

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

34 Gage

Residential Real Property - Current

Number of Sales	709	COD	14.40
Total Sales Price	\$58,141,630	PRD	107.07
Total Adj. Sales Price	\$58,280,630	COV	40.21
Total Assessed Value	\$54,985,616	STD	40.62
Avg. Adj. Sales Price	\$82,201	Avg. Abs. Dev.	13.91
Avg. Assessed Value	\$77,554	Min	0.00
Median	96.60	Max	500.00
Wgt. Mean	94.35	95% Median C.I.	96.11 to 96.98
Mean	101.02	95% Wgt. Mean C.I.	92.98 to 95.71
		95% Mean C.I.	98.03 to 104.01
% of Value of the Class of all Real Property Value in the County			43.3
% of Records Sold in the Study Period			7.49
% of Value Sold in the Study Period			8.23
Average Assessed Value of the Base			70,561

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	709	96.60	14.40	107.07
2007	827	96.99	22.94	112.80
2006	888	98.00	19.78	108.82
2005	818	96.52	21.54	107.94
2004	795	95.17	28.29	111.38
2003	781	94	30.59	112.6
2002	846	93	29.97	112.01
2001	880	94	26.18	109.97

2008 Commission Summary

34 Gage

Commercial Real Property - Current

Number of Sales	83	COD	30.96
Total Sales Price	\$13,162,145	PRD	109.84
Total Adj. Sales Price	\$12,911,770	COV	69.43
Total Assessed Value	\$12,311,500	STD	72.72
Avg. Adj. Sales Price	\$155,563	Avg. Abs. Dev.	29.77
Avg. Assessed Value	\$148,331	Min	21.00
Median	96.17	Max	639.79
Wgt. Mean	95.35	95% Median C.I.	92.98 to 99.43
Mean	104.74	95% Wgt. Mean C.I.	90.42 to 100.29
		95% Mean C.I.	89.09 to 120.38
% of Value of the Class of all Real Property Value in the County			11.24
% of Records Sold in the Study Period			6.84
% of Value Sold in the Study Period			7.1
Average Assessed Value of the Base			142,839

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	83	96.17	30.96	109.84
2007	84	97.36	18.69	99.76
2006	96	96.90	19.01	100.86
2005	99	98.00	16.79	100.55
2004	87	97.74	6.01	98.33
2003	93	94	63.97	143.84
2002	103	92	44.15	128.42
2001	105	94	49.29	136.81

2008 Opinions of the Property Tax Administrator for Gage 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 Gage County is 97% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Gage County is not 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 Gage County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Gage County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	769	MEDIAN:	92	COV:	69.77	95% Median C.I.:	89.88 to 93.87
TOTAL Sales Price:	61,507,950	WGT. MEAN:	86	STD:	72.32	95% Wgt. Mean C.I.:	84.18 to 87.93
TOTAL Adj.Sales Price:	61,646,950	MEAN:	104	AVG.ABS.DEV:	30.32	95% Mean C.I.:	98.54 to 108.77
TOTAL Assessed Value:	53,050,210						
AVG. Adj. Sales Price:	80,165	COD:	32.90	MAX Sales Ratio:	1024.25		
AVG. Assessed Value:	68,985	PRD:	120.45	MIN Sales Ratio:	5.88		

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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	103	94.40	105.67	90.94	27.00	116.20	44.00	1024.25	91.15 to 97.41	77,612	70,582
10/01/05 TO 12/31/05	93	98.41	107.25	89.65	24.66	119.63	28.07	704.79	94.24 to 99.00	81,485	73,054
01/01/06 TO 03/31/06	91	97.53	104.58	90.87	28.94	115.08	25.07	360.00	91.52 to 100.00	65,978	59,955
04/01/06 TO 06/30/06	111	91.20	112.19	87.46	42.21	128.27	25.00	587.69	85.16 to 96.99	84,491	73,894
07/01/06 TO 09/30/06	97	87.48	101.23	83.75	35.16	120.87	6.33	500.00	79.79 to 91.97	82,975	69,493
10/01/06 TO 12/31/06	78	89.38	102.12	81.65	33.44	125.07	5.88	784.20	85.26 to 95.69	79,255	64,713
01/01/07 TO 03/31/07	71	88.66	99.93	88.22	33.25	113.28	25.00	315.47	83.96 to 95.51	77,924	68,741
04/01/07 TO 06/30/07	125	85.74	96.01	79.23	36.04	121.18	16.67	441.25	82.23 to 91.09	87,431	69,269
<u>Study Years</u>											
07/01/05 TO 06/30/06	398	95.50	107.61	89.56	31.02	120.16	25.00	1024.25	93.03 to 97.53	77,775	69,654
07/01/06 TO 06/30/07	371	87.91	99.41	82.52	34.61	120.47	5.88	784.20	85.19 to 90.37	82,728	68,269
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	377	91.20	105.45	85.93	35.66	122.72	5.88	784.20	87.97 to 94.11	78,549	67,498
<u>ALL</u>											
	769	92.14	103.65	86.05	32.90	120.45	5.88	1024.25	89.88 to 93.87	80,165	68,985

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ADAMS	29	84.12	94.90	83.65	31.84	113.44	16.91	385.70	75.01 to 98.19	78,809	65,925
BARNESTON	10	120.82	159.90	103.90	77.12	153.89	44.00	400.00	50.00 to 291.00	7,690	7,990
BEATRICE	477	91.15	99.20	85.77	26.52	115.66	5.88	1024.25	88.72 to 92.84	86,232	73,960
BEATRICE SUBDIVISION	4	91.63	82.70	83.88	15.26	98.59	48.22	99.31	N/A	126,750	106,320
BLUE SPRINGS	19	113.75	195.06	100.21	105.82	194.64	30.77	704.79	76.00 to 266.67	10,542	10,564
CLATONIA	10	109.00	105.67	101.88	13.64	103.71	75.31	133.30	83.02 to 120.42	57,600	58,685
CORTLAND	18	94.86	91.81	89.91	11.72	102.12	33.52	114.67	89.01 to 99.44	120,958	108,751
ELLIS	2	78.94	78.94	61.83	23.25	127.68	60.59	97.29	N/A	35,700	22,072
FILLEY	6	82.47	76.04	81.14	21.10	93.72	28.14	100.00	28.14 to 100.00	51,833	42,055
HOLMESVILLE	6	50.00	73.55	62.06	62.62	118.52	36.71	180.00	36.71 to 180.00	14,666	9,101
LIBERTY	2	113.14	113.14	79.89	38.86	141.61	69.17	157.10	N/A	20,500	16,377
ODELL	14	85.71	105.42	86.14	52.86	122.38	38.16	239.47	52.34 to 200.00	29,196	25,148
PICKRELL	7	87.00	88.58	89.09	6.44	99.43	80.68	101.69	80.68 to 101.69	61,981	55,220
ROCKFORD	1	57.43	57.43	57.43			57.43	57.43	N/A	110,000	63,175
RURAL	63	91.52	90.68	85.74	20.24	105.76	28.07	282.00	81.79 to 96.67	126,809	108,724
RURAL SUB NORTH	29	93.90	87.05	81.23	19.79	107.16	16.67	140.56	77.52 to 100.00	101,977	82,836
RURAL SUB SOUTH	2	92.68	92.68	69.88	34.88	132.62	60.35	125.00	N/A	95,000	66,387
VIRGINIA	6	126.51	124.67	99.58	42.30	125.20	42.82	234.29	42.82 to 234.29	31,231	31,099
WYMORE	64	100.34	135.75	97.29	58.57	139.54	25.07	500.00	93.70 to 118.82	29,742	28,935
<u>ALL</u>	<u>769</u>	<u>92.14</u>	<u>103.65</u>	<u>86.05</u>	<u>32.90</u>	<u>120.45</u>	<u>5.88</u>	<u>1024.25</u>	<u>89.88 to 93.87</u>	<u>80,165</u>	<u>68,985</u>

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1	50.00	50.00	50.00			50.00	50.00	N/A	1,000	500
1	670	92.29	105.83	86.47	34.68	122.38	5.88	1024.25	90.24 to 94.00	74,630	64,536
2	12	74.85	78.70	76.35	23.59	103.08	48.22	133.42	60.35 to 91.53	126,291	96,420
3	86	93.89	90.80	85.44	19.41	106.28	16.67	282.00	85.19 to 97.17	117,765	100,615
<u>ALL</u>	<u>769</u>	<u>92.14</u>	<u>103.65</u>	<u>86.05</u>	<u>32.90</u>	<u>120.45</u>	<u>5.88</u>	<u>1024.25</u>	<u>89.88 to 93.87</u>	<u>80,165</u>	<u>68,985</u>

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
0	1	50.00	50.00	50.00			50.00	50.00	N/A	1,000	500
1	681	92.01	101.45	86.46	28.40	117.34	5.88	1024.25	89.84 to 93.68	86,509	74,794
2	87	94.94	121.54	77.39	66.18	157.04	6.33	704.79	78.95 to 100.00	31,411	24,309
<u>ALL</u>	<u>769</u>	<u>92.14</u>	<u>103.65</u>	<u>86.05</u>	<u>32.90</u>	<u>120.45</u>	<u>5.88</u>	<u>1024.25</u>	<u>89.88 to 93.87</u>	<u>80,165</u>	<u>68,985</u>

