valuation identity? Yes
10.	Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?) No

11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	N/A
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
8	0	0	8

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:	58	MEDIAN:	93	COV:	19.77	95% Median C.I.:	87.38 to 98.20
TOTAL Sales Price:	3,179,020	WGT. MEAN:	92	STD:	18.56	95% Wgt. Mean C.I.:	88.30 to 96.69
TOTAL Adj.Sales Price:	3,179,020	MEAN:	94	AVG.ABS.DEV:	13.62	95% Mean C.I.:	89.09 to 98.64
TOTAL Assessed Value:	2,940,410						
AVG. Adj. Sales Price:	54,810	COD:	14.71	MAX Sales Ratio:	170.12		
AVG. Assessed Value:	50,696	PRD:	101.48	MIN Sales Ratio:	62.59		

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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	10	98.90	96.58	95.01	7.69	101.65	74.45	108.01	86.32 to 106.13	50,610	48,086
10/01/05 TO 12/31/05	8	100.69	96.35	96.28	14.13	100.07	62.59	116.68	62.59 to 116.68	61,875	59,574
01/01/06 TO 03/31/06	4	89.27	87.02	89.24	10.36	97.51	68.96	100.59	N/A	74,500	66,487
04/01/06 TO 06/30/06	7	93.19	97.70	93.55	18.88	104.43	69.81	138.44	69.81 to 138.44	59,642	55,797
07/01/06 TO 09/30/06	11	92.83	97.41	91.63	15.90	106.30	75.37	170.12	75.57 to 105.76	53,788	49,288
10/01/06 TO 12/31/06	7	81.80	87.07	84.18	12.87	103.44	66.67	111.24	66.67 to 111.24	51,928	43,713
01/01/07 TO 03/31/07	2	76.90	76.90	76.70	1.11	100.26	76.04	77.75	N/A	39,000	29,912
04/01/07 TO 06/30/07	9	89.72	93.43	97.48	14.86	95.84	71.98	116.78	75.00 to 115.83	47,694	46,491
<u>Study Years</u>											
07/01/05 TO 06/30/06	29	96.70	95.47	94.02	13.05	101.54	62.59	138.44	91.69 to 103.18	59,193	55,655
07/01/06 TO 06/30/07	29	89.72	92.26	90.70	15.30	101.72	66.67	170.12	79.14 to 96.33	50,428	45,738
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	29	92.03	93.55	90.07	15.42	103.87	66.67	170.12	81.80 to 98.62	57,609	51,886
<u>ALL</u>											
	58	92.62	93.87	92.49	14.71	101.48	62.59	170.12	87.38 to 98.20	54,810	50,696

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BIG SPRINGS	14	91.51	91.56	89.10	12.01	102.76	62.59	116.47	77.75 to 103.18	47,832	42,616
CHAPPELL	39	95.73	95.49	93.38	15.72	102.27	66.67	170.12	85.68 to 103.38	55,881	52,179
RURAL	5	92.41	87.66	93.57	9.48	93.68	75.00	102.03	N/A	66,000	61,757
<u>ALL</u>											
	58	92.62	93.87	92.49	14.71	101.48	62.59	170.12	87.38 to 98.20	54,810	50,696

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	53	93.19	94.45	92.37	15.09	102.25	62.59	170.12	86.58 to 100.59	53,755	49,653
3	5	92.41	87.66	93.57	9.48	93.68	75.00	102.03	N/A	66,000	61,757
<u>ALL</u>											
	58	92.62	93.87	92.49	14.71	101.48	62.59	170.12	87.38 to 98.20	54,810	50,696

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	57	92.83	94.20	92.56	14.59	101.77	62.59	170.12	87.38 to 98.62	55,561	51,428
2	1	75.00	75.00	75.00			75.00	75.00	N/A	12,000	9,000
<u>ALL</u>											
	58	92.62	93.87	92.49	14.71	101.48	62.59	170.12	87.38 to 98.20	54,810	50,696

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:	58	MEDIAN:	93	COV:	19.77	95% Median C.I.:	87.38 to 98.20
TOTAL Sales Price:	3,179,020	WGT. MEAN:	92	STD:	18.56	95% Wgt. Mean C.I.:	88.30 to 96.69
TOTAL Adj.Sales Price:	3,179,020	MEAN:	94	AVG.ABS.DEV:	13.62	95% Mean C.I.:	89.09 to 98.64
TOTAL Assessed Value:	2,940,410						
AVG. Adj. Sales Price:	54,810	COD:	14.71	MAX Sales Ratio:	170.12		
AVG. Assessed Value:	50,696	PRD:	101.48	MIN Sales Ratio:	62.59		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	58	92.62	93.87	92.49	14.71	101.48	62.59	170.12	87.38 to 98.20	54,810	50,696
06											
07											
____ALL____	58	92.62	93.87	92.49	14.71	101.48	62.59	170.12	87.38 to 98.20	54,810	50,696

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025	42	92.62	94.34	93.25	15.95	101.17	66.67	170.12	85.68 to 100.59	58,282	54,347
25-0095	16	93.22	92.61	89.97	11.37	102.94	62.59	116.47	81.21 to 103.18	45,696	41,112
NonValid School											
____ALL____	58	92.62	93.87	92.49	14.71	101.48	62.59	170.12	87.38 to 98.20	54,810	50,696

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	4	97.43	95.28	98.79	11.66	96.44	75.00	111.24	N/A	62,375	61,622
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	22	89.36	92.93	87.51	19.26	106.20	62.59	170.12	75.57 to 98.62	42,985	37,614
1920 TO 1939	14	91.40	87.66	84.79	9.28	103.39	69.81	105.76	74.45 to 95.73	44,882	38,054
1940 TO 1949	6	95.30	92.50	93.63	16.87	98.79	66.67	113.70	66.67 to 113.70	55,083	51,576
1950 TO 1959	6	104.76	107.60	105.60	4.98	101.89	100.59	116.47	100.59 to 116.47	56,933	60,120
1960 TO 1969	2	107.49	107.49	107.58	8.64	99.92	98.20	116.78	N/A	106,000	114,032
1970 TO 1979	3	91.69	95.37	92.75	8.39	102.83	85.68	108.75	N/A	137,166	127,216
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	1	89.72	89.72	89.72			89.72	89.72	N/A	59,900	53,740
2000 TO Present											
____ALL____	58	92.62	93.87	92.49	14.71	101.48	62.59	170.12	87.38 to 98.20	54,810	50,696

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:	58	MEDIAN:	93	COV:	19.77	95% Median C.I.:	87.38 to 98.20
TOTAL Sales Price:	3,179,020	WGT. MEAN:	92	STD:	18.56	95% Wgt. Mean C.I.:	88.30 to 96.69
TOTAL Adj.Sales Price:	3,179,020	MEAN:	94	AVG.ABS.DEV:	13.62	95% Mean C.I.:	89.09 to 98.64
TOTAL Assessed Value:	2,940,410						
AVG. Adj. Sales Price:	54,810	COD:	14.71	MAX Sales Ratio:	170.12		
AVG. Assessed Value:	50,696	PRD:	101.48	MIN Sales Ratio:	62.59		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	13	101.09	106.21	106.06	15.68	100.14	75.00	170.12	90.84 to 116.68	22,000	23,332
30000 TO 59999	23	87.38	89.08	88.69	13.43	100.44	71.74	116.47	77.75 to 95.99	41,305	36,633
60000 TO 99999	16	92.40	88.73	88.74	15.13	99.99	62.59	113.70	69.81 to 103.38	72,437	64,280
100000 TO 149999	5	100.59	101.86	101.19	5.75	100.66	91.69	116.78	N/A	121,600	123,050
150000 TO 249999	1	85.68	85.68	85.68			85.68	85.68	N/A	176,000	150,790
ALL _____	58	92.62	93.87	92.49	14.71	101.48	62.59	170.12	87.38 to 98.20	54,810	50,696

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
5000 TO 9999	1	75.00	75.00	75.00			75.00	75.00	N/A	12,000	9,000
1 TO 9999	1	75.00	75.00	75.00			75.00	75.00	N/A	12,000	9,000
10000 TO 29999	17	92.18	93.54	90.17	14.96	103.74	71.74	138.44	77.75 to 104.02	27,323	24,638
30000 TO 59999	24	90.88	91.89	86.89	17.60	105.76	62.59	170.12	75.37 to 98.62	49,021	42,593
60000 TO 99999	10	98.19	97.86	97.61	9.72	100.25	81.80	113.70	81.80 to 108.75	74,200	72,428
100000 TO 149999	5	100.59	101.86	101.19	5.75	100.66	91.69	116.78	N/A	121,600	123,050
150000 TO 249999	1	85.68	85.68	85.68			85.68	85.68	N/A	176,000	150,790
ALL _____	58	92.62	93.87	92.49	14.71	101.48	62.59	170.12	87.38 to 98.20	54,810	50,696

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	88.70	105.63	101.31	34.32	104.26	75.00	170.12	N/A	55,100	55,822
10	1	102.32	102.32	102.32			102.32	102.32	N/A	17,000	17,395
20	12	95.86	96.34	93.13	15.91	103.45	71.74	138.44	77.75 to 111.24	28,591	26,627
25	1	68.96	68.96	68.96			68.96	68.96	N/A	64,500	44,480
30	39	92.41	92.53	92.66	12.17	99.86	62.59	116.78	86.58 to 98.62	60,462	56,023
40	1	85.68	85.68	85.68			85.68	85.68	N/A	176,000	150,790
ALL _____	58	92.62	93.87	92.49	14.71	101.48	62.59	170.12	87.38 to 98.20	54,810	50,696

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)
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TOTAL Sales Price:	3,179,020	WGT. MEAN:	92	STD:	18.56	95% Wgt. Mean C.I.:	88.30 to 96.69
TOTAL Adj.Sales Price:	3,179,020	MEAN:	94	AVG.ABS.DEV:	13.62	95% Mean C.I.:	89.09 to 98.64
TOTAL Assessed Value:	2,940,410						
AVG. Adj. Sales Price:	54,810	COD:	14.71	MAX Sales Ratio:	170.12		
AVG. Assessed Value:	50,696	PRD:	101.48	MIN Sales Ratio:	62.59		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	3	93.19	90.07	97.74	9.67	92.16	75.00	102.03	N/A	74,666	72,979	
100	2	91.28	91.28	91.45	1.70	99.81	89.72	92.83	N/A	67,450	61,680	
101	44	96.16	96.76	95.39	14.71	101.44	66.67	170.12	90.84 to 103.38	49,781	47,484	
103	1	103.18	103.18	103.18			103.18	103.18	N/A	60,000	61,905	
104	8	81.51	78.88	78.44	8.42	100.56	62.59	91.96	62.59 to 91.96	71,218	55,860	
<u>ALL</u>												
	58	92.62	93.87	92.49	14.71	101.48	62.59	170.12	87.38 to 98.20	54,810	50,696	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	4	88.70	105.63	101.31	34.32	104.26	75.00	170.12	N/A	55,100	55,822	
20	8	95.86	96.01	91.96	14.03	104.40	71.74	138.44	71.74 to 138.44	26,500	24,369	
30	46	92.30	92.47	91.83	13.05	100.70	62.59	116.78	86.32 to 98.62	59,709	54,829	
<u>ALL</u>												
	58	92.62	93.87	92.49	14.71	101.48	62.59	170.12	87.38 to 98.20	54,810	50,696	

**2008 Correlation Section
for Deuel County**

Residential Real Property

I. Correlation

RESIDENTIAL: Deuel County has kept reviewing each assessor location to stay focused on the overall county residential property class. In 2006 Chappell was reappraised and in 2007 Big Springs. Now for 2008, even though there are only 5 qualified sales in the rural assessor location, the assessor analyzed the available information for equalization. The information supported increased site values on the land. The new land values for all rural residential properties raised the preliminary median for this assessor location from 75.00 to a final median of 92.41. The efforts of the county are shown through the acceptable qualitative measurements for 2008. The median best represents the level of value in Deuel County. Based on the qualified statistics and proactive efforts outlined in the Three Year Plan of Assessment, the county has attained uniform and proportionate assessment practices.