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PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
01	754	91.92	101.71	85.93	31.04	118.37	5.88	1024.25	89.60 to 93.57	81,229	69,801	
06												
07	15	122.43	201.14	105.09	89.74	191.39	28.14	784.20	98.56 to 191.67	26,636	27,993	
<u>ALL</u>												
	769	92.14	103.65	86.05	32.90	120.45	5.88	1024.25	89.88 to 93.87	80,165	68,985	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	1	119.78	119.78	119.78			119.78	119.78	N/A	115,000	137,750	
34-0001	99	100.00	138.14	91.21	67.26	151.46	25.07	704.79	92.07 to 108.41	31,188	28,445	
34-0015	511	91.09	98.55	85.32	26.06	115.50	5.88	1024.25	88.89 to 92.84	86,455	73,764	
34-0034	57	83.72	90.50	80.72	28.91	112.11	16.91	385.70	76.54 to 91.52	96,526	77,917	
34-0100	30	90.58	118.13	88.81	61.74	133.01	29.13	400.00	72.09 to 100.00	35,187	31,249	
48-0300	6	98.01	106.08	101.30	8.87	104.71	96.67	146.33	96.67 to 146.33	70,750	71,672	
55-0160	40	94.76	89.81	89.08	14.08	100.82	33.52	140.56	89.01 to 98.51	138,296	123,194	
67-0069	10	102.58	111.80	94.82	39.48	117.90	42.82	234.29	65.50 to 152.40	39,928	37,861	
76-0002	1	79.62	79.62	79.62			79.62	79.62	N/A	94,500	75,245	
76-0082	14	98.45	101.92	96.37	13.14	105.76	75.31	133.30	83.02 to 117.30	89,857	86,598	
NonValid School	1	119.78	119.78	119.78			119.78	119.78	N/A	115,000	137,750	
<u>ALL</u>												
	769	92.14	103.65	86.05	32.90	120.45	5.88	1024.25	89.88 to 93.87	80,165	68,985	

YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	92	89.21	106.04	77.46	57.30	136.89	6.33	500.00	76.00 to 100.00	31,735	24,582	
Prior TO 1860	1	97.28	97.28	97.28			97.28	97.28	N/A	58,000	56,420	
1860 TO 1899	10	91.10	96.97	91.84	27.95	105.59	52.34	180.00	67.41 to 123.50	62,590	57,481	
1900 TO 1919	182	97.69	118.29	89.61	42.82	132.00	25.07	1024.25	92.79 to 100.00	48,884	43,804	
1920 TO 1939	114	94.63	106.57	87.54	34.28	121.74	33.26	704.79	86.34 to 99.93	57,576	50,405	
1940 TO 1949	37	85.10	88.14	80.07	22.71	110.08	48.22	156.84	73.49 to 98.84	71,748	57,447	
1950 TO 1959	53	94.74	95.77	86.74	17.51	110.41	33.40	159.83	85.35 to 98.79	83,676	72,578	
1960 TO 1969	91	92.84	109.39	89.88	30.65	121.72	57.43	784.20	86.66 to 95.69	93,348	83,897	
1970 TO 1979	85	90.44	96.67	90.18	17.22	107.19	28.14	315.47	88.72 to 93.20	106,884	96,389	
1980 TO 1989	29	90.24	87.58	86.31	12.70	101.47	60.35	112.92	80.82 to 96.68	138,815	119,813	
1990 TO 1994	12	85.29	88.23	87.97	11.06	100.30	75.21	108.75	78.86 to 101.52	170,108	149,644	
1995 TO 1999	21	87.97	88.49	86.83	9.00	101.92	58.00	105.21	83.50 to 97.17	163,819	142,237	
2000 TO Present	42	80.10	77.25	75.91	18.79	101.76	5.88	125.14	77.63 to 86.94	200,144	151,939	
<u>ALL</u>												
	769	92.14	103.65	86.05	32.90	120.45	5.88	1024.25	89.88 to 93.87	80,165	68,985	

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:	769	MEDIAN:	92	COV:	69.77	95% Median C.I.:	89.88 to 93.87
TOTAL Sales Price:	61,507,950	WGT. MEAN:	86	STD:	72.32	95% Wgt. Mean C.I.:	84.18 to 87.93
TOTAL Adj.Sales Price:	61,646,950	MEAN:	104	AVG.ABS.DEV:	30.32	95% Mean C.I.:	98.54 to 108.77
TOTAL Assessed Value:	53,050,210						
AVG. Adj. Sales Price:	80,165	COD:	32.90	MAX Sales Ratio:	1024.25		
AVG. Assessed Value:	68,985	PRD:	120.45	MIN Sales Ratio:	5.88		

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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 \$ _____												
1 TO 4999	52	180.91	229.23	234.60	80.62	97.71	29.13	1024.25	100.00 to 250.00	1,934	4,539	
5000 TO 9999	20	133.86	159.09	149.64	55.40	106.32	28.14	438.20	100.00 to 225.33	7,269	10,878	
Total \$ _____												
1 TO 9999	72	156.72	209.75	184.39	81.48	113.75	28.14	1024.25	105.16 to 200.00	3,416	6,299	
10000 TO 29999	103	110.98	124.12	120.49	34.35	103.02	25.07	338.60	101.29 to 123.50	19,715	23,754	
30000 TO 59999	161	97.53	92.35	91.45	20.65	100.99	6.33	175.83	91.93 to 100.00	43,964	40,205	
60000 TO 99999	208	91.26	88.97	88.98	12.81	99.99	25.00	135.44	88.47 to 93.20	78,582	69,924	
100000 TO 149999	118	83.56	83.75	83.78	13.18	99.97	33.52	119.78	80.66 to 87.65	123,303	103,303	
150000 TO 249999	94	85.05	81.88	81.87	13.33	100.01	16.67	110.02	80.57 to 88.01	185,883	152,187	
250000 TO 499999	13	72.01	66.84	67.21	30.12	99.46	5.88	96.39	33.40 to 94.58	301,846	202,862	
ALL	769	92.14	103.65	86.05	32.90	120.45	5.88	1024.25	89.88 to 93.87	80,165	68,985	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	40	94.77	139.13	56.93	96.77	244.38	6.33	587.69	50.00 to 136.67	2,833	1,612	
5000 TO 9999	22	118.09	152.62	98.14	67.25	155.51	40.54	441.25	70.59 to 180.00	7,622	7,481	
Total \$ _____												
1 TO 9999	62	100.00	143.92	81.52	87.88	176.53	6.33	587.69	70.00 to 136.67	4,532	3,695	
10000 TO 29999	124	100.00	131.04	74.05	66.24	176.96	5.88	1024.25	92.75 to 105.16	27,037	20,021	
30000 TO 59999	206	96.20	100.78	87.51	25.60	115.17	16.67	338.60	91.88 to 99.77	51,506	45,073	
60000 TO 99999	207	91.34	90.85	86.99	13.92	104.44	32.19	251.40	88.47 to 93.68	90,180	78,447	
100000 TO 149999	116	87.29	87.46	84.82	11.24	103.11	33.40	133.42	85.02 to 89.36	145,555	123,461	
150000 TO 249999	49	90.38	88.93	87.92	9.37	101.15	62.28	112.92	86.48 to 93.90	209,303	184,013	
250000 TO 499999	5	95.79	93.76	92.55	8.31	101.31	72.01	110.02	N/A	319,100	295,314	
ALL	769	92.14	103.65	86.05	32.90	120.45	5.88	1024.25	89.88 to 93.87	80,165	68,985	

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:	769	MEDIAN:	92	COV:	69.77	95% Median C.I.:	89.88 to 93.87
TOTAL Sales Price:	61,507,950	WGT. MEAN:	86	STD:	72.32	95% Wgt. Mean C.I.:	84.18 to 87.93
TOTAL Adj.Sales Price:	61,646,950	MEAN:	104	AVG.ABS.DEV:	30.32	95% Mean C.I.:	98.54 to 108.77
TOTAL Assessed Value:	53,050,210						
AVG. Adj. Sales Price:	80,165	COD:	32.90	MAX Sales Ratio:	1024.25		
AVG. Assessed Value:	68,985	PRD:	120.45	MIN Sales Ratio:	5.88		

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QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	101	87.27	101.80	67.98	57.30	149.74	5.88	500.00	74.47 to 97.29	45,018	30,605	
10	6	176.13	266.83	138.90	77.30	192.11	97.38	587.69	97.38 to 587.69	6,941	9,641	
15	1	52.10	52.10	52.10			52.10	52.10	N/A	49,900	26,000	
20	96	96.64	117.39	87.98	44.81	133.42	25.07	438.20	90.77 to 101.08	39,314	34,591	
25	16	84.88	160.03	88.64	102.41	180.54	66.81	1024.25	71.89 to 147.78	58,431	51,792	
30	482	91.91	99.44	87.57	24.36	113.55	25.75	784.20	89.23 to 94.00	85,913	75,232	
35	45	90.44	91.60	89.40	12.57	102.46	65.76	139.66	83.50 to 96.99	155,909	139,379	
40	19	91.90	87.05	83.94	13.16	103.71	32.19	119.78	80.65 to 97.39	168,794	141,685	
45	3	88.27	80.11	74.98	10.39	106.85	62.28	89.79	N/A	222,100	166,521	
<u>ALL</u>												
	769	92.14	103.65	86.05	32.90	120.45	5.88	1024.25	89.88 to 93.87	80,165	68,985	