**2008 Correlation Section
for Deuel 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	87	58	66.67
2007	79	44	55.7
2006	67	26	38.81
2005	77	38	49.35
2004	96	60	62.5
2003	92	83	90.22
2002	108	103	95.37
2001	113	109	96.46

RESIDENTIAL: Table II shows the highest percent of residential sales used in Deuel County since 2003 for the representation of the population of this property class. The results are an indication that the assessor has not excessively trimmed the sample for the qualification of assessment and appearance of the level of value. The Deuel County Assessor and staff perform thorough verification and review procedures to ensure each sale used is arm's length.

**2008 Correlation Section
for Deuel County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Deuel 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	92.11	6	97.64	92.62
2007	93.49	2.49	95.82	95.86
2006	90.59	0.36	90.91	95.12
2005	87.65	0.17	87.8	93.34
2004	91.43	0.52	91.9	93.91
2003	96	-1.94	94.14	95
2002	84	6.49	89.45	94
2001	94	2.7	96.54	94

RESIDENTIAL: The Deuel County Assessor increased site values for rural residential properties which is consistent with the overall 6% increase in the county assessed value (excl. growth). The R&O Ratio is not reflecting as large of increase as the Trended Preliminary Ratio. This would be accurate because the county has approximately 90-100 rural residential parcels where the total increase in assessed value is showing up and only five rural sales are within this subclass in the sales file, where the R&O Ratio is calculating from. The county did treat all land values equally with the increased site values from \$6,000 to \$8,000 for the first acre. Based on the known assessment practices and the 2008 assessment actions, it is believed that Deuel County has treated all properties in a similar manner.

**2008 Correlation Section
for Deuel 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 Deuel 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)
2.14	2008	6
1.19	2007	2.49
6.69	2006	0.36
6.38	2005	0.17
1.27	2004	0.52
0	2003	-2
12.69	2002	6.49
1.75	2001	2.7

RESIDENTIAL: The only measurable changes in the residential property class for 2008 were new site values for rural residential parcels. The percent change in the sales file is lower than the overall county percent change, which indicates accurate actions that the assessor took this year. There are nearly 100 rural parcels that were affected by new land values, and only five are in the sales file where the percent change was lower. Sold properties are treated equally to unsold properties in Deuel County.

2008 Correlation Section for Deuel 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 Deuel County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	92.62	92.49	93.87

RESIDENTIAL: The three measures of central tendency are very supportive of each other with only a 1.38 point spread. All three are within the acceptable ranges, indicating that Deuel County has attained an acceptable level of value for the 2008 assessment year. For equalization purposes the median best describes the level of value for the residential property class.

**2008 Correlation Section
for Deuel 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	14.71	101.48
Difference	0	0

RESIDENTIAL: Both qualitative measures are within the acceptable ranges for the residential property class in Deuel County. It is believed that the county has uniform and proportionate assessments for the current year. In reviewing each assessor location, the coefficient of dispersion is only slightly high by .22 points in Chappell. The price-related differential is acceptable for both larger assessor locations, Chappell and Big Springs. The rural location has a limited number of five sales which may not be a reliable indicator of the 93.68 PRD. Typically this would indicate over assessments for higher valued properties, although the small sample size is not a good representation of the rural subclass.

**2008 Correlation Section
for Deuel 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	58	58	0
Median	92.11	92.62	0.51
Wgt. Mean	91.20	92.49	1.29
Mean	92.88	93.87	0.99
COD	15.48	14.71	-0.77
PRD	101.84	101.48	-0.36
Min Sales Ratio	56.90	62.59	5.69
Max Sales Ratio	170.12	170.12	0

RESIDENTIAL: Minor statistical changes shown are reflective of the minor changes made to residential valuations for the current assessment year. Increased rural site values improved the statistical measures overall and highly improved the assessor location (rural) statistics from the preliminary figures. The assessor reviews not only the entire property class, but each assessor location for any new market information to determine new values. The county has made appropriate actions to equalize the residential property class in Deuel County.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	49	COV:	35.84	95% Median C.I.:	35.00 to 83.04
TOTAL Sales Price:	1,564,550	WGT. MEAN:	75	STD:	20.35	95% Wgt. Mean C.I.:	67.43 to 82.98
TOTAL Adj.Sales Price:	1,559,350	MEAN:	57	AVG.ABS.DEV:	15.94	95% Mean C.I.:	39.76 to 73.79
TOTAL Assessed Value:	1,172,716						
AVG. Adj. Sales Price:	194,918	COD:	32.60	MAX Sales Ratio:	83.04		
AVG. Assessed Value:	146,589	PRD:	75.50	MIN Sales Ratio:	35.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	2	65.65	65.65	57.22	26.50	114.72	48.25	83.04	N/A	50,400	28,840
01/01/05 TO 03/31/05	1	49.54	49.54	49.54			49.54	49.54	N/A	40,550	20,089
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	2	56.88	56.88	77.95	38.46	72.97	35.00	78.75	N/A	328,000	255,670
10/01/05 TO 12/31/05	1	79.54	79.54	79.54			79.54	79.54	N/A	709,000	563,912
01/01/06 TO 03/31/06	1	44.99	44.99	44.99			44.99	44.99	N/A	11,000	4,949
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	1	35.11	35.11	35.11			35.11	35.11	N/A	42,000	14,745
04/01/07 TO 06/30/07											
<u>Study Years</u>											
07/01/04 TO 06/30/05	3	49.54	60.28	55.02	23.41	109.56	48.25	83.04	N/A	47,116	25,923
07/01/05 TO 06/30/06	4	61.87	59.57	78.50	31.64	75.88	35.00	79.54	N/A	344,000	270,050
07/01/06 TO 06/30/07	1	35.11	35.11	35.11			35.11	35.11	N/A	42,000	14,745
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	4	64.15	60.71	77.93	28.74	77.90	35.00	79.54	N/A	351,387	273,835
01/01/06 TO 12/31/06	1	44.99	44.99	44.99			44.99	44.99	N/A	11,000	4,949
<u>ALL</u>											
	8	48.90	56.78	75.21	32.60	75.50	35.00	83.04	35.00 to 83.04	194,918	146,589

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BIG SPRINGS	1	83.04	83.04	83.04			83.04	83.04	N/A	26,000	21,590
CHAPPELL	4	41.68	41.98	44.36	16.60	94.62	35.00	49.54	N/A	42,337	18,781
RURAL	3	78.75	67.76	78.89	14.62	85.90	44.99	79.54	N/A	454,666	358,667
<u>ALL</u>											
	8	48.90	56.78	75.21	32.60	75.50	35.00	83.04	35.00 to 83.04	194,918	146,589

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	4	48.90	53.96	53.45	25.22	100.95	35.00	83.04	N/A	38,337	20,492
3	4	61.87	59.60	77.58	31.59	76.82	35.11	79.54	N/A	351,500	272,686
<u>ALL</u>											
	8	48.90	56.78	75.21	32.60	75.50	35.00	83.04	35.00 to 83.04	194,918	146,589

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	49	COV:	35.84	95% Median C.I.:	35.00 to 83.04
TOTAL Sales Price:	1,564,550	WGT. MEAN:	75	STD:	20.35	95% Wgt. Mean C.I.:	67.43 to 82.98
TOTAL Adj.Sales Price:	1,559,350	MEAN:	57	AVG.ABS.DEV:	15.94	95% Mean C.I.:	39.76 to 73.79
TOTAL Assessed Value:	1,172,716						
AVG. Adj. Sales Price:	194,918	COD:	32.60	MAX Sales Ratio:	83.04		
AVG. Assessed Value:	146,589	PRD:	75.50	MIN Sales Ratio:	35.00		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	49.54	58.46	75.42	35.46	77.51	35.00	83.04	35.00 to 83.04	221,192	166,823
2	1	44.99	44.99	44.99			44.99	44.99	N/A	11,000	4,949
ALL	8	48.90	56.78	75.21	32.60	75.50	35.00	83.04	35.00 to 83.04	194,918	146,589

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	8	48.90	56.78	75.21	32.60	75.50	35.00	83.04	35.00 to 83.04	194,918	146,589
04											
ALL	8	48.90	56.78	75.21	32.60	75.50	35.00	83.04	35.00 to 83.04	194,918	146,589

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025	5	44.99	42.58	44.40	12.30	95.90	35.00	49.54	N/A	36,070	16,014
25-0095	3	79.54	80.44	79.23	1.80	101.53	78.75	83.04	N/A	459,666	364,214
NonValid School											
ALL	8	48.90	56.78	75.21	32.60	75.50	35.00	83.04	35.00 to 83.04	194,918	146,589

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	1	44.99	44.99	44.99			44.99	44.99	N/A	11,000	4,949
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	35.00	35.00	35.00			35.00	35.00	N/A	12,000	4,200
1920 TO 1939	2	65.65	65.65	57.22	26.50	114.72	48.25	83.04	N/A	50,400	28,840
1940 TO 1949	1	49.54	49.54	49.54			49.54	49.54	N/A	40,550	20,089
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	2	57.33	57.33	77.05	38.75	74.40	35.11	79.54	N/A	375,500	289,328
1980 TO 1989											
1990 TO 1994	1	78.75	78.75	78.75			78.75	78.75	N/A	644,000	507,141
1995 TO 1999											
2000 TO Present											
ALL	8	48.90	56.78	75.21	32.60	75.50	35.00	83.04	35.00 to 83.04	194,918	146,589

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	49	COV:	35.84	95% Median C.I.:	35.00 to 83.04
TOTAL Sales Price:	1,564,550	WGT. MEAN:	75	STD:	20.35	95% Wgt. Mean C.I.:	67.43 to 82.98
TOTAL Adj.Sales Price:	1,559,350	MEAN:	57	AVG.ABS.DEV:	15.94	95% Mean C.I.:	39.76 to 73.79
TOTAL Assessed Value:	1,172,716						
AVG. Adj. Sales Price:	194,918	COD:	32.60	MAX Sales Ratio:	83.04		
AVG. Assessed Value:	146,589	PRD:	75.50	MIN Sales Ratio:	35.00		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	3	44.99	54.34	62.73	35.59	86.63	35.00	83.04	N/A	16,333	10,246
30000 TO 59999	2	42.33	42.33	42.20	17.05	100.30	35.11	49.54	N/A	41,275	17,417
60000 TO 99999	1	48.25	48.25	48.25			48.25	48.25	N/A	74,800	36,090
500000 +	2	79.15	79.15	79.16	0.50	99.98	78.75	79.54	N/A	676,500	535,526
ALL _____	8	48.90	56.78	75.21	32.60	75.50	35.00	83.04	35.00 to 83.04	194,918	146,589

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
1 TO 4999	2	40.00	40.00	39.78	12.49	100.54	35.00	44.99	N/A	11,500	4,574
1 TO 9999	2	40.00	40.00	39.78	12.49	100.54	35.00	44.99	N/A	11,500	4,574
10000 TO 29999	3	49.54	55.90	51.98	32.25	107.54	35.11	83.04	N/A	36,183	18,808
30000 TO 59999	1	48.25	48.25	48.25			48.25	48.25	N/A	74,800	36,090
500000 +	2	79.15	79.15	79.16	0.50	99.98	78.75	79.54	N/A	676,500	535,526
ALL _____	8	48.90	56.78	75.21	32.60	75.50	35.00	83.04	35.00 to 83.04	194,918	146,589

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	44.99	44.99	44.99			44.99	44.99	N/A	11,000	4,949
10	6	48.90	55.08	73.05	31.96	75.40	35.00	83.04	35.00 to 83.04	150,725	110,104
20	1	78.75	78.75	78.75			78.75	78.75	N/A	644,000	507,141
ALL _____	8	48.90	56.78	75.21	32.60	75.50	35.00	83.04	35.00 to 83.04	194,918	146,589

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	48.90	56.78	75.21	32.60	75.50	35.00	83.04	35.00 to 83.04	194,918	146,589
ALL _____	8	48.90	56.78	75.21	32.60	75.50	35.00	83.04	35.00 to 83.04	194,918	146,589

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

Commercial

All rural commercial land values were re-valued excluding the feedlots and grain elevator properties for 2008. Physical inspections, new photographs, classifications, and new Marshall and Swift costing tables from 2007 were used for commercial properties within a one mile radius of Chappell and Big Springs. Although Deuel County typically has very few commercial sales, the assessor has been proactive to conduct updated assessed values and keep current information regarding the sales available. The market along Highway 30 was showing increased market activity and the assessor analyzed current market information in this neighborhood to equalize the 2008 valuations. A few minor property parcel types changed to reflect the primary use of the property.

2008 Assessment Survey for Deuel County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	County Assessor's staff
2.	Valuation done by:
	County Assessor and Deputy
3.	Pickup work done by whom:
	Deputy Assessor and Clerk
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2007 for properties within a one mile radius of Chappell and Big Springs. For the properties within the villages, the year is unknown.
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2007 for properties within a one mile radius of Chappell and Big Springs. For the properties within the villages, the year is unknown.
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?
	Unknown
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?
	Unknown
8.	Number of market areas/neighborhoods for this property class?
	There are three market areas in Deuel County.
9.	How are these defined?
	By assessor locations; Big Springs, Chappell and Rural
10.	Is "Assessor Location" a usable valuation identity?
	Yes
11.	Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)
	No

12.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? <i>(Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)</i>
	N/A

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
0	0	0	0

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	79	COV:	22.53	95% Median C.I.:	48.25 to 91.43
TOTAL Sales Price:	1,592,550	WGT. MEAN:	77	STD:	16.92	95% Wgt. Mean C.I.:	72.53 to 82.31
TOTAL Adj.Sales Price:	1,587,350	MEAN:	75	AVG.ABS.DEV:	11.15	95% Mean C.I.:	60.93 to 89.23
TOTAL Assessed Value:	1,228,897						
AVG. Adj. Sales Price:	198,418	COD:	14.05	MAX Sales Ratio:	91.43		
AVG. Assessed Value:	153,612	PRD:	96.98	MIN Sales Ratio:	48.25		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	2	65.65	65.65	57.22	26.50	114.72	48.25	83.04	N/A	50,400	28,840
01/01/05 TO 03/31/05	1	49.54	49.54	49.54			49.54	49.54	N/A	40,550	20,089
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	1	78.75	78.75	78.75			78.75	78.75	N/A	644,000	507,141
10/01/05 TO 12/31/05	1	79.54	79.54	79.54			79.54	79.54	N/A	709,000	563,912
01/01/06 TO 03/31/06	1	90.91	90.91	90.91			90.91	90.91	N/A	11,000	10,000
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	2	85.31	85.31	85.46	7.17	99.83	79.19	91.43	N/A	41,000	35,037
04/01/07 TO 06/30/07											
<u>Study Years</u>											
07/01/04 TO 06/30/05	3	49.54	60.28	55.02	23.41	109.56	48.25	83.04	N/A	47,116	25,923
07/01/05 TO 06/30/06	3	79.54	83.07	79.26	5.10	104.81	78.75	90.91	N/A	454,666	360,351
07/01/06 TO 06/30/07	2	85.31	85.31	85.46	7.17	99.83	79.19	91.43	N/A	41,000	35,037
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	3	78.75	69.28	78.30	12.70	88.48	49.54	79.54	N/A	464,516	363,714
01/01/06 TO 12/31/06	1	90.91	90.91	90.91			90.91	90.91	N/A	11,000	10,000
<u>ALL</u>											
	8	79.37	75.08	77.42	14.05	96.98	48.25	91.43	48.25 to 91.43	198,418	153,612

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BIG SPRINGS	1	83.04	83.04	83.04			83.04	83.04	N/A	26,000	21,590
CHAPPELL	3	49.54	63.07	60.11	29.05	104.93	48.25	91.43	N/A	52,450	31,526
RURAL	4	79.37	82.10	79.25	3.94	103.59	78.75	90.91	N/A	351,000	278,182
<u>ALL</u>											
	8	79.37	75.08	77.42	14.05	96.98	48.25	91.43	48.25 to 91.43	198,418	153,612

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	3	49.54	60.28	55.02	23.41	109.56	48.25	83.04	N/A	47,116	25,923
3	5	79.54	83.96	79.61	6.14	105.47	78.75	91.43	N/A	289,200	230,225
<u>ALL</u>											
	8	79.37	75.08	77.42	14.05	96.98	48.25	91.43	48.25 to 91.43	198,418	153,612

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	79	COV:	22.53	95% Median C.I.:	48.25 to 91.43
TOTAL Sales Price:	1,592,550	WGT. MEAN:	77	STD:	16.92	95% Wgt. Mean C.I.:	72.53 to 82.31
TOTAL Adj.Sales Price:	1,587,350	MEAN:	75	AVG.ABS.DEV:	11.15	95% Mean C.I.:	60.93 to 89.23
TOTAL Assessed Value:	1,228,897						
AVG. Adj. Sales Price:	198,418	COD:	14.05	MAX Sales Ratio:	91.43		
AVG. Assessed Value:	153,612	PRD:	96.98	MIN Sales Ratio:	48.25		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	79.19	72.82	77.32	13.98	94.18	48.25	91.43	48.25 to 91.43	225,192	174,128
2	1	90.91	90.91	90.91			90.91	90.91	N/A	11,000	10,000
____ALL____	8	79.37	75.08	77.42	14.05	96.98	48.25	91.43	48.25 to 91.43	198,418	153,612

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	8	79.37	75.08	77.42	14.05	96.98	48.25	91.43	48.25 to 91.43	198,418	153,612
04											
____ALL____	8	79.37	75.08	77.42	14.05	96.98	48.25	91.43	48.25 to 91.43	198,418	153,612

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025	5	79.19	71.86	65.40	21.35	109.89	48.25	91.43	N/A	41,670	27,250
25-0095	3	79.54	80.44	79.23	1.80	101.53	78.75	83.04	N/A	459,666	364,214
NonValid School											
____ALL____	8	79.37	75.08	77.42	14.05	96.98	48.25	91.43	48.25 to 91.43	198,418	153,612

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	2	85.05	85.05	81.72	6.89	104.08	79.19	90.91	N/A	25,500	20,837
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	2	65.65	65.65	57.22	26.50	114.72	48.25	83.04	N/A	50,400	28,840
1940 TO 1949	1	49.54	49.54	49.54			49.54	49.54	N/A	40,550	20,089
1950 TO 1959											
1960 TO 1969											
1970 TO 1979	2	85.49	85.49	80.20	6.95	106.59	79.54	91.43	N/A	375,500	301,156
1980 TO 1989											
1990 TO 1994	1	78.75	78.75	78.75			78.75	78.75	N/A	644,000	507,141
1995 TO 1999											
2000 TO Present											
____ALL____	8	79.37	75.08	77.42	14.05	96.98	48.25	91.43	48.25 to 91.43	198,418	153,612

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	8	MEDIAN:	79	COV:	22.53	95% Median C.I.:	48.25 to 91.43
TOTAL Sales Price:	1,592,550	WGT. MEAN:	77	STD:	16.92	95% Wgt. Mean C.I.:	72.53 to 82.31
TOTAL Adj.Sales Price:	1,587,350	MEAN:	75	AVG.ABS.DEV:	11.15	95% Mean C.I.:	60.93 to 89.23
TOTAL Assessed Value:	1,228,897						
AVG. Adj. Sales Price:	198,418	COD:	14.05	MAX Sales Ratio:	91.43		
AVG. Assessed Value:	153,612	PRD:	96.98	MIN Sales Ratio:	48.25		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	2	86.97	86.97	85.38	4.52	101.87	83.04	90.91	N/A	18,500	15,795
30000 TO 59999	3	79.19	73.39	73.57	17.63	99.75	49.54	91.43	N/A	40,850	30,054
60000 TO 99999	1	48.25	48.25	48.25			48.25	48.25	N/A	74,800	36,090
500000 +	2	79.15	79.15	79.16	0.50	99.98	78.75	79.54	N/A	676,500	535,526
ALL _____	8	79.37	75.08	77.42	14.05	96.98	48.25	91.43	48.25 to 91.43	198,418	153,612

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	3	83.04	74.50	66.64	16.61	111.79	49.54	90.91	N/A	25,850	17,226
30000 TO 59999	3	79.19	72.96	67.71	18.18	107.75	48.25	91.43	N/A	52,266	35,388
500000 +	2	79.15	79.15	79.16	0.50	99.98	78.75	79.54	N/A	676,500	535,526
ALL _____	8	79.37	75.08	77.42	14.05	96.98	48.25	91.43	48.25 to 91.43	198,418	153,612

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	85.05	85.05	81.72	6.89	104.08	79.19	90.91	N/A	25,500	20,837
10	5	79.54	70.36	76.21	19.28	92.32	48.25	91.43	N/A	178,470	136,016
20	1	78.75	78.75	78.75			78.75	78.75	N/A	644,000	507,141
ALL _____	8	79.37	75.08	77.42	14.05	96.98	48.25	91.43	48.25 to 91.43	198,418	153,612

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	79.37	75.08	77.42	14.05	96.98	48.25	91.43	48.25 to 91.43	198,418	153,612
ALL _____	8	79.37	75.08	77.42	14.05	96.98	48.25	91.43	48.25 to 91.43	198,418	153,612

**2008 Correlation Section
for Deuel County**

Commerical Real Property

I. Correlation

COMMERCIAL: The statistical commercial sample in Deuel County contains only 8 qualified sales. This is very typical of the commercial property class historically. Although there were limited sales, the assessor took the necessary actions to revalue commercial properties within a one mile radius of Chappell and Big Springs. The market along Highway 30 showed increased activity and the assessor updated the valuations for 2008. New costing tables from 2007 were used to revalue the structures within this one mile radius. New land values were implemented also excluding the feedlots and grain elevators.