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	98	87.13	102.77	67.28	58.39	152.76	5.88	500.00	74.09 to 99.00	40,253	27,082	
100	15	156.33	206.59	106.41	71.57	194.14	28.14	784.20	98.56 to 195.37	26,356	28,045	
101	455	92.32	101.13	87.45	26.48	115.64	25.07	1024.25	89.83 to 94.08	86,240	75,416	
102	49	91.15	96.15	84.59	25.23	113.67	35.59	251.40	85.26 to 95.82	83,745	70,842	
103	13	85.28	88.92	88.06	9.59	100.98	77.60	112.92	80.42 to 99.31	128,676	113,317	
104	99	94.83	110.99	84.88	39.22	130.76	25.75	704.79	86.64 to 99.93	77,184	65,512	
106	8	97.25	97.56	98.12	10.17	99.43	79.37	119.78	79.37 to 119.78	108,081	106,046	
111	14	89.68	89.82	89.33	8.31	100.55	76.64	105.21	80.92 to 98.52	123,076	109,947	
301	6	80.10	81.37	81.60	2.68	99.71	78.35	89.60	78.35 to 89.60	135,633	110,681	
304	11	93.06	95.29	94.36	9.11	100.98	75.20	120.29	82.90 to 108.75	103,945	98,081	
305	1	95.25	95.25	95.25			95.25	95.25	N/A	105,000	100,010	
<u>ALL</u>												
	769	92.14	103.65	86.05	32.90	120.45	5.88	1024.25	89.88 to 93.87	80,165	68,985	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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TOTAL Assessed Value:	53,050,210						
AVG. Adj. Sales Price:	80,165	COD:	32.90	MAX Sales Ratio:	1024.25		
AVG. Assessed Value:	68,985	PRD:	120.45	MIN Sales Ratio:	5.88		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	101	87.27	101.80	67.98	57.30	149.74	5.88	500.00	74.47 to 97.29	45,018	30,605
10	19	156.33	220.92	160.89	70.40	137.31	84.48	587.69	109.04 to 334.57	10,744	17,286
15	5	89.49	81.72	70.75	30.48	115.50	33.26	134.76	N/A	80,180	56,730
20	86	101.27	130.64	94.16	54.33	138.74	25.07	704.79	92.75 to 121.11	40,475	38,110
25	51	95.58	101.89	89.56	28.20	113.77	50.00	438.20	83.33 to 100.00	51,168	45,824
30	372	92.25	96.27	87.81	19.88	109.62	33.40	1024.25	89.83 to 94.24	88,604	77,807
35	46	86.47	86.37	84.83	15.19	101.82	25.75	149.63	80.07 to 92.65	115,220	97,740
40	79	84.95	96.98	84.22	26.27	115.16	32.19	784.20	81.94 to 92.01	136,724	115,143
45	1	62.28	62.28	62.28			62.28	62.28	N/A	350,000	217,995
50	7	98.49	99.50	99.53	6.03	99.97	88.60	119.78	88.60 to 119.78	118,628	118,069
60	2	93.32	93.32	93.36	0.51	99.96	92.84	93.80	N/A	81,000	75,620
<u>ALL</u>	<u>769</u>	<u>92.14</u>	<u>103.65</u>	<u>86.05</u>	<u>32.90</u>	<u>120.45</u>	<u>5.88</u>	<u>1024.25</u>	<u>89.88 to 93.87</u>	<u>80,165</u>	<u>68,985</u>

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

Residential; The County finished up on their 2 year reappraisal project for all residential properties in the City of Beatrice. The project consisted of interior inspections, review of listings and updating cost tables and a depreciation study.

The county also did a drive-by review in the towns of Clatonia, Adams and Blue Springs, this review consisted of a review of the property record card as well as updating cost tables and a new depreciation study. The county did a system review for Wymore. This review consisted of review of the property record card and an adjustment to subclasses that were outside the range.

The county completed their annual pick-up and permit work for 2008.

2008 Assessment Survey for Gage County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Staff
2.	Valuation done by:
	Contractor
3.	Pickup work done by whom:
	Urban- Contractor Suburban, Rural and Res. Ag- Staff and contractor
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2007
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2007
6.	What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	2007
7.	Number of market areas/neighborhoods for this property class:
	Urban-23 Suburban- 1 Rural-3 Residential Ag-2
8.	How are these defined?
	The market areas are defined by location and similar property characteristics.
9.	Is “Assessor Location” a usable valuation identity?
	Yes
10.	Does the assessor location “suburban” mean something other than rural residential? (<i>that is, does the “suburban” location have its own market?</i>)
	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>)
	There is no market significance.
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
510			510

PAD 2008 R&O Statistics

Base Stat

Query: 6432

Type: Qualified

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

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

NUMBER of Sales:	709	MEDIAN:	97	COV:	39.32	95% Median C.I.:	96.13 to 97.01
TOTAL Sales Price:	58,141,630	WGT. MEAN:	95	STD:	40.16	95% Wgt. Mean C.I.:	93.94 to 96.23
TOTAL Adj.Sales Price:	58,280,630	MEAN:	102	AVG.ABS.DEV:	13.55	95% Mean C.I.:	99.18 to 105.09
TOTAL Assessed Value:	55,414,545						
AVG. Adj. Sales Price:	82,201	COD:	14.02	MAX Sales Ratio:	500.00		
AVG. Assessed Value:	78,158	PRD:	107.42	MIN Sales Ratio:	28.14		

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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	98	96.88	97.53	96.70	8.18	100.86	44.00	229.33	95.83 to 97.87	79,709	77,080
10/01/05 TO 12/31/05	87	98.15	108.33	99.38	14.66	109.01	72.02	452.70	97.02 to 98.65	80,903	80,402
01/01/06 TO 03/31/06	79	97.14	100.73	95.11	12.47	105.91	36.71	268.30	95.98 to 98.31	67,997	64,675
04/01/06 TO 06/30/06	100	97.01	112.84	97.66	20.97	115.55	50.00	400.00	95.88 to 98.31	86,156	84,136
07/01/06 TO 09/30/06	89	95.00	103.07	93.42	18.49	110.33	40.00	500.00	94.03 to 96.26	85,448	79,828
10/01/06 TO 12/31/06	75	95.60	98.88	92.39	11.02	107.03	57.34	337.20	94.10 to 97.24	78,606	72,622
01/01/07 TO 03/31/07	67	96.56	95.79	94.68	9.27	101.17	40.05	233.31	94.39 to 97.92	80,905	76,601
04/01/07 TO 06/30/07	114	96.13	98.08	91.80	14.48	106.84	28.14	298.70	95.44 to 97.13	92,299	84,727
<u>Study Years</u>											
07/01/05 TO 06/30/06	364	97.20	105.01	97.35	14.22	107.88	36.71	452.70	96.71 to 97.87	79,223	77,120
07/01/06 TO 06/30/07	345	95.91	99.10	92.87	13.75	106.71	28.14	500.00	95.27 to 96.59	85,342	79,254
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	343	96.23	104.47	94.86	16.26	110.13	36.71	500.00	95.77 to 96.95	80,139	76,018
<u>ALL</u>											
	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158

PAD 2008 R&O Statistics

Base Stat

Query: 6432

Type: Qualified

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

(!: AVTot=0)
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TOTAL Adj.Sales Price:	58,280,630	MEAN:	102	AVG.ABS.DEV:	13.55	95% Mean C.I.:	99.18 to 105.09
TOTAL Assessed Value:	55,414,545						
AVG. Adj. Sales Price:	82,201	COD:	14.02	MAX Sales Ratio:	500.00		
AVG. Assessed Value:	78,158	PRD:	107.42	MIN Sales Ratio:	28.14		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ADAMS	29	99.09	107.09	99.26	13.42	107.89	70.59	385.70	97.62 to 99.74	78,809	78,227
BARNESTON	8	99.18	147.63	107.13	75.37	137.81	44.00	400.00	44.00 to 400.00	8,675	9,293
BEATRICE	432	96.28	98.97	96.62	5.77	102.43	55.56	337.20	96.02 to 96.82	88,357	85,375
BEATRICE SUBDIVISION	4	92.96	93.61	93.78	3.31	99.81	89.20	99.31	N/A	126,750	118,870
BLUE SPRINGS	15	98.61	122.75	104.01	34.77	118.01	50.00	298.70	95.00 to 101.13	12,910	13,428
CLATONIA	10	98.53	97.47	97.81	2.24	99.65	86.64	100.83	96.13 to 99.89	57,600	56,339
CORTLAND	18	97.39	93.62	93.11	11.30	100.55	33.52	114.67	92.87 to 102.18	120,958	112,620
ELLIS	2	78.94	78.94	61.83	23.25	127.68	60.59	97.29	N/A	35,700	22,072
FILLEY	6	82.47	76.04	81.14	21.10	93.72	28.14	100.00	28.14 to 100.00	51,833	42,055
HOLMESVILLE	6	50.00	73.55	62.06	62.62	118.52	36.71	180.00	36.71 to 180.00	14,666	9,101
LIBERTY	2	113.14	113.14	79.89	38.86	141.61	69.17	157.10	N/A	20,500	16,377
ODELL	12	99.53	122.84	100.75	38.09	121.93	50.00	239.47	93.33 to 200.00	29,404	29,623
PICKRELL	7	87.00	88.58	89.09	6.44	99.43	80.68	101.69	80.68 to 101.69	61,981	55,220
ROCKFORD	1	57.43	57.43	57.43			57.43	57.43	N/A	110,000	63,175
RURAL	57	91.53	96.11	87.34	21.04	110.05	57.34	282.00	81.94 to 97.72	132,139	115,407
RURAL SUB NORTH	30	95.19	103.44	94.89	28.87	109.01	40.05	452.70	84.89 to 100.00	103,245	97,966
RURAL SUB SOUTH	2	93.61	93.61	71.46	33.54	130.99	62.21	125.00	N/A	95,000	67,887
VIRGINIA	6	124.87	124.12	99.40	43.29	124.87	42.82	234.29	42.82 to 234.29	31,231	31,045
WYMORE	62	98.34	121.75	100.38	31.97	121.29	50.00	500.00	95.96 to 100.34	30,427	30,543
<u>ALL</u>	<u>709</u>	<u>96.65</u>	<u>102.13</u>	<u>95.08</u>	<u>14.02</u>	<u>107.42</u>	<u>28.14</u>	<u>500.00</u>	<u>96.13 to 97.01</u>	<u>82,201</u>	<u>78,158</u>