This sample size may not represent the population in this class and with no additional information available, it is believed that Deuel County has attained the level of value and has uniform and proportionate assessment practices.

**2008 Correlation Section
for Deuel 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	21	8	38.1
2007	26	7	26.92
2006	20	7	35
2005	22	7	31.82
2004	19	7	36.84
2003	22	13	59.09
2002	26	17	65.38
2001	29	21	72.41

COMMERCIAL: Typically, Deuel County has a very low number of commercial sales to verify for qualification purposes. The total county has only 160 commercial parcels. The 21 total sold sales represents approximately 13% of the commercial class. Although the total number has decreased by five, the qualified sales used increased by one. Overall the percent used has increased over 11%, and is at the highest percent used since 2003.

**2008 Correlation Section
for Deuel 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 Deuel 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	48.90	1.82	49.79	79.37
2007	74.89	0.27	75.1	49.54
2006	52.37	0.04	52.39	52.37
2005	65.63	0.9	66.22	65.63
2004	87.32	-0.88	86.56	87.32
2003	97	-0.26	96.75	98
2002	89	12.65	100.26	104
2001	93	-0.43	92.6	90

COMMERCIAL: No similarity is shown between the Trended Preliminary Ratio and the R&O Ratio for commercial property. The assessment actions taken were new values for all rural commercial parcels (excluding feedlots and grain elevators) within a one mile radius of Big Springs and Chappell. Approximately 40 commercial properties are in the rural area in Deuel County. Although in the very small commercial sample size; there are only eight sales. Within the eight, 4 of them or 50% of the sales happen to be in the rural assessor location. The assessor has valued all of the properties in a similar manner and there is no apparent unfair treatment between sold and unsold properties. The Department is very familiar with the assessment practices in Deuel County and supports their actions.

**2008 Correlation Section
for Deuel 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 Deuel 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)
143.41	2008	1.82
-0.61	2007	0.27
0	2006	0.04
0	2005	0.9
0	2004	-0.88
74	2003	0
20.14	2002	12.65
0.65	2001	-0.43

COMMERCIAL: The large percent difference between the sales file and overall assessed value (excl. growth) is not reflective of any unfair treatment between sold and unsold properties. Although the commercial statistics only include eight qualified sales, the assessor analyzed market information for any areas that would improve the equalization for commercial property. After reviewing the available data, it was determined that rural commercials located along Highway 30 were undervalued. The assessor was proactive by revaluing the commercials in these locations by using 2007 Marshall and Swift costing tables within a one mile radius of Chappell and Big Springs. New land values were also established. 50% of the commercial sales are located in the rural area. This created the large percent change in total assessed value in the sales file compared to the percent change in assessed value. The table data is not a fair representation of the assessment practices taken in 2008 due to the very small sample size.

2008 Correlation Section for Deuel 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 Deuel County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	79.37	77.42	75.08

COMMERCIAL: Due to the small sample size of only 8 commercial qualified sales, there is not sufficient data to suggest that Deuel County as not attained the level of value for the 2008 assessment year.

**2008 Correlation Section
for Deuel 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	14.05	96.98
Difference	0	-1.02

COMMERCIAL: Although the price related differential is under the acceptable range by 1.02 points, the small sample of 8 sales may not accurately reflect the population of the class of property. With the coefficient of dispersion being within the acceptable parameters and no other information available, it is believed the county has uniform and proportionate assessment practices for 2008 in the commercial class of property.

**2008 Correlation Section
for Deuel 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	8	8	0
Median	48.90	79.37	30.47
Wgt. Mean	75.21	77.42	2.21
Mean	56.78	75.08	18.3
COD	32.60	14.05	-18.55
PRD	75.50	96.98	21.48
Min Sales Ratio	35.00	48.25	13.25
Max Sales Ratio	83.04	91.43	8.39

COMMERCIAL: Although the commercial property class includes the limited number of 8 sales, the assessor did implement new values for commercial properties within a one mile radius of Chappell and Big Springs where the market was active along Highway 30. New land values were implemented also in the rural areas (excluding feedlots and grain elevators). These assessment actions brought the three measures of central tendency closer together compared to the preliminary measurements.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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

NUMBER of Sales:	65	MEDIAN:	72	COV:	19.99	95% Median C.I.:	68.52 to 74.32	
(AgLand) TOTAL Sales Price:	7,589,743	WGT. MEAN:	69	STD:	14.46	95% Wgt. Mean C.I.:	65.85 to 72.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,558,573	MEAN:	72	AVG.ABS.DEV:	9.50	95% Mean C.I.:	68.83 to 75.86	
(AgLand) TOTAL Assessed Value:	5,245,200							
AVG. Adj. Sales Price:	116,285	COD:	13.26	MAX Sales Ratio:	143.28			
AVG. Assessed Value:	80,695	PRD:	104.25	MIN Sales Ratio:	41.96			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	5	71.65	67.56	58.25	13.24	115.99	41.96	81.86	N/A	80,541	46,915
10/01/04 TO 12/31/04	4	78.80	78.05	76.95	2.83	101.43	73.31	81.28	N/A	86,993	66,941
01/01/05 TO 03/31/05	6	68.87	67.31	62.72	8.14	107.32	51.57	79.35	51.57 to 79.35	122,256	76,674
04/01/05 TO 06/30/05	13	75.64	80.66	79.35	15.42	101.65	62.09	143.28	68.44 to 82.43	72,016	57,147
07/01/05 TO 09/30/05	4	69.41	70.36	71.32	16.43	98.66	55.33	87.30	N/A	71,785	51,200
10/01/05 TO 12/31/05	1	91.09	91.09	91.09			91.09	91.09	N/A	57,000	51,920
01/01/06 TO 03/31/06	9	69.05	67.85	68.15	14.05	99.57	44.09	87.58	59.00 to 80.25	225,068	153,381
04/01/06 TO 06/30/06	9	72.24	70.27	66.12	8.77	106.28	50.78	85.35	58.63 to 76.49	131,548	86,975
07/01/06 TO 09/30/06	3	69.70	68.59	67.92	7.04	100.99	60.67	75.40	N/A	111,773	75,915
10/01/06 TO 12/31/06	3	64.72	67.78	66.74	5.47	101.57	64.00	74.63	N/A	94,007	62,736
01/01/07 TO 03/31/07	6	66.21	73.62	73.90	20.43	99.62	57.90	99.79	57.90 to 99.79	136,516	100,885
04/01/07 TO 06/30/07	2	66.67	66.67	66.69	1.06	99.98	65.96	67.38	N/A	74,000	49,347
<u>Study Years</u>											
07/01/04 TO 06/30/05	28	72.98	75.09	70.45	13.22	106.58	41.96	143.28	69.35 to 78.33	86,444	60,903
07/01/05 TO 06/30/06	23	72.24	70.25	68.10	12.76	103.16	44.09	91.09	62.59 to 76.24	154,508	105,214
07/01/06 TO 06/30/07	14	66.67	70.30	70.69	12.10	99.45	57.90	99.79	60.67 to 75.40	113,174	79,997
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	24	71.84	76.04	72.48	15.32	104.92	51.57	143.28	68.39 to 79.35	83,912	60,820
01/01/06 TO 12/31/06	24	71.08	68.84	67.40	10.72	102.15	44.09	87.58	64.00 to 74.32	159,454	107,465
<u>ALL</u>											
	65	71.65	72.34	69.39	13.26	104.25	41.96	143.28	68.52 to 74.32	116,285	80,695

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	65	MEDIAN:	72	COV:	19.99	95% Median C.I.:	68.52 to 74.32	
(AgLand) TOTAL Sales Price:	7,589,743	WGT. MEAN:	69	STD:	14.46	95% Wgt. Mean C.I.:	65.85 to 72.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,558,573	MEAN:	72	AVG.ABS.DEV:	9.50	95% Mean C.I.:	68.83 to 75.86	
(AgLand) TOTAL Assessed Value:	5,245,200							
AVG. Adj. Sales Price:	116,285	COD:	13.26	MAX Sales Ratio:	143.28			
AVG. Assessed Value:	80,695	PRD:	104.25	MIN Sales Ratio:	41.96			

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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	
2581	1	65.96	65.96	65.96			65.96	65.96	N/A	72,000	47,490	
2845	3	72.24	74.49	72.36	5.22	102.95	69.96	81.28	N/A	138,800	100,435	
2847	6	71.07	67.02	61.86	10.57	108.33	44.09	78.05	44.09 to 78.05	93,064	57,574	
2849	3	67.38	66.83	65.98	7.99	101.28	58.47	74.63	N/A	74,900	49,421	
2851	3	71.03	74.38	76.36	16.01	97.42	59.00	93.12	N/A	152,525	116,463	
2853	7	70.35	69.40	68.97	7.10	100.62	57.90	76.49	57.90 to 76.49	127,112	87,672	
3079	8	63.40	68.40	61.34	20.04	111.51	50.78	99.79	50.78 to 99.79	142,275	87,272	
3081	3	73.55	75.15	75.49	3.90	99.56	71.65	80.25	N/A	135,626	102,378	
3083	9	68.52	68.86	68.46	6.50	100.58	62.09	75.64	64.00 to 75.64	91,192	62,433	
3085	4	73.69	75.84	71.41	9.66	106.20	68.39	87.58	N/A	316,558	226,051	
3087	3	79.27	99.60	96.59	28.19	103.11	76.24	143.28	N/A	58,533	56,538	
3141	4	68.68	70.05	63.79	31.17	109.81	41.96	100.89	N/A	101,412	64,692	
3143	4	73.80	75.57	74.93	6.20	100.86	69.35	85.35	N/A	75,028	56,217	
3145	2	80.89	80.89	81.35	1.90	99.44	79.35	82.43	N/A	44,768	36,417	
3147	2	84.58	84.58	86.07	3.22	98.27	81.86	87.30	N/A	55,460	47,735	
3149	3	62.59	64.48	64.92	7.23	99.32	58.63	72.21	N/A	75,283	48,873	
ALL												
	65	71.65	72.34	69.39	13.26	104.25	41.96	143.28	68.52 to 74.32	116,285	80,695	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	65	71.65	72.34	69.39	13.26	104.25	41.96	143.28	68.52 to 74.32	116,285	80,695	
ALL												
	65	71.65	72.34	69.39	13.26	104.25	41.96	143.28	68.52 to 74.32	116,285	80,695	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	65	71.65	72.34	69.39	13.26	104.25	41.96	143.28	68.52 to 74.32	116,285	80,695	
ALL												
	65	71.65	72.34	69.39	13.26	104.25	41.96	143.28	68.52 to 74.32	116,285	80,695	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	65	MEDIAN:	72	COV:	19.99	95% Median C.I.:	68.52 to 74.32	
(AgLand) TOTAL Sales Price:	7,589,743	WGT. MEAN:	69	STD:	14.46	95% Wgt. Mean C.I.:	65.85 to 72.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,558,573	MEAN:	72	AVG.ABS.DEV:	9.50	95% Mean C.I.:	68.83 to 75.86	
(AgLand) TOTAL Assessed Value:	5,245,200							
AVG. Adj. Sales Price:	116,285	COD:	13.26	MAX Sales Ratio:	143.28			
AVG. Assessed Value:	80,695	PRD:	104.25	MIN Sales Ratio:	41.96			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	43	71.03	71.87	68.76	13.37	104.52	41.96	143.28	67.38 to 74.32	109,267	75,133
DRY-N/A	8	80.57	77.52	76.05	13.03	101.94	59.76	100.89	59.76 to 100.89	75,177	57,170
GRASS	4	69.39	68.11	68.55	10.64	99.35	55.33	78.33	N/A	66,577	45,641
GRASS-N/A	3	75.64	73.44	70.06	2.90	104.83	69.05	75.64	N/A	393,333	275,556
IRRGTD	1	62.59	62.59	62.59			62.59	62.59	N/A	67,070	41,980
IRRGTD-N/A	6	70.78	72.76	67.88	14.11	107.19	51.57	99.79	51.57 to 99.79	124,208	84,313
ALL	65	71.65	72.34	69.39	13.26	104.25	41.96	143.28	68.52 to 74.32	116,285	80,695

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	47	71.65	72.21	68.94	13.31	104.75	41.96	143.28	68.44 to 74.63	106,628	73,511
DRY-N/A	4	77.85	79.08	80.81	19.28	97.86	59.76	100.89	N/A	72,105	58,268
GRASS	5	69.05	68.30	68.95	8.55	99.06	55.33	78.33	N/A	253,262	174,615
GRASS-N/A	2	75.64	75.64	75.64	0.00	99.99	75.64	75.64	N/A	90,000	68,080
IRRGTD	1	62.59	62.59	62.59			62.59	62.59	N/A	67,070	41,980
IRRGTD-N/A	6	70.78	72.76	67.88	14.11	107.19	51.57	99.79	51.57 to 99.79	124,208	84,313
ALL	65	71.65	72.34	69.39	13.26	104.25	41.96	143.28	68.52 to 74.32	116,285	80,695

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	51	71.65	72.75	69.59	13.91	104.55	41.96	143.28	68.44 to 74.63	103,920	72,315
GRASS	7	72.65	70.40	69.78	7.69	100.88	55.33	78.33	55.33 to 78.33	206,615	144,176
IRRGTD	6	70.78	74.60	74.10	11.51	100.67	62.59	99.79	62.59 to 99.79	95,386	70,681
IRRGTD-N/A	1	51.57	51.57	51.57			51.57	51.57	N/A	240,000	123,770
ALL	65	71.65	72.34	69.39	13.26	104.25	41.96	143.28	68.52 to 74.32	116,285	80,695

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025	44	72.55	73.59	71.04	12.80	103.59	41.96	143.28	69.05 to 75.64	108,802	77,291
25-0095	21	68.44	69.74	66.55	13.84	104.78	50.78	99.79	60.67 to 75.40	131,963	87,828
NonValid School											
ALL	65	71.65	72.34	69.39	13.26	104.25	41.96	143.28	68.52 to 74.32	116,285	80,695

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	65	MEDIAN:	72	COV:	19.99	95% Median C.I.:	68.52 to 74.32		
(AgLand) TOTAL Sales Price:	7,589,743	WGT. MEAN:	69	STD:	14.46	95% Wgt. Mean C.I.:	65.85 to 72.94		(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,558,573	MEAN:	72	AVG.ABS.DEV:	9.50	95% Mean C.I.:	68.83 to 75.86		
(AgLand) TOTAL Assessed Value:	5,245,200								
AVG. Adj. Sales Price:	116,285	COD:	13.26	MAX Sales Ratio:	143.28				
AVG. Assessed Value:	80,695	PRD:	104.25	MIN Sales Ratio:	41.96				

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	7	74.95	74.15	72.77	5.86	101.91	62.59	81.86	62.59 to 81.86	41,925	30,507
100.01 TO 180.00	27	69.35	70.99	70.67	9.88	100.46	57.90	99.79	65.96 to 74.32	73,496	51,939
180.01 TO 330.00	23	73.31	74.02	69.23	18.41	106.92	41.96	143.28	64.72 to 80.25	116,014	80,322
330.01 TO 650.00	7	69.96	70.68	67.69	13.31	104.42	50.78	93.12	50.78 to 93.12	230,333	155,909
650.01 +	1	69.05	69.05	69.05			69.05	69.05	N/A	1,000,000	690,510
ALL											
	65	71.65	72.34	69.39	13.26	104.25	41.96	143.28	68.52 to 74.32	116,285	80,695

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	81.86	81.86	81.86			81.86	81.86	N/A	25,000	20,465
30000 TO 59999	12	72.55	80.23	80.41	14.32	99.78	66.13	143.28	70.05 to 82.43	48,726	39,180
60000 TO 99999	30	72.65	72.57	72.99	12.23	99.42	55.33	100.89	65.96 to 76.24	74,308	54,240
100000 TO 149999	12	71.63	71.45	71.03	8.50	100.60	59.00	87.58	64.72 to 76.49	133,527	94,837
150000 TO 249999	7	65.14	62.77	63.34	21.71	99.10	41.96	93.12	41.96 to 93.12	207,545	131,452
250000 TO 499999	2	57.34	57.34	56.98	11.44	100.63	50.78	63.90	N/A	332,227	189,305
500000 +	1	69.05	69.05	69.05			69.05	69.05	N/A	1,000,000	690,510
ALL											
	65	71.65	72.34	69.39	13.26	104.25	41.96	143.28	68.52 to 74.32	116,285	80,695

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	5	74.95	76.05	75.60	4.57	100.60	71.65	81.86	N/A	32,282	24,404
30000 TO 59999	28	68.48	69.32	68.76	9.51	100.82	55.33	91.09	64.31 to 73.09	66,305	45,590
60000 TO 99999	20	75.52	76.53	71.08	18.47	107.66	41.96	143.28	67.40 to 82.02	112,183	79,741
100000 TO 149999	6	72.78	71.68	68.73	11.95	104.29	51.57	87.58	51.57 to 87.58	163,934	112,672
150000 TO 249999	5	69.96	70.26	67.41	14.86	104.24	50.78	93.12	N/A	262,666	177,053
500000 +	1	69.05	69.05	69.05			69.05	69.05	N/A	1,000,000	690,510
ALL											
	65	71.65	72.34	69.39	13.26	104.25	41.96	143.28	68.52 to 74.32	116,285	80,695

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

Agricultural

A review of the agricultural land sales by the Deuel County Assessor indicates the majority of the agricultural land that sold is approximately seventy-two percent dry land use acres. With substantial increases to grass land values in 2007 the market analyses supports no changes for 2008. With only one irrigated sale in the study period, the lack of market information does not support any change in irrigated land values either.

The Deuel County Assessor has implemented increased farm site values for 2008 in conjunction with new site values for rural residential properties and home site values this year.

The assessor continues to utilize every available resource to continue an on-going sales review process. An educational visual tool the office keeps current is a county map of each land sale by location, land use and price per acre. The sales are flagged with color coded pins. This has been an excellent training process for the public used by the Assessor's office for the past 4 years.

2008 Assessment Survey for Deuel County

Agricultural Appraisal Information

1.	Data collection done by:
	County Assessor's staff
2.	Valuation done by:
	County Assessor and Deputy
3.	Pickup work done by whom:
	Deputy Assessor and Clerk
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes, it is dated January 1, 2007.
a.	How is agricultural land defined in this county?
	The written definition states that the active use of the parcel will determine the valuation of the property. Indicators that trigger the parcel use are listed along with documents that could be presented as proof of the primary use.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	What is the date of the soil survey currently used?
	1965 to the best of the Assessor's knowledge.
7.	What date was the last countywide land use study completed?
	2005
a.	By what method? (Physical inspection, FSA maps, etc.)
	FSA maps are used and for 2008 new requests are being sent to all landowners for copies of the current maps.
b.	By whom?
	County Assessor and Deputy Assessor
c.	What proportion is complete / implemented at this time? 100%
	100%
8.	Number of market areas/neighborhoods in the agricultural property class:
	1

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

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
4	0	0	4

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	64	MEDIAN:	71	COV:	16.74	95% Median C.I.:	68.44 to 74.04	
(AgLand) TOTAL Sales Price:	7,539,643	WGT. MEAN:	69	STD:	11.88	95% Wgt. Mean C.I.:	65.34 to 72.17	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,508,473	MEAN:	71	AVG.ABS.DEV:	8.77	95% Mean C.I.:	68.07 to 73.89	
(AgLand) TOTAL Assessed Value:	5,162,310							
AVG. Adj. Sales Price:	117,319	COD:	12.29	MAX Sales Ratio:	100.89			
AVG. Assessed Value:	80,661	PRD:	103.23	MIN Sales Ratio:	41.96			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	5	71.65	67.56	58.25	13.24	115.99	41.96	81.86	N/A	80,541	46,915
10/01/04 TO 12/31/04	4	78.80	78.05	76.95	2.83	101.43	73.31	81.28	N/A	86,993	66,941
01/01/05 TO 03/31/05	6	68.87	67.31	62.72	8.14	107.32	51.57	79.35	51.57 to 79.35	122,256	76,674
04/01/05 TO 06/30/05	12	74.15	75.45	75.70	9.44	99.67	62.09	100.89	68.44 to 82.02	73,801	55,867
07/01/05 TO 09/30/05	4	69.41	70.36	71.32	16.43	98.66	55.33	87.30	N/A	71,785	51,200
10/01/05 TO 12/31/05	1	91.09	91.09	91.09			91.09	91.09	N/A	57,000	51,920
01/01/06 TO 03/31/06	9	69.05	66.08	67.64	16.62	97.70	43.78	87.58	44.09 to 80.25	225,068	152,227
04/01/06 TO 06/30/06	9	72.24	70.27	66.12	8.77	106.28	50.78	85.35	58.63 to 76.49	131,548	86,975
07/01/06 TO 09/30/06	3	69.70	68.59	67.92	7.04	100.99	60.67	75.40	N/A	111,773	75,915
10/01/06 TO 12/31/06	3	64.72	67.59	66.62	5.17	101.45	64.00	74.04	N/A	94,174	62,736
01/01/07 TO 03/31/07	6	66.21	73.62	73.90	20.43	99.62	57.90	99.79	57.90 to 99.79	136,516	100,885
04/01/07 TO 06/30/07	2	66.67	66.67	66.69	1.06	99.98	65.96	67.38	N/A	74,000	49,347
<u>Study Years</u>											
07/01/04 TO 06/30/05	27	72.65	72.56	68.90	10.17	105.32	41.96	100.89	68.44 to 78.33	87,771	60,474
07/01/05 TO 06/30/06	23	72.24	69.55	67.80	13.72	102.58	43.78	91.09	62.59 to 76.24	154,508	104,762
07/01/06 TO 06/30/07	14	66.67	70.26	70.66	12.03	99.42	57.90	99.79	60.67 to 75.40	113,210	79,997
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	23	71.03	73.12	70.66	11.74	103.49	51.57	100.89	68.39 to 78.05	85,360	60,312
01/01/06 TO 12/31/06	24	71.08	68.15	67.12	11.62	101.54	43.78	87.58	64.00 to 74.04	159,474	107,032
<u>ALL</u>											
	64	71.34	70.98	68.75	12.29	103.23	41.96	100.89	68.44 to 74.04	117,319	80,661