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	1	50.00	50.00	50.00			50.00	50.00	N/A	1,000	500
1	615	96.76	102.80	96.45	12.67	106.58	28.14	500.00	96.25 to 97.12	76,346	73,635
2	11	87.48	85.81	86.11	16.00	99.65	62.00	133.42	62.21 to 99.17	121,409	104,545
3	82	95.31	99.99	89.87	23.27	111.26	40.05	452.70	87.92 to 97.98	121,838	109,493
<u>ALL</u>	<u>709</u>	<u>96.65</u>	<u>102.13</u>	<u>95.08</u>	<u>14.02</u>	<u>107.42</u>	<u>28.14</u>	<u>500.00</u>	<u>96.13 to 97.01</u>	<u>82,201</u>	<u>78,158</u>

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
0	1	50.00	50.00	50.00			50.00	50.00	N/A	1,000	500
1	638	96.68	99.46	95.04	9.14	104.65	28.14	337.20	96.22 to 97.02	88,249	83,872
2	69	94.59	122.52	89.87	54.62	136.33	40.00	500.00	84.89 to 100.00	28,137	25,288
3	1	452.70	452.70	452.70			452.70	452.70	N/A	35,000	158,445
<u>ALL</u>	<u>709</u>	<u>96.65</u>	<u>102.13</u>	<u>95.08</u>	<u>14.02</u>	<u>107.42</u>	<u>28.14</u>	<u>500.00</u>	<u>96.13 to 97.01</u>	<u>82,201</u>	<u>78,158</u>

PAD 2008 R&O Statistics

Base Stat

Query: 6432

Type: Qualified

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

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

NUMBER of Sales:	709	MEDIAN:	97	COV:	39.32	95% Median C.I.:	96.13 to 97.01
TOTAL Sales Price:	58,141,630	WGT. MEAN:	95	STD:	40.16	95% Wgt. Mean C.I.:	93.94 to 96.23
TOTAL Adj.Sales Price:	58,280,630	MEAN:	102	AVG.ABS.DEV:	13.55	95% Mean C.I.:	99.18 to 105.09
TOTAL Assessed Value:	55,414,545						
AVG. Adj. Sales Price:	82,201	COD:	14.02	MAX Sales Ratio:	500.00		
AVG. Assessed Value:	78,158	PRD:	107.42	MIN Sales Ratio:	28.14		

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PROPERTY TYPE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
01	696	96.60	101.64	95.05	13.43	106.93	33.52	500.00	96.12 to 96.98	83,165	79,050	
06												
07	13	99.29	128.72	99.44	44.20	129.45	28.14	337.20	92.71 to 157.10	30,569	30,396	
<u>ALL</u>												
	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	1	94.03	94.03	94.03			94.03	94.03	N/A	115,000	108,130	
34-0001	92	97.59	116.14	95.53	32.73	121.57	36.71	500.00	95.83 to 99.00	33,185	31,703	
34-0015	464	96.26	98.84	96.02	6.85	102.93	55.56	337.20	95.98 to 96.78	88,407	84,888	
34-0034	55	96.39	98.51	88.93	18.79	110.78	28.14	385.70	93.52 to 98.53	95,945	85,320	
34-0100	26	99.31	121.83	95.54	44.25	127.52	44.00	400.00	90.86 to 100.26	38,444	36,730	
48-0300	7	98.04	106.88	103.89	9.59	102.88	96.67	146.33	96.67 to 146.33	80,642	83,777	
55-0160	39	96.26	99.82	93.09	23.81	107.23	33.52	452.70	89.01 to 99.44	140,996	131,251	
67-0069	10	100.94	112.20	96.24	39.98	116.58	42.82	234.29	65.50 to 152.40	39,928	38,428	
76-0002	1	79.62	79.62	79.62			79.62	79.62	N/A	94,500	75,245	
76-0082	14	98.15	96.06	94.51	3.36	101.64	81.79	100.83	91.53 to 99.43	89,857	84,922	
NonValid School	1	94.03	94.03	94.03			94.03	94.03	N/A	115,000	108,130	
<u>ALL</u>												
	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158	

YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	79	97.20	124.33	97.45	53.23	127.58	40.00	500.00	89.29 to 100.00	32,711	31,878	
Prior TO 1860	1	97.28	97.28	97.28			97.28	97.28	N/A	58,000	56,420	
1860 TO 1899	9	95.82	104.85	95.47	11.17	109.83	93.33	180.00	93.94 to 99.30	68,333	65,235	
1900 TO 1919	162	96.66	103.12	96.17	12.78	107.22	36.71	298.70	95.89 to 97.13	50,474	48,543	
1920 TO 1939	107	96.39	95.64	92.91	6.76	102.94	33.52	162.03	95.04 to 97.19	58,311	54,177	
1940 TO 1949	35	96.59	102.18	92.32	15.18	110.68	57.44	268.30	94.01 to 98.50	69,905	64,538	
1950 TO 1959	50	98.29	98.63	97.88	3.15	100.76	91.65	147.86	97.28 to 98.70	81,098	79,381	
1960 TO 1969	86	96.54	100.97	96.01	9.29	105.17	57.43	337.20	95.44 to 97.87	95,076	91,281	
1970 TO 1979	79	96.26	99.66	95.91	10.05	103.90	28.14	234.29	95.11 to 97.51	109,249	104,786	
1980 TO 1989	27	96.78	93.22	91.51	5.92	101.87	60.59	100.72	94.95 to 98.69	135,764	124,234	
1990 TO 1994	12	96.72	96.50	96.63	2.41	99.87	92.74	102.18	94.20 to 99.06	170,108	164,381	
1995 TO 1999	21	96.12	94.11	93.31	5.41	100.85	72.14	105.21	91.79 to 98.45	163,819	152,856	
2000 TO Present	41	95.90	95.03	94.45	5.20	100.61	69.20	125.14	94.92 to 97.75	198,806	187,766	
<u>ALL</u>												
	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158	

PAD 2008 R&O Statistics

Base Stat

Query: 6432

Type: Qualified

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

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

NUMBER of Sales:	709	MEDIAN:	97	COV:	39.32	95% Median C.I.:	96.13 to 97.01
TOTAL Sales Price:	58,141,630	WGT. MEAN:	95	STD:	40.16	95% Wgt. Mean C.I.:	93.94 to 96.23
TOTAL Adj.Sales Price:	58,280,630	MEAN:	102	AVG.ABS.DEV:	13.55	95% Mean C.I.:	99.18 to 105.09
TOTAL Assessed Value:	55,414,545						
AVG. Adj. Sales Price:	82,201	COD:	14.02	MAX Sales Ratio:	500.00		
AVG. Assessed Value:	78,158	PRD:	107.42	MIN Sales Ratio:	28.14		

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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 \$ _____												
1 TO 4999	42	100.00	161.10	158.83	84.74	101.43	40.00	500.00	96.89 to 200.00	1,849	2,937	
5000 TO 9999	16	106.94	139.07	136.65	51.45	101.77	28.14	298.70	95.58 to 225.33	7,318	10,000	
Total \$ _____												
1 TO 9999	58	100.57	155.02	145.50	76.17	106.55	28.14	500.00	99.29 to 179.50	3,358	4,886	
10000 TO 29999	90	97.90	109.48	106.67	18.08	102.64	42.82	276.67	97.00 to 98.70	19,918	21,247	
30000 TO 59999	147	96.60	96.44	95.90	9.16	100.56	36.71	452.70	95.47 to 97.28	43,866	42,069	
60000 TO 99999	198	96.82	97.06	97.20	5.78	99.86	44.62	225.54	96.24 to 97.68	78,762	76,553	
100000 TO 149999	114	95.06	93.96	93.94	4.41	100.01	33.52	111.72	94.03 to 96.11	123,204	115,743	
150000 TO 249999	91	95.59	92.87	92.66	5.80	100.23	57.34	108.47	94.85 to 96.75	185,829	172,191	
250000 TO 499999	11	94.97	91.91	91.47	5.86	100.48	62.28	105.25	87.48 to 96.39	299,454	273,900	
ALL	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	38	99.87	137.80	104.45	67.87	131.93	28.14	500.00	95.00 to 136.67	1,797	1,877	
5000 TO 9999	17	97.00	126.13	106.72	38.91	118.19	70.59	337.20	92.15 to 157.10	7,511	8,016	
Total \$ _____												
1 TO 9999	55	99.29	134.19	105.93	58.98	126.68	28.14	500.00	95.00 to 101.13	3,563	3,774	
10000 TO 29999	98	97.68	110.48	94.03	25.81	117.49	36.71	385.70	96.92 to 98.65	21,620	20,329	
30000 TO 59999	155	96.26	98.07	94.52	9.26	103.76	33.52	267.56	95.39 to 97.39	45,864	43,352	
60000 TO 99999	195	96.82	96.88	95.54	5.22	101.41	57.34	268.30	96.18 to 97.51	81,739	78,090	
100000 TO 149999	117	95.12	95.91	94.71	5.52	101.27	57.44	155.33	94.50 to 96.25	128,525	121,722	
150000 TO 249999	82	96.07	100.05	94.91	10.95	105.42	62.28	452.70	95.00 to 97.20	191,696	181,934	
250000 TO 499999	7	95.79	98.10	97.51	4.37	100.61	92.85	108.47	92.85 to 108.47	308,714	301,028	
ALL	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158	

PAD 2008 R&O Statistics

Base Stat

Query: 6432

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

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TOTAL Assessed Value:	55,414,545						
AVG. Adj. Sales Price:	82,201	COD:	14.02	MAX Sales Ratio:	500.00		
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QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	87	97.29	122.12	97.43	48.79	125.33	40.00	500.00	92.25 to 100.00	45,475	44,309	
10	5	101.13	140.53	110.26	41.23	127.46	97.24	225.00	N/A	8,200	9,041	
15	1	92.91	92.91	92.91			92.91	92.91	N/A	49,900	46,360	
20	86	96.96	107.83	98.30	18.89	109.70	36.71	298.70	96.26 to 98.17	41,727	41,015	
25	15	94.10	91.91	90.00	3.77	102.12	72.43	97.92	93.52 to 95.25	58,993	53,094	
30	454	96.60	97.95	94.68	7.61	103.46	28.14	337.20	96.08 to 97.12	87,289	82,645	
35	39	97.06	97.01	95.85	4.69	101.21	69.20	142.63	93.39 to 98.86	160,433	153,775	
40	19	95.58	96.66	97.05	2.54	99.60	92.34	105.25	94.03 to 99.22	168,794	163,808	
45	3	92.74	83.12	77.12	11.52	107.78	62.28	94.34	N/A	222,100	171,278	
<u>ALL</u>												
	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158	

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	84	97.89	123.11	98.00	50.10	125.63	40.00	500.00	90.91 to 100.00	39,933	39,132	
100	12	99.27	127.56	98.21	44.26	129.89	28.14	337.20	92.71 to 157.10	32,200	31,622	
101	426	96.26	99.37	95.06	8.97	104.54	33.52	298.70	95.93 to 96.94	88,382	84,014	
102	48	95.93	97.56	93.66	8.40	104.16	42.82	239.47	94.00 to 96.78	82,428	77,202	
103	13	96.26	95.43	94.73	3.58	100.73	81.94	100.02	92.75 to 99.59	128,676	121,898	
104	86	96.86	97.78	93.38	8.38	104.72	57.34	225.33	95.82 to 97.98	76,853	71,762	
106	8	97.88	97.56	97.99	3.85	99.56	86.64	108.48	86.64 to 108.48	108,081	105,908	
111	14	97.06	95.49	94.79	4.40	100.74	77.35	105.21	92.87 to 99.48	123,076	116,659	
301	6	97.75	96.72	96.88	2.80	99.83	92.45	100.29	92.45 to 100.29	135,633	131,406	
304	11	98.27	98.11	98.11	0.90	100.00	95.88	99.74	96.78 to 99.54	103,945	101,977	
305	1	100.10	100.10	100.10			100.10	100.10	N/A	105,000	105,110	
<u>ALL</u>												
	709	96.65	102.13	95.08	14.02	107.42	28.14	500.00	96.13 to 97.01	82,201	78,158	

PAD 2008 R&O Statistics

Base Stat

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	87	97.29	122.12	97.43	48.79	125.33	40.00	500.00	92.25 to 100.00	45,475	44,309
10	14	96.77	106.86	98.27	15.59	108.74	84.48	225.00	91.03 to 100.62	12,642	12,423
15	3	96.16	138.56	133.24	45.60	103.99	93.98	225.54	N/A	101,966	135,858
20	76	97.52	111.55	98.21	21.51	113.58	28.14	298.70	96.04 to 98.65	41,965	41,213
25	48	96.26	97.66	95.48	4.36	102.29	82.83	193.90	94.68 to 96.95	52,012	49,659
30	354	96.68	97.43	95.37	6.61	102.16	36.71	290.00	96.12 to 97.17	88,404	84,307
35	45	94.52	93.73	91.58	4.77	102.35	57.44	100.82	93.31 to 97.91	116,236	106,447
40	72	95.75	97.31	93.35	10.64	104.24	33.52	337.20	94.97 to 96.94	142,875	133,376
45	1	62.28	62.28	62.28			62.28	62.28	N/A	350,000	217,995
50	7	98.49	105.41	101.82	10.12	103.52	93.03	155.33	93.03 to 155.33	118,628	120,790
60	2	99.20	99.20	99.21	0.09	99.99	99.11	99.29	N/A	81,000	80,360
<u>ALL</u>	<u>709</u>	<u>96.65</u>	<u>102.13</u>	<u>95.08</u>	<u>14.02</u>	<u>107.42</u>	<u>28.14</u>	<u>500.00</u>	<u>96.13 to 97.01</u>	<u>82,201</u>	<u>78,158</u>

**2008 Correlation Section
for Gage County**

Residential Real Property

I. Correlation

RESIDENTIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion is in the range while the price related differential is outside the acceptable range. Both quality statistics improved since the preliminary statistics, but the price related differential does not support vertical assessment uniformity. The R&O statistics along with each of these analyses demonstrates that the county has achieved an acceptable level of value that is best represented by the median measure of central tendency.

**2008 Correlation Section
for Gage 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	1119	709	63.36
2007	1208	827	68.46
2006	1198	888	74.12
2005	1075	818	76.09
2004	1050	795	75.71
2003	1066	781	73.26
2002	1164	846	72.68
2001	1203	880	73.15

RESIDENTIAL: A review of the utilization grid indicates the county has utilized an acceptable portion of the available residential sales for the development of the qualified statistics.

**2008 Correlation Section
for Gage 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 Gage 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	92.14	6.65	98.27	96.60
2007	96.26	0.7	96.93	96.99
2006	92.94	9.64	101.9	98.00
2005	92.36	6.88	98.72	96.52
2004	92.78	1.68	94.34	95.17
2003	91	3.84	94.49	94
2002	92	2.69	94.47	93
2001	86	8.83	93.59	94

RESIDENTIAL: The relationship between the trended preliminary ratio and the R&O ratio suggests that the two rates are similar and support each other.

**2008 Correlation Section
for Gage 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 Gage 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)
12.54	2008	6.65
3.64	2007	0.7
9.73	2006	9.64
2.88	2005	6.88
4.7	2004	1.68
6	2003	4
2.48	2002	2.69
9.39	2001	8.83

RESIDENTIAL: An examination of the percent change to the sales file compared to the present change to assessed value (excluding growth) reveals just under a 6 point difference for the residential class of property. The difference may imply that the assessment actions had more of a pronounced affect on the sales sample when compared to population base which raises concern with the representativeness of the sales file.

2008 Correlation Section for Gage 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 Gage County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.60	94.35	101.02

RESIDENTIAL: The median ratio and weighted mean ratio are within the acceptable range.
The mean is slightly outside the acceptable range.

**2008 Correlation Section
for Gage 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	14.40	107.07
Difference	0	4.07

RESIDENTIAL: The coefficient of dispersion is within the acceptable range while the price related differential is outside the acceptable range. This questions the vertical assessment uniformity in the county.

**2008 Correlation Section
for Gage 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	769	709	-60
Median	92.14	96.60	4.46
Wgt. Mean	86.05	94.35	8.3
Mean	103.65	101.02	-2.63
COD	32.90	14.40	-18.5
PRD	120.45	107.07	-13.38
Min Sales Ratio	5.88	0.00	-5.88
Max Sales Ratio	1024.25	500.00	-524.25

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property. The difference in the number of qualified sales is a result of sales sustaining substantial physical changes for 2008 and being removed from the qualified sales roster.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	83	MEDIAN:	96	COV:	43.00	95% Median C.I.:	91.51 to 99.17
TOTAL Sales Price:	13,193,745	WGT. MEAN:	94	STD:	41.71	95% Wgt. Mean C.I.:	89.84 to 98.64
TOTAL Adj.Sales Price:	12,943,370	MEAN:	97	AVG.ABS.DEV:	23.29	95% Mean C.I.:	88.03 to 105.98
TOTAL Assessed Value:	12,197,640						
AVG. Adj. Sales Price:	155,944	COD:	24.24	MAX Sales Ratio:	352.82		
AVG. Assessed Value:	146,959	PRD:	102.94	MIN Sales Ratio:	21.00		

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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	12	80.18	72.95	95.90	28.40	76.07	21.00	103.56	43.02 to 98.94	302,700	290,286
10/01/04 TO 12/31/04	5	97.58	95.15	80.84	21.85	117.71	67.02	143.75	N/A	102,645	82,975
01/01/05 TO 03/31/05	5	100.49	122.27	106.97	23.55	114.30	96.27	198.33	N/A	171,611	183,576
04/01/05 TO 06/30/05	5	96.17	87.47	83.46	10.79	104.81	71.07	100.00	N/A	74,400	62,096
07/01/05 TO 09/30/05	8	97.09	96.34	94.86	15.24	101.56	41.67	140.00	41.67 to 140.00	160,875	152,600
10/01/05 TO 12/31/05	7	88.17	98.46	84.20	31.68	116.94	59.12	192.31	59.12 to 192.31	45,721	38,497
01/01/06 TO 03/31/06	7	100.08	103.13	99.90	8.32	103.23	92.98	119.98	92.98 to 119.98	26,660	26,635
04/01/06 TO 06/30/06	7	96.01	97.14	95.32	22.87	101.91	53.33	171.94	53.33 to 171.94	355,563	338,934
07/01/06 TO 09/30/06	6	79.37	85.51	79.54	22.72	107.51	49.89	132.39	49.89 to 132.39	207,018	164,664
10/01/06 TO 12/31/06	10	103.80	108.25	98.35	16.31	110.06	84.64	148.00	86.00 to 131.17	111,518	109,678
01/01/07 TO 03/31/07	6	108.28	144.83	107.90	47.15	134.22	90.51	352.82	90.51 to 352.82	126,129	136,096
04/01/07 TO 06/30/07	5	56.00	65.05	70.38	38.79	92.43	32.50	100.00	N/A	34,200	24,070
<u>Study Years</u>											
07/01/04 TO 06/30/05	27	96.27	88.88	95.37	23.12	93.20	21.00	198.33	71.07 to 100.00	199,099	189,876
07/01/05 TO 06/30/06	29	96.01	98.68	94.55	19.31	104.37	41.67	192.31	92.98 to 101.56	147,676	139,630
07/01/06 TO 06/30/07	27	92.65	103.32	91.98	31.60	112.33	32.50	352.82	84.64 to 109.71	121,669	111,914
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	25	96.55	100.35	95.82	20.87	104.72	41.67	198.33	94.74 to 100.49	113,484	108,746
01/01/06 TO 12/31/06	30	96.04	99.91	92.27	18.49	108.29	49.89	171.94	91.51 to 105.00	167,762	154,791
<u>ALL</u>											
	83	96.06	97.01	94.24	24.24	102.94	21.00	352.82	91.51 to 99.17	155,944	146,959

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	60.72	60.72	87.72	46.48	69.22	32.50	88.94	N/A	23,000	20,175
ADAMS	1	41.67	41.67	41.67			41.67	41.67	N/A	66,000	27,500
BEATRICE	49	96.27	102.51	94.00	24.98	109.05	49.89	352.82	90.81 to 100.00	189,296	177,938
BEATRICE SUBDIVISION	2	98.69	98.69	97.71	1.82	101.00	96.90	100.49	N/A	1,412,972	1,380,670
BLUE SPRINGS	1	192.31	192.31	192.31			192.31	192.31	N/A	1,300	2,500
CLATONIA	2	45.49	45.49	44.53	37.19	102.15	28.57	62.40	N/A	6,625	2,950
CORTLAND	1	84.64	84.64	84.64			84.64	84.64	N/A	132,625	112,250
ODELL	8	91.07	91.75	80.76	22.96	113.61	43.02	143.75	43.02 to 143.75	20,675	16,697
PICKRELL	3	95.00	93.67	91.75	4.91	102.09	86.00	100.00	N/A	32,333	29,666
ROCKFORD	1	76.00	76.00	76.00			76.00	76.00	N/A	5,000	3,800
RURAL	1	100.08	100.08	100.08			100.08	100.08	N/A	24,125	24,145
VIRGINIA	1	21.00	21.00	21.00			21.00	21.00	N/A	2,000	420
WYMORE	11	99.43	98.91	96.08	11.51	102.94	47.83	132.39	94.74 to 118.26	26,291	25,261
ALL	83	96.06	97.01	94.24	24.24	102.94	21.00	352.82	91.51 to 99.17	155,944	146,959

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	78	96.04	97.78	93.25	24.81	104.86	21.00	352.82	90.51 to 99.43	128,850	120,156
2	4	95.63	81.06	97.64	18.44	83.02	32.50	100.49	N/A	717,236	700,322
3	1	100.08	100.08	100.08			100.08	100.08	N/A	24,125	24,145
ALL	83	96.06	97.01	94.24	24.24	102.94	21.00	352.82	91.51 to 99.17	155,944	146,959

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	66	96.31	98.93	94.54	24.35	104.64	28.57	352.82	90.51 to 100.00	185,128	175,023
2	17	96.01	89.53	89.13	23.60	100.45	21.00	148.00	62.40 to 105.00	42,638	38,004
ALL	83	96.06	97.01	94.24	24.24	102.94	21.00	352.82	91.51 to 99.17	155,944	146,959

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	3	80.00	80.74	87.55	11.39	92.22	67.44	94.77	N/A	425,666	372,675
03	76	96.04	96.70	93.97	24.82	102.91	21.00	352.82	90.51 to 99.43	115,931	108,939
04	4	115.83	114.93	98.06	14.02	117.21	96.90	131.17	N/A	713,888	700,045
ALL	83	96.06	97.01	94.24	24.24	102.94	21.00	352.82	91.51 to 99.17	155,944	146,959

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
34-0001	12	99.72	106.69	96.51	18.28	110.55	47.83	192.31	96.06 to 118.26	24,209	23,365	
34-0015	56	96.59	101.61	94.83	22.37	107.15	49.89	352.82	91.51 to 100.00	219,064	207,740	
34-0034	3	41.67	50.06	43.92	34.80	113.96	32.50	76.00	N/A	24,000	10,541	
34-0100	8	91.07	91.75	80.76	22.96	113.61	43.02	143.75	43.02 to 143.75	20,675	16,697	
48-0300												
55-0160	1	84.64	84.64	84.64			84.64	84.64	N/A	132,625	112,250	
67-0069	1	21.00	21.00	21.00			21.00	21.00	N/A	2,000	420	
76-0002												
76-0082	2	45.49	45.49	44.53	37.19	102.15	28.57	62.40	N/A	6,625	2,950	
NonValid School												
ALL	83	96.06	97.01	94.24	24.24	102.94	21.00	352.82	91.51 to 99.17	155,944	146,959	

YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	14	98.12	90.57	91.09	26.73	99.44	21.00	148.00	49.89 to 131.17	40,490	36,881	
Prior TO 1860												
1860 TO 1899	10	100.00	106.82	98.68	29.18	108.25	47.83	198.33	59.12 to 171.94	41,950	41,395	
1900 TO 1919	18	90.96	95.82	81.09	26.60	118.17	43.02	192.31	73.58 to 101.56	38,400	31,137	
1920 TO 1939	9	94.74	117.55	91.61	46.25	128.32	28.57	352.82	80.00 to 132.39	31,634	28,979	
1940 TO 1949	1	81.25	81.25	81.25			81.25	81.25	N/A	40,000	32,500	
1950 TO 1959	6	81.88	83.25	80.21	23.43	103.78	56.00	116.28	56.00 to 116.28	132,259	106,089	
1960 TO 1969	4	102.38	100.84	100.07	4.92	100.77	92.65	105.93	N/A	155,875	155,980	
1970 TO 1979	5	96.06	95.32	98.68	9.66	96.59	76.56	116.56	N/A	547,168	539,952	
1980 TO 1989	7	94.35	91.50	90.60	14.25	101.00	67.02	118.26	67.02 to 118.26	131,535	119,166	
1990 TO 1994	3	91.51	90.08	84.33	5.24	106.81	82.17	96.55	N/A	420,150	354,328	
1995 TO 1999	4	97.63	84.42	98.61	16.60	85.61	41.67	100.76	N/A	1,103,500	1,088,132	
2000 TO Present	2	111.77	111.77	105.52	7.35	105.92	103.56	119.98	N/A	96,500	101,830	
ALL	83	96.06	97.01	94.24	24.24	102.94	21.00	352.82	91.51 to 99.17	155,944	146,959	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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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 \$ _____												
1 TO 4999	5	105.00	96.64	88.48	51.66	109.22	21.00	192.31	N/A	1,302	1,152	
5000 TO 9999	8	91.98	118.37	114.66	59.47	103.23	28.57	352.82	28.57 to 352.82	6,593	7,560	
Total \$ _____												
1 TO 9999	13	96.27	110.01	111.79	57.33	98.41	21.00	352.82	32.50 to 143.75	4,558	5,095	
10000 TO 29999	20	100.00	106.24	105.31	20.48	100.87	43.02	171.94	95.00 to 119.98	19,036	20,048	
30000 TO 59999	12	96.12	103.93	100.75	16.50	103.16	81.25	198.33	86.00 to 104.43	39,666	39,963	
60000 TO 99999	15	80.00	78.93	79.51	21.25	99.26	41.67	105.82	59.12 to 96.55	72,941	57,996	
100000 TO 149999	9	84.64	80.67	81.56	14.66	98.92	49.89	100.00	67.02 to 97.58	130,822	106,693	
150000 TO 249999	6	98.11	96.45	97.07	12.38	99.36	68.75	116.28	68.75 to 116.28	186,984	181,498	
250000 TO 499999	3	101.78	95.26	97.19	16.09	98.02	67.44	116.56	N/A	361,666	351,498	
500000 +	5	96.90	95.02	96.40	5.02	98.57	82.17	100.76	N/A	1,509,788	1,455,439	
ALL	83	96.06	97.01	94.24	24.24	102.94	21.00	352.82	91.51 to 99.17	155,944	146,959	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	8	69.20	81.27	62.44	65.25	130.16	21.00	192.31	21.00 to 192.31	3,095	1,932	
5000 TO 9999	4	91.98	81.60	67.67	17.66	120.59	43.02	99.43	N/A	11,000	7,443	
Total \$ _____												
1 TO 9999	12	81.85	81.38	65.79	45.78	123.71	21.00	192.31	32.50 to 105.00	5,730	3,769	
10000 TO 29999	21	100.00	114.10	96.73	28.16	117.96	41.67	352.82	95.00 to 119.98	20,201	19,541	
30000 TO 59999	21	88.94	95.24	83.51	28.95	114.04	49.89	198.33	71.07 to 101.56	51,095	42,670	
60000 TO 99999	10	93.26	87.80	84.78	12.22	103.56	67.02	105.82	73.58 to 98.94	94,262	79,917	
100000 TO 149999	7	90.81	88.78	88.34	7.48	100.49	68.75	100.00	68.75 to 100.00	142,478	125,870	
150000 TO 249999	5	103.56	97.17	93.92	12.00	103.47	67.44	116.28	N/A	220,691	207,263	
250000 TO 499999	2	109.17	109.17	108.56	6.77	100.56	101.78	116.56	N/A	392,500	426,085	
500000 +	5	96.90	95.02	96.40	5.02	98.57	82.17	100.76	N/A	1,509,788	1,455,439	
ALL	83	96.06	97.01	94.24	24.24	102.94	21.00	352.82	91.51 to 99.17	155,944	146,959	

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TOTAL Assessed Value:	12,197,640						
AVG. Adj. Sales Price:	155,944	COD:	24.24	MAX Sales Ratio:	352.82		
AVG. Assessed Value:	146,959	PRD:	102.94	MIN Sales Ratio:	21.00		

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COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	14	98.12	90.57	91.09	26.73	99.44	21.00	148.00	49.89 to 131.17	40,490	36,881	
10	6	95.22	114.53	91.20	30.98	125.57	76.00	192.31	76.00 to 192.31	39,154	35,710	
20	60	94.87	96.67	91.64	24.12	105.49	28.57	352.82	87.69 to 100.00	129,893	119,033	
30	2	97.77	97.77	99.30	3.06	98.46	94.77	100.76	N/A	1,854,000	1,840,935	
40	1	100.49	100.49	100.49			100.49	100.49	N/A	640,000	643,160	
<u>ALL</u>												
	83	96.06	97.01	94.24	24.24	102.94	21.00	352.82	91.51 to 99.17	155,944	146,959	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	14	98.12	90.57	91.09	26.73	99.44	21.00	148.00	49.89 to 131.17	40,490	36,881	
306	1	116.28	116.28	116.28			116.28	116.28	N/A	168,555	196,000	
326	1	28.57	28.57	28.57			28.57	28.57	N/A	7,000	2,000	
332	1	100.76	100.76	100.76			100.76	100.76	N/A	2,800,000	2,821,370	
336	1	91.51	91.51	91.51			91.51	91.51	N/A	158,450	145,000	
340	2	114.88	114.88	102.50	25.14	112.07	86.00	143.75	N/A	14,000	14,350	
341	1	68.75	68.75	68.75			68.75	68.75	N/A	160,000	110,000	
343	2	91.97	91.97	87.96	10.66	104.57	82.17	101.78	N/A	720,000	633,277	
344	5	100.00	110.30	99.68	19.90	110.66	76.56	171.94	N/A	58,360	58,171	
349	1	92.65	92.65	92.65			92.65	92.65	N/A	230,000	213,100	
350	4	90.37	92.80	91.24	8.28	101.71	84.64	105.82	N/A	68,781	62,757	
352	9	88.17	90.00	91.38	16.51	98.48	67.44	116.56	73.58 to 115.08	229,877	210,065	
353	14	94.50	95.06	92.57	26.51	102.69	47.83	198.33	59.12 to 105.93	65,464	60,598	
381	1	100.00	100.00	100.00			100.00	100.00	N/A	140,000	140,000	
384	1	90.51	90.51	90.51			90.51	90.51	N/A	70,000	63,360	
386	1	96.55	96.55	96.55			96.55	96.55	N/A	87,000	84,000	
406	9	109.71	134.26	105.65	50.27	127.08	43.02	352.82	76.00 to 192.31	11,567	12,221	
407	1	100.49	100.49	100.49			100.49	100.49	N/A	640,000	643,160	
426	2	85.80	85.80	73.99	37.84	115.95	53.33	118.26	N/A	55,000	40,695	
442	4	77.98	80.66	72.64	17.71	111.04	66.67	100.00	N/A	66,500	48,302	
470	1	100.08	100.08	100.08			100.08	100.08	N/A	24,125	24,145	
494	1	96.90	96.90	96.90			96.90	96.90	N/A	2,185,944	2,118,180	
526	1	96.17	96.17	96.17			96.17	96.17	N/A	30,000	28,850	
528	5	95.00	84.89	75.10	12.09	113.03	41.67	97.38	N/A	35,000	26,286	
<u>ALL</u>												
	83	96.06	97.01	94.24	24.24	102.94	21.00	352.82	91.51 to 99.17	155,944	146,959	

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

Commercial

No changes were reported to the commercial and industrial class of property for 2008. A market analysis was conducted of this class of property and determined that no valuation groupings had a representative number of sales to indicate an adjustment was necessary.

The county also did their annual pick-up work based on permits filed.

2008 Assessment Survey for Gage County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Contractor
2.	Valuation done by:
	Contractor
3.	Pickup work done by whom:
	Contractor
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2002
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2004
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?
	2004
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?
	2004
8.	Number of market areas/neighborhoods for this property class?
	Commercial-7 Industrial-2
9.	How are these defined?
	The market areas are defined by location.
10.	Is "Assessor Location" a usable valuation identity?
	Yes
11.	Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)
	No

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

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
73			73

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	83	MEDIAN:	96	COV:	69.43	95% Median C.I.:	92.98 to 99.43
TOTAL Sales Price:	13,162,145	WGT. MEAN:	95	STD:	72.72	95% Wgt. Mean C.I.:	90.42 to 100.29
TOTAL Adj.Sales Price:	12,911,770	MEAN:	105	AVG.ABS.DEV:	29.77	95% Mean C.I.:	89.09 to 120.38
TOTAL Assessed Value:	12,311,500						
AVG. Adj. Sales Price:	155,563	COD:	30.96	MAX Sales Ratio:	639.79		
AVG. Assessed Value:	148,331	PRD:	109.84	MIN Sales Ratio:	21.00		

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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	12	80.18	73.24	98.20	28.64	74.58	21.00	103.68	43.02 to 98.94	302,700	297,252
10/01/04 TO 12/31/04	5	97.58	95.15	80.84	21.85	117.71	67.02	143.75	N/A	102,645	82,975
01/01/05 TO 03/31/05	5	100.49	104.20	103.81	5.57	100.38	96.27	116.28	N/A	171,611	178,154
04/01/05 TO 06/30/05	5	96.17	87.47	83.46	10.79	104.81	71.07	100.00	N/A	74,400	62,096
07/01/05 TO 09/30/05	8	99.30	123.03	98.17	40.73	125.32	41.67	308.53	41.67 to 308.53	160,875	157,938
10/01/05 TO 12/31/05	7	88.17	174.94	86.44	118.42	202.39	59.12	639.79	59.12 to 639.79	41,207	35,619
01/01/06 TO 03/31/06	7	100.08	103.13	99.90	8.32	103.23	92.98	119.98	92.98 to 119.98	26,660	26,635
04/01/06 TO 06/30/06	7	96.01	103.96	96.67	15.76	107.54	80.00	171.94	80.00 to 171.94	355,563	343,728
07/01/06 TO 09/30/06	6	79.46	85.54	79.55	22.65	107.53	49.89	132.39	49.89 to 132.39	207,018	164,690
10/01/06 TO 12/31/06	10	103.80	108.46	98.80	16.10	109.78	84.64	148.00	86.00 to 131.17	111,518	110,176
01/01/07 TO 03/31/07	6	108.28	133.08	107.39	36.30	123.92	90.51	282.36	90.51 to 282.36	126,129	135,450
04/01/07 TO 06/30/07	5	56.00	65.05	70.38	38.79	92.43	32.50	100.00	N/A	34,200	24,070
<u>Study Years</u>											
07/01/04 TO 06/30/05	27	96.27	85.67	96.42	19.73	88.85	21.00	143.75	71.07 to 100.00	199,099	191,968
07/01/05 TO 06/30/06	29	96.90	126.16	96.57	43.98	130.63	41.67	639.79	93.09 to 105.00	146,586	141,565
07/01/06 TO 06/30/07	27	94.82	100.80	92.02	28.11	109.54	32.50	282.36	84.64 to 109.71	121,669	111,961
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	25	99.17	126.69	96.74	46.65	130.96	41.67	639.79	94.74 to 101.56	112,220	108,563
01/01/06 TO 12/31/06	30	96.04	101.58	93.04	16.75	109.19	49.89	171.94	92.98 to 105.00	167,762	156,081
<u>ALL</u>											
	83	96.17	104.74	95.35	30.96	109.84	21.00	639.79	92.98 to 99.43	155,563	148,331