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	7,508,473	MEAN:	71	AVG.ABS.DEV:	8.77	95% Mean C.I.:	68.07 to 73.89	
(AgLand) TOTAL Assessed Value:	5,162,310							
AVG. Adj. Sales Price:	117,319	COD:	12.29	MAX Sales Ratio:	100.89			
AVG. Assessed Value:	80,661	PRD:	103.23	MIN Sales Ratio:	41.96			

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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	
2581	1	65.96	65.96	65.96			65.96	65.96	N/A	72,000	47,490	
2845	3	72.24	74.49	72.36	5.22	102.95	69.96	81.28	N/A	138,800	100,435	
2847	6	71.07	67.02	61.86	10.57	108.33	44.09	78.05	44.09 to 78.05	93,064	57,574	
2849	3	67.38	66.63	65.84	7.70	101.20	58.47	74.04	N/A	75,066	49,421	
2851	3	71.03	74.38	76.36	16.01	97.42	59.00	93.12	N/A	152,525	116,463	
2853	7	70.35	69.40	68.97	7.10	100.62	57.90	76.49	57.90 to 76.49	127,112	87,672	
3079	8	63.40	66.40	60.43	23.19	109.89	43.78	99.79	43.78 to 99.79	142,275	85,973	
3081	3	73.55	75.15	75.49	3.90	99.56	71.65	80.25	N/A	135,626	102,378	
3083	9	68.52	68.86	68.46	6.50	100.58	62.09	75.64	64.00 to 75.64	91,192	62,433	
3085	4	73.69	75.84	71.41	9.66	106.20	68.39	87.58	N/A	316,558	226,051	
3087	2	77.76	77.76	77.69	1.95	100.08	76.24	79.27	N/A	62,500	48,557	
3141	4	68.68	70.05	63.79	31.17	109.81	41.96	100.89	N/A	101,412	64,692	
3143	4	73.80	75.57	74.93	6.20	100.86	69.35	85.35	N/A	75,028	56,217	
3145	2	80.89	80.89	81.35	1.90	99.44	79.35	82.43	N/A	44,768	36,417	
3147	2	84.58	84.58	86.07	3.22	98.27	81.86	87.30	N/A	55,460	47,735	
3149	3	62.59	64.48	64.92	7.23	99.32	58.63	72.21	N/A	75,283	48,873	
____ALL____	64	71.34	70.98	68.75	12.29	103.23	41.96	100.89	68.44 to 74.04	117,319	80,661	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	64	71.34	70.98	68.75	12.29	103.23	41.96	100.89	68.44 to 74.04	117,319	80,661	
____ALL____	64	71.34	70.98	68.75	12.29	103.23	41.96	100.89	68.44 to 74.04	117,319	80,661	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	64	71.34	70.98	68.75	12.29	103.23	41.96	100.89	68.44 to 74.04	117,319	80,661	
____ALL____	64	71.34	70.98	68.75	12.29	103.23	41.96	100.89	68.44 to 74.04	117,319	80,661	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	64	MEDIAN:	71	COV:	16.74	95% Median C.I.:	68.44 to 74.04	
(AgLand) TOTAL Sales Price:	7,539,643	WGT. MEAN:	69	STD:	11.88	95% Wgt. Mean C.I.:	65.34 to 72.17	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,508,473	MEAN:	71	AVG.ABS.DEV:	8.77	95% Mean C.I.:	68.07 to 73.89	
(AgLand) TOTAL Assessed Value:	5,162,310							
AVG. Adj. Sales Price:	117,319	COD:	12.29	MAX Sales Ratio:	100.89			
AVG. Assessed Value:	80,661	PRD:	103.23	MIN Sales Ratio:	41.96			

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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	
DRY	42	70.69	70.15	67.94	11.31	103.25	41.96	93.12	67.38 to 73.55	110,676	75,196	
DRY-N/A	8	80.57	75.52	74.32	15.51	101.62	43.78	100.89	43.78 to 100.89	75,177	55,871	
GRASS	4	69.39	68.11	68.55	10.64	99.35	55.33	78.33	N/A	66,577	45,641	
GRASS-N/A	3	75.64	73.44	70.06	2.90	104.83	69.05	75.64	N/A	393,333	275,556	
IRRGTD	1	62.59	62.59	62.59			62.59	62.59	N/A	67,070	41,980	
IRRGTD-N/A	6	70.78	72.76	67.88	14.11	107.19	51.57	99.79	51.57 to 99.79	124,208	84,313	
ALL	64	71.34	70.98	68.75	12.29	103.23	41.96	100.89	68.44 to 74.04	117,319	80,661	

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	
DRY	46	71.34	70.66	68.18	11.46	103.64	41.96	93.12	67.38 to 74.32	107,857	73,533	
DRY-N/A	4	77.85	75.09	77.21	24.41	97.26	43.78	100.89	N/A	72,105	55,671	
GRASS	5	69.05	68.30	68.95	8.55	99.06	55.33	78.33	N/A	253,262	174,615	
GRASS-N/A	2	75.64	75.64	75.64	0.00	99.99	75.64	75.64	N/A	90,000	68,080	
IRRGTD	1	62.59	62.59	62.59			62.59	62.59	N/A	67,070	41,980	
IRRGTD-N/A	6	70.78	72.76	67.88	14.11	107.19	51.57	99.79	51.57 to 99.79	124,208	84,313	
ALL	64	71.34	70.98	68.75	12.29	103.23	41.96	100.89	68.44 to 74.04	117,319	80,661	

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	
DRY	50	71.34	71.01	68.67	12.67	103.40	41.96	100.89	68.39 to 74.32	104,996	72,104	
GRASS	7	72.65	70.40	69.78	7.69	100.88	55.33	78.33	55.33 to 78.33	206,615	144,176	
IRRGTD	6	70.78	74.60	74.10	11.51	100.67	62.59	99.79	62.59 to 99.79	95,386	70,681	
IRRGTD-N/A	1	51.57	51.57	51.57			51.57	51.57	N/A	240,000	123,770	
ALL	64	71.34	70.98	68.75	12.29	103.23	41.96	100.89	68.44 to 74.04	117,319	80,661	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
25-0025	43	72.44	71.58	70.04	11.34	102.20	41.96	100.89	69.05 to 75.64	110,168	77,160	
25-0095	21	68.44	69.74	66.55	13.84	104.78	50.78	99.79	60.67 to 75.40	131,963	87,828	
NonValid School												
ALL	64	71.34	70.98	68.75	12.29	103.23	41.96	100.89	68.44 to 74.04	117,319	80,661	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	80,661	PRD:	103.23	MIN Sales Ratio:	41.96			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	7	74.95	74.15	72.77	5.86	101.91	62.59	81.86	62.59 to 81.86	41,925	30,507
100.01 TO 180.00	27	69.35	70.38	70.13	10.70	100.36	43.78	99.79	65.96 to 74.04	73,515	51,554
180.01 TO 330.00	22	72.98	70.88	67.80	14.98	104.53	41.96	100.89	60.67 to 80.25	118,988	80,677
330.01 TO 650.00	7	69.96	70.68	67.69	13.31	104.42	50.78	93.12	50.78 to 93.12	230,333	155,909
650.01 +	1	69.05	69.05	69.05			69.05	69.05	N/A	1,000,000	690,510
ALL	64	71.34	70.98	68.75	12.29	103.23	41.96	100.89	68.44 to 74.04	117,319	80,661

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	81.86	81.86	81.86			81.86	81.86	N/A	25,000	20,465
30000 TO 59999	11	72.44	74.50	74.45	6.76	100.07	66.13	91.09	68.44 to 82.43	48,556	36,151
60000 TO 99999	30	72.65	72.02	72.51	12.94	99.32	43.78	100.89	65.96 to 76.24	74,325	53,894
100000 TO 149999	12	71.63	71.45	71.03	8.50	100.60	59.00	87.58	64.72 to 76.49	133,527	94,837
150000 TO 249999	7	65.14	62.77	63.34	21.71	99.10	41.96	93.12	41.96 to 93.12	207,545	131,452
250000 TO 499999	2	57.34	57.34	56.98	11.44	100.63	50.78	63.90	N/A	332,227	189,305
500000 +	1	69.05	69.05	69.05			69.05	69.05	N/A	1,000,000	690,510
ALL	64	71.34	70.98	68.75	12.29	103.23	41.96	100.89	68.44 to 74.04	117,319	80,661

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	6	73.69	70.67	66.46	10.92	106.34	43.78	81.86	43.78 to 81.86	37,735	25,079
30000 TO 59999	27	68.52	69.66	69.07	9.35	100.85	55.33	91.09	64.31 to 74.04	66,372	45,840
60000 TO 99999	19	75.40	73.01	69.42	14.73	105.19	41.96	100.89	64.72 to 82.02	115,425	80,122
100000 TO 149999	6	72.78	71.68	68.73	11.95	104.29	51.57	87.58	51.57 to 87.58	163,934	112,672
150000 TO 249999	5	69.96	70.26	67.41	14.86	104.24	50.78	93.12	N/A	262,666	177,053
500000 +	1	69.05	69.05	69.05			69.05	69.05	N/A	1,000,000	690,510
ALL	64	71.34	70.98	68.75	12.29	103.23	41.96	100.89	68.44 to 74.04	117,319	80,661

**2008 Correlation Section
for Deuel County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: In reviewing the agricultural unimproved statistics, no changes were supported to improve the equalization in Deuel County. The assessor did implement increased farm site values for 2008 to correlate with other site valuations. The median best represents the level of value, (71) when reviewing the qualified statistics. The majority of the sales represent dry land subclasses. Respectively, the median level of value for the dry land subclass of majority land use >80% is (71) for the 46 sales.

The county continues to utilize every available resource to continue an on-going sales review process. Deuel County has performed uniform and proportionate assessment practices and attained an acceptable level of value at 71.

**2008 Correlation Section
for Deuel 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	83	64	77.11
2007	123	85	69.11
2006	107	69	64.49
2005	97	53	54.64
2004	66	35	53.03
2003	60	29	48.33
2002	57	39	68.42
2001	61	53	86.89

AGRICULTURAL UNIMPROVED: The total number of unimproved agricultural sales has decreased by over 32%, although the verification process used by the assessor has kept the number of qualified sales at a very high percent. 77.11% of the total sales used for the representation of the level of value and quality of assessment have been used in 2008 by Deuel County. Historically, this is the highest percent used since 2001. There is no indication that the county has used excessive trimming of the sample.

**2008 Correlation Section
for Deuel 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 Deuel 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	71.65	-0.05	71.61	71.34
2007	73.45	2.88	75.57	73.31
2006	75.21	0.21	75.37	75.21
2005	74.06	3.52	76.66	74.14
2004	75.30	0.04	75.33	75.30
2003	79	-0.18	78.86	79
2002	80	-0.23	79.82	79
2001	76	4.56	79.47	76

AGRICULTURAL UNIMPROVED: The analysis of the Preliminary, Trended Preliminary and R&O Median Ratios supports the decision by the assessor to make no changes to the agricultural land values for this year. Only minor changes were made to correct land use acres in accordance with the Farm Service Agency certifications and physical inspections. This is shown through the final R&O Ratio being very similar to the Preliminary Ratio.

**2008 Correlation Section
for Deuel 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 Deuel County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
-0.04	2008	-0.05
4.65	2007	2.88
1.1	2006	0.21
1.01	2005	3.52
-0.6	2004	0.04
0	2003	0
0.22	2002	-0.23
-2.91	2001	4.56

AGRICULTURAL UNIMPROVED: Table IV is supportive of the assessor's decision not to make any changes to the agricultural land values in Deuel County. Both percent changes are very minor. No disparities are shown between sold and unsold properties and the table indicates good assessment practices are used by the county.

2008 Correlation Section for Deuel 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 Deuel County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	71.34	68.75	70.98

AGRICULTURAL UNIMPROVED: All three measures are within the acceptable range for this property class. The median will be used to best describe the level of value for unimproved agricultural land in Deuel County.

**2008 Correlation Section
for Deuel 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	12.29	103.23
Difference	0	0.23

AGRICULTURAL UNIMPROVED: The price-related differential would round to an acceptable measure for agricultural unimproved land in Deuel County, reflecting acceptable statistics. This is due to the high assessment standards that the county assessor practices. Each individual majority land use is reviewed by the county to ensure uniform and proportionate assessments in Deuel County.

**2008 Correlation Section
for Deuel 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	65	64	-1
Median	71.65	71.34	-0.31
Wgt. Mean	69.39	68.75	-0.64
Mean	72.34	70.98	-1.36
COD	13.26	12.29	-0.97
PRD	104.25	103.23	-1.02
Min Sales Ratio	41.96	41.96	0
Max Sales Ratio	143.28	100.89	-42.39

AGRICULTURAL UNIMPROVED: The minor changes shown are supportive of the assessor's actions not to change overall values and they correlate well with the preliminary statistics. The one sale difference from preliminary to the R&O Statistics was a unimproved property that is improved for 2008.

County 25 - Deuel

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 2,323	Value 146,733,435	Total Growth (Sum 17, 25, & 41)	97,600
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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	45	72,552	0	0	4	28,750	49	101,302	
2. Res Improv Land	664	2,439,270	0	0	81	871,022	745	3,310,292	
3. Res Improvements	678	26,789,068	0	0	105	4,168,051	783	30,957,119	
4. Res Total	723	29,300,890	0	0	109	5,067,823	832	34,368,713	97,600
% of Total	86.89	85.25	0.00	0.00	13.10	14.74	35.81	23.42	** **
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	723	29,300,890	0	0	109	5,067,823	832	34,368,713	97,600
% of Total	86.89	85.25	0.00	0.00	13.10	14.74	35.81	23.42	** **

County 25 - Deuel

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 2,323	Value 146,733,435	Total Growth 97,600 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	7	34,797	0	0	10	78,990	17	113,787	
10. Comm Improv Land	110	653,423	0	0	22	285,910	132	939,333	
11. Comm Improvements	119	9,755,794	0	0	28	1,401,753	147	11,157,547	
12. Comm Total	126	10,444,014	0	0	38	1,766,653	164	12,210,667	0
% of Total	76.82	85.53	0.00	0.00	23.17	14.46	7.05	8.32	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	126	10,444,014	0	0	38	1,766,653	164	12,210,667	0
% of Total	76.82	85.53	0.00	0.00	23.17	14.46	7.05	8.32	0.00
17. Taxable Total	849	39,744,904	0	0	147	6,834,476	996	46,579,380	97,600
% of Total	85.24	85.32	0.00	0.00	14.75	10.87	42.87	31.74	** **

County 25 - Deuel

2008 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	49	2,355,920
24. Mineral Interest-Non-Producing	0	0	0	0	0	0
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	49	2,355,920	0	0		
24. Mineral Interest-Non-Producing	0	0	0	0		
25. Mineral Interest Total	49	2,355,920	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	72	0	40	112

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	912	57,979,405	912	57,979,405
28. Ag-Improved Land	0	0	0	0	362	25,287,998	362	25,287,998
29. Ag-Improvements	0	0	0	0	366	14,530,732	366	14,530,732
30. Ag-Total Taxable							1,278	97,798,135

County 25 - Deuel

2008 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	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	
31. HomeSite UnImp Land	2	6.000	22,000	2	6.000	22,000	
32. HomeSite Improv Land	218	232.960	1,776,198	218	232.960	1,776,198	
33. HomeSite Improvements	224		9,780,671	224		9,780,671	0
34. HomeSite Total				226	238.960	11,578,869	
35. FarmSite UnImp Land	11	12.520	21,850	11	12.520	21,850	
36. FarmSite Impr Land	139	143.550	332,040	139	143.550	332,040	
37. FarmSite Improv	346		4,750,061	346		4,750,061	0
38. FarmSite Total				357	156.070	5,103,951	
39. Road & Ditches		3,752.190			3,752.190		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				583	4,147.220	16,682,820	0

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

County 25 - Deuel

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	252.000	173,880	252.000	173,880
46. 1A	0.000	0	0.000	0	11,036.650	7,560,120	11,036.650	7,560,120
47. 2A1	0.000	0	0.000	0	747.670	508,410	747.670	508,410
48. 2A	0.000	0	0.000	0	2,893.280	1,952,970	2,893.280	1,952,970
49. 3A1	0.000	0	0.000	0	978.900	572,660	978.900	572,660
50. 3A	0.000	0	0.000	0	2,076.850	1,111,130	2,076.850	1,111,130
51. 4A1	0.000	0	0.000	0	1,634.830	768,370	1,634.830	768,370
52. 4A	0.000	0	0.000	0	897.000	358,800	897.000	358,800
53. Total	0.000	0	0.000	0	20,517.180	13,006,340	20,517.180	13,006,340
Dryland:								
54. 1D1	0.000	0	0.000	0	1,499.600	509,860	1,499.600	509,860
55. 1D	0.000	0	0.000	0	129,141.470	43,262,455	129,141.470	43,262,455
56. 2D1	0.000	0	0.000	0	535.110	160,535	535.110	160,535
57. 2D	0.000	0	0.000	0	10,714.010	3,214,205	10,714.010	3,214,205
58. 3D1	0.000	0	0.000	0	16,206.120	4,051,040	16,206.120	4,051,040
59. 3D	0.000	0	0.000	0	5,131.970	1,206,015	5,131.970	1,206,015
60. 4D1	0.000	0	0.000	0	11,787.330	2,652,175	11,787.330	2,652,175
61. 4D	0.000	0	0.000	0	3,768.960	659,590	3,768.960	659,590
62. Total	0.000	0	0.000	0	178,784.570	55,715,875	178,784.570	55,715,875
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	8,596.400	1,805,245	8,596.400	1,805,245
65. 2G1	0.000	0	0.000	0	825.900	183,280	825.900	183,280
66. 2G	0.000	0	0.000	0	7,100.250	1,426,595	7,100.250	1,426,595
67. 3G1	0.000	0	0.000	0	2,556.780	485,605	2,556.780	485,605
68. 3G	0.000	0	0.000	0	5,814.440	1,101,540	5,814.440	1,101,540
69. 4G1	0.000	0	0.000	0	21,529.910	3,654,460	21,529.910	3,654,460
70. 4G	0.000	0	0.000	0	24,146.640	3,741,780	24,146.640	3,741,780
71. Total	0.000	0	0.000	0	70,570.320	12,398,505	70,570.320	12,398,505
72. Waste	0.000	0	0.000	0	259.520	2,595	259.520	2,595
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	270,131.590	81,123,315	270,131.590	81,123,315

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	20,517.180	13,006,340	20,517.180	13,006,340
77.Dry Land	0.000	0	0.000	0	178,784.570	55,715,875	178,784.570	55,715,875
78.Grass	0.000	0	0.000	0	70,570.320	12,398,505	70,570.320	12,398,505
79.Waste	0.000	0	0.000	0	259.520	2,595	259.520	2,595
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	0.000	0	270,131.590	81,123,315	270,131.590	81,123,315

2008 Agricultural Land Detail

County 25 - Deuel

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	252.000	1.23%	173,880	1.34%	690.000
1A	11,036.650	53.79%	7,560,120	58.13%	685.001
2A1	747.670	3.64%	508,410	3.91%	679.992
2A	2,893.280	14.10%	1,952,970	15.02%	675.002
3A1	978.900	4.77%	572,660	4.40%	585.003
3A	2,076.850	10.12%	1,111,130	8.54%	535.007
4A1	1,634.830	7.97%	768,370	5.91%	469.999
4A	897.000	4.37%	358,800	2.76%	400.000
Irrigated Total	20,517.180	100.00%	13,006,340	100.00%	633.924

Dry:

1D1	1,499.600	0.84%	509,860	0.92%	339.997
1D	129,141.470	72.23%	43,262,455	77.65%	335.000
2D1	535.110	0.30%	160,535	0.29%	300.003
2D	10,714.010	5.99%	3,214,205	5.77%	300.000
3D1	16,206.120	9.06%	4,051,040	7.27%	249.969
3D	5,131.970	2.87%	1,206,015	2.16%	235.000
4D1	11,787.330	6.59%	2,652,175	4.76%	225.002
4D	3,768.960	2.11%	659,590	1.18%	175.005
Dry Total	178,784.570	100.00%	55,715,875	100.00%	311.636