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	148,331	PRD:	109.84	MIN Sales Ratio:	21.00		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	60.72	60.72	87.72	46.48	69.22	32.50	88.94	N/A	23,000	20,175
ADAMS	1	41.67	41.67	41.67			41.67	41.67	N/A	66,000	27,500
BEATRICE	48	96.14	100.24	94.95	20.84	105.57	49.89	282.36	90.81 to 100.00	192,531	182,807
BEATRICE SUBDIVISION	2	98.69	98.69	97.71	1.82	101.00	96.90	100.49	N/A	1,412,972	1,380,670
BLUE SPRINGS	2	416.05	416.05	482.57	53.78	86.22	192.31	639.79	N/A	1,850	8,927
CLATONIA	2	45.49	45.49	44.53	37.19	102.15	28.57	62.40	N/A	6,625	2,950
CORTLAND	1	84.64	84.64	84.64			84.64	84.64	N/A	132,625	112,250
ODELL	8	91.07	91.75	80.76	22.96	113.61	43.02	143.75	43.02 to 143.75	20,675	16,697
PICKRELL	3	100.00	164.84	135.78	74.18	121.41	86.00	308.53	N/A	32,333	43,901
ROCKFORD	1	76.00	76.00	76.00			76.00	76.00	N/A	5,000	3,800
RURAL	1	100.08	100.08	100.08			100.08	100.08	N/A	24,125	24,145
VIRGINIA	1	21.00	21.00	21.00			21.00	21.00	N/A	2,000	420
WYMORE	11	99.43	98.91	96.08	11.51	102.94	47.83	132.39	94.74 to 118.26	26,291	25,261
ALL	83	96.17	104.74	95.35	30.96	109.84	21.00	639.79	92.98 to 99.43	155,563	148,331

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	78	96.12	106.01	94.68	31.97	111.96	21.00	639.79	90.81 to 100.00	128,444	121,616
2	4	95.63	81.06	97.64	18.44	83.02	32.50	100.49	N/A	717,236	700,322
3	1	100.08	100.08	100.08			100.08	100.08	N/A	24,125	24,145
ALL	83	96.17	104.74	95.35	30.96	109.84	21.00	639.79	92.98 to 99.43	155,563	148,331

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	67	96.55	108.35	95.64	32.36	113.29	28.57	639.79	90.51 to 100.00	183,909	175,887
2	16	96.09	89.61	89.35	24.55	100.29	21.00	148.00	62.40 to 105.00	36,866	32,940
ALL	83	96.17	104.74	95.35	30.96	109.84	21.00	639.79	92.98 to 99.43	155,563	148,331

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	3	80.00	80.94	87.69	11.14	92.30	68.04	94.77	N/A	425,666	373,271
03	76	96.12	105.14	95.58	32.17	110.00	21.00	639.79	90.81 to 100.00	115,516	110,414
04	4	115.83	114.93	98.06	14.02	117.21	96.90	131.17	N/A	713,888	700,045
ALL	83	96.17	104.74	95.35	30.96	109.84	21.00	639.79	92.98 to 99.43	155,563	148,331

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	148,331	PRD:	109.84	MIN Sales Ratio:	21.00		

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
34-0001	13	100.00	147.70	100.96	58.35	146.29	47.83	639.79	96.06 to 132.39	22,531	22,748
34-0015	55	96.90	103.50	95.90	22.58	107.92	49.89	308.53	91.51 to 100.00	222,428	213,308
34-0034	3	41.67	50.06	43.92	34.80	113.96	32.50	76.00	N/A	24,000	10,541
34-0100	8	91.07	91.75	80.76	22.96	113.61	43.02	143.75	43.02 to 143.75	20,675	16,697
48-0300											
55-0160	1	84.64	84.64	84.64			84.64	84.64	N/A	132,625	112,250
67-0069	1	21.00	21.00	21.00			21.00	21.00	N/A	2,000	420
76-0002											
76-0082	2	45.49	45.49	44.53	37.19	102.15	28.57	62.40	N/A	6,625	2,950
NonValid School											
ALL	83	96.17	104.74	95.35	30.96	109.84	21.00	639.79	92.98 to 99.43	155,563	148,331

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	14	98.12	128.81	92.70	65.70	138.96	21.00	639.79	49.89 to 131.17	38,232	35,442
Prior TO 1860											
1860 TO 1899	10	100.00	98.91	93.69	19.02	105.57	47.83	171.94	59.12 to 109.71	41,950	39,304
1900 TO 1919	18	91.40	97.84	85.05	24.26	115.05	43.02	192.31	76.00 to 101.56	38,400	32,657
1920 TO 1939	9	94.74	109.72	90.25	37.98	121.58	28.57	282.36	80.00 to 132.39	31,634	28,548
1940 TO 1949	1	81.25	81.25	81.25			81.25	81.25	N/A	40,000	32,500
1950 TO 1959	6	82.38	118.94	85.82	66.37	138.59	56.00	308.53	56.00 to 308.53	132,259	113,505
1960 TO 1969	4	102.38	101.38	100.87	4.39	100.51	94.82	105.93	N/A	155,875	157,226
1970 TO 1979	5	96.06	95.35	98.69	9.62	96.62	76.74	116.56	N/A	547,168	539,983
1980 TO 1989	7	94.35	91.50	90.60	14.25	101.00	67.02	118.26	67.02 to 118.26	131,535	119,166
1990 TO 1994	3	91.51	90.08	84.33	5.24	106.81	82.17	96.55	N/A	420,150	354,328
1995 TO 1999	4	97.63	85.15	100.46	17.34	84.76	41.67	103.68	N/A	1,103,500	1,108,582
2000 TO Present	2	111.77	111.77	105.52	7.35	105.92	103.56	119.98	N/A	96,500	101,830
ALL	83	96.17	104.74	95.35	30.96	109.84	21.00	639.79	92.98 to 99.43	155,563	148,331

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	148,331	PRD:	109.84	MIN Sales Ratio:	21.00		

Printed: 04/01/2008 18:25:03

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	6	118.70	187.17	236.98	113.17	78.98	21.00	639.79	21.00 to 639.79	1,485	3,519	
5000 TO 9999	8	91.98	109.56	107.32	49.90	102.09	28.57	282.36	28.57 to 282.36	6,593	7,076	
<u>Total \$</u>												
1 TO 9999	14	97.85	142.82	126.05	86.91	113.30	21.00	639.79	32.50 to 192.31	4,404	5,551	
10000 TO 29999	20	100.04	116.91	116.53	30.64	100.33	43.02	308.53	97.38 to 131.17	19,036	22,183	
30000 TO 59999	11	96.06	96.70	95.73	7.60	101.00	81.25	118.26	86.00 to 107.97	40,181	38,467	
60000 TO 99999	15	89.81	81.37	82.02	16.94	99.20	41.67	105.82	66.67 to 96.55	72,941	59,830	
100000 TO 149999	9	84.64	80.67	81.56	14.66	98.92	49.89	100.00	67.02 to 97.58	130,822	106,693	
150000 TO 249999	6	99.19	96.81	97.51	11.88	99.28	68.75	116.28	68.75 to 116.28	186,984	182,329	
250000 TO 499999	3	101.78	95.46	97.35	15.89	98.06	68.04	116.56	N/A	361,666	352,095	
500000 +	5	96.90	95.60	97.48	5.62	98.07	82.17	103.68	N/A	1,509,788	1,471,799	
<u>ALL</u>	83	96.17	104.74	95.35	30.96	109.84	21.00	639.79	92.98 to 99.43	155,563	148,331	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	8	69.20	81.27	62.44	65.25	130.16	21.00	192.31	21.00 to 192.31	3,095	1,932	
5000 TO 9999	4	91.98	81.60	67.67	17.66	120.59	43.02	99.43	N/A	11,000	7,443	
<u>Total \$</u>												
1 TO 9999	12	81.85	81.38	65.79	45.78	123.71	21.00	192.31	32.50 to 105.00	5,730	3,769	
10000 TO 29999	21	100.00	136.69	99.07	50.27	137.97	41.67	639.79	96.17 to 131.17	19,363	19,183	
30000 TO 59999	19	92.98	92.80	82.95	22.21	111.87	49.89	171.94	71.07 to 101.56	50,736	42,087	
60000