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	8,596.400	12.18%	1,805,245	14.56%	210.000
2G1	825.900	1.17%	183,280	1.48%	221.915
2G	7,100.250	10.06%	1,426,595	11.51%	200.921
3G1	2,556.780	3.62%	485,605	3.92%	189.928
3G	5,814.440	8.24%	1,101,540	8.88%	189.449
4G1	21,529.910	30.51%	3,654,460	29.48%	169.738
4G	24,146.640	34.22%	3,741,780	30.18%	154.960
Grass Total	70,570.320	100.00%	12,398,505	100.00%	175.690

Irrigated Total	20,517.180	7.60%	13,006,340	16.03%	633.924
Dry Total	178,784.570	66.18%	55,715,875	68.68%	311.636
Grass Total	70,570.320	26.12%	12,398,505	15.28%	175.690
Waste	259.520	0.10%	2,595	0.00%	9.999
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	270,131.590	100.00%	81,123,315	100.00%	300.310

As Related to the County as a Whole

Irrigated Total	20,517.180	100.00%	13,006,340	100.00%	
Dry Total	178,784.570	100.00%	55,715,875	100.00%	
Grass Total	70,570.320	100.00%	12,398,505	100.00%	
Waste	259.520	100.00%	2,595	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	270,131.590	100.00%	81,123,315	100.00%	

2008 Agricultural Land Detail

County 25 - Deuel

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	20,517.180	13,006,340
Dry	0.000	0	0.000	0	178,784.570	55,715,875
Grass	0.000	0	0.000	0	70,570.320	12,398,505
Waste	0.000	0	0.000	0	259.520	2,595
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	0.000	0	270,131.590	81,123,315

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	20,517.180	13,006,340	20,517.180	7.60%	13,006,340	16.03%	633.924
Dry	178,784.570	55,715,875	178,784.570	66.18%	55,715,875	68.68%	311.636
Grass	70,570.320	12,398,505	70,570.320	26.12%	12,398,505	15.28%	175.690
Waste	259.520	2,595	259.520	0.10%	2,595	0.00%	9.999
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	270,131.590	81,123,315	270,131.590	100.00%	81,123,315	100.00%	300.310

* 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)**

25 Deuel

	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	32,330,576	34,368,713	2,038,137	6.3	97,600	6
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	11,680,393	11,578,869	-101,524	-0.87	*-----	-0.87
4. Total Residential (sum lines 1-3)	44,010,969	45,947,582	1,936,613	4.4	97,600	4.18
5. Commercial	11,992,955	12,210,667	217,712	1.82	0	1.82
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	4,730,451	5,103,951	373,500	7.9	0	7.9
8. Minerals	438,390	2,355,920	1,917,530	437.4	0	437.4
9. Total Commercial (sum lines 5-8)	17,161,796	19,670,538	2,508,742	14.62	0	14.62
10. Total Non-Agland Real Property	61,172,765	65,618,120	4,445,355	7.27	97,600	7.11
11. Irrigated	12,976,640	13,006,340	29,700	0.23		
12. Dryland	55,869,660	55,715,875	-153,785	-0.28		
13. Grassland	12,318,245	12,398,505	80,260	0.65		
14. Wasteland	2,595	2,595	0	0		
15. Other Agland	0	0	0			
16. Total Agricultural Land	81,167,140	81,123,315	-43,825	-0.05		
17. Total Value of All Real Property (Locally Assessed)	142,339,905	146,733,435	4,393,530	3.09	97,600	3.02

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

2007 Plan of Assessment for Deuel County Assessor's Office
Assessment Years 2008, 2009 and 2010
Date: June 15, 2007

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the “plan”), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the County Board of Equalization and the Assessor may amend the plan, if necessary after the budget is approved by the County Board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 92-100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 68-75% of actual value for agricultural and horticultural land; and
- 3) 68-75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 750% of its recapture value as defined in 77-1343 when special valuation is disqualified for special valuation under 77-1347.

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

General Description of Real Property in Deuel County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	802	35%	22.72%
Commercial	160	7%	8.45%
Agricultural	1307	57%	68.52%
Mineral	23	1%	.31%
Total	2292	100%	100%

Agricultural land taxable acres – 270,178.13

New Property: For assessment year 2007, 22 building permits and/or information statements were filed for new property construction/additions in the county. The total growth was \$1,478,901.

Current Resources:

- A) The Deuel County Assessor’s office has a staff of 3 that includes Assessor Jean Timm, Deputy Marjorie Radke and part-time clerk Brenda LaVante. This office has an adopted budget for 2007-08 of \$76,500.00. The cost for required training for the assessor and deputy has been incorporated into the budget. The assessor and the deputy have sufficient hours to date to meet the 60-hour requirement.
- B) The cadastral map was redone in 1997 and is updated monthly by the staff. All rural improved records contain an aerial photo taken in 1987. It is unknown what year the land use overlays were created. The office has a current USDA Land Use Survey, but has no plans to implement it at this time.
- C) The Property record cards are current and exceed the standards set by the department. Each record contains all required information, an index, current valuation sheet, CAMA worksheet and sketch and color photos of improvements.

We are currently working with the CAMA pricing program. Brenda is updating the Cadastral Books. In previous years the Assessor contracted with a private firm to do the work at a cost of approximately of \$1,500. We think it was last done in 1998. The staff will continue to update the index in the books when ownership changes. Brenda is building a database that will be updated at the same time. She will print a new index yearly. We estimate we can do this for \$50.00 yearly.

Current Assessment Procedures for Real Property:

- A) The Assessor processes the Real Estate Transfers. The clerk assists with updating the records and is responsible for maintaining the Sales Reference Book and the Land Sales Map. These steps are followed:
 - 1) Fill out Sales Worksheets
 - 2) Send out questionnaires, add returned questionnaires to Sales File
 - 3) Update computer records
 - 4) Add sale to sales spreadsheet to update projected sales ratios
 - 5) File updated computer printout in record card
 - 6) Update rolodex
 - 7) Update record label
 - 8) Update the Cadastral Book
 - 9) Update the Ag Sales Map
 - 10) Update the Sales Reference Book
 - 11) Mail 521's to PAT by 15th of following month
- B) Data collection is completed by of the Deputy and clerk. Improvements are priced using the current CAMA program (Cost Approach) on the AS/400. The manuals are dated 2002 with some newer updates. A new pricing table will be installed prior to the updating of rural properties.
- C) The Assessor reviews the sales ratios to determine if any assessment action is needed.
- D) The Assessor reviews assessment/sales ratio with the liaison after assessment actions are completed and discusses any area of concern.
- E) The Assessor is responsible for Public Notices.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	95.86%	11.60	101.27
Commercial	N/A	N/A	N/A
Agricultural	73.31%	12.94	104.25

Action Planned for Assessment Year 2008:

Residential:

We will continue to monitor Chappell and Big Springs Residential property sales. We will complete the review and inspection of rural residences and agricultural improvements within a 1 mile radius of Big Springs and Chappell. As time allows we will continue with rural residences and agriculture improvements in the South Platte School District #95. Valuations of all properties reviewed by December 31, 2007 will be updated by March 19, 2008.

Commercial and Agricultural Land:

We will continue to monitor Commercial/Agricultural land sales.

Assessment Action Planned for Assessment Year 2009:

Residential:

We will continue to monitor Residential properties for changes and sales. We plan to complete the review and inspection of rural residences and agricultural improvements within the South Platte School District #95. If time allows prior to years end, we will start the reassessment of Creek Valley School District #25. Valuations of all properties reviewed by December 31, 2008 will be updated by March 19, 2009.

Commercial and Agricultural Land:

We will continue to monitor Commercial/Agricultural land sales.

Assessment Action Planned for Assessment Year 2010:

Residential:

We will continue to monitor Residential properties for changes and sales. We will continue the review and inspection rural residences and agricultural improvements within the Creek Valley School District #25. Valuations of all properties reviewed by December 31, 2009 will be updated by March 19, 2010.

Commercial and Agricultural Land:

We will continue to monitor Commercial/Agricultural land sales.

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

1. The Assessor makes all ownership changes. Record maintenance and mapping updates are the responsibility of the entire staff.
2. The Assessor is responsible for the filing of all Administrative Reports required by law/regulation:
 - a. Abstracts (Real and Personal)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update with Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for property owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property – The entire staff administers the annual filings of schedules. The assessor and the deputy prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions – The assessor administers the annual filings of applications for new or continued exempt use, reviews and makes recommendations to the county board.
5. Taxable Government Owned Property – the annual review of government owned property not used for public purpose and the sending of notices of intent to tax is the responsibility of the assessor.
6. Homestead Exemptions – The entire staff assists the taxpayer with the annual filings of applications. The assessor approves or denies each application and sends out taxpayer notifications.
7. Centrally Assessed – The assessor reviews the valuations as certified by PA&T for railroads and public service entities, establishes assessment records and tax billing for the tax list.
8. Tax Districts and Tax Rates –The assessor prepares the tax lists and certifies it to the County Treasurer for real property, personal property and centrally assessed property,
9. Tax List Corrections – The assessor prepares and presents the tax list corrections documents for county board approval.
10. County Board of Equalization – The assessor provides information regarding protests and attends the county board of equalization meetings for these protests.
11. TERC Appeals – The assessor prepares information and attends taxpayer appeal hearings before TERC. It is the assessor's duty to defend the valuation established by the assessor's office.

12. Education – The Assessor and the Deputy Assessor will attend meetings, workshops and educational classes to obtain the required 60 hours of continuing education to maintain their assessor certification.

Respectfully submitted,

Assessor signature: Jean M. Timm

Date: 10-31-07

2008 Assessment Survey for Deuel County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff: One, Marjorie Radke
2.	Appraiser(s) on staff: 0
3.	Other full-time employees: 0
4.	Other part-time employees: 0
5.	Number of shared employees: One employee, Brenda Radke is a part-time shared employee with the County Clerk.
6.	Assessor's requested budget for current fiscal year: \$76,500
7.	Part of the budget that is dedicated to the computer system: \$8,500
8.	Adopted budget, or granted budget if different from above: Same
9.	Amount of the total budget set aside for appraisal work: \$2,293
10.	Amount of the total budget set aside for education/workshops: \$2,000
11.	Appraisal/Reappraisal budget, if not part of the total budget: 0
12.	Other miscellaneous funds: \$2,750

13.	Total budget:
	\$76,500
a.	Was any of last year's budget not used:
	\$380.87

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Big Springs

4.	When was zoning implemented?
	The County and the Village of Big Springs were zoned in 1975. Chappell is not zoned.

D. Contracted Services

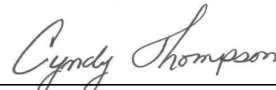
1.	Appraisal Services:
	Pritchard and Abbott is contracted for appraisals of operating oil and gas valuations.
2.	Other services:
	MIPS

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 Deuel County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5579.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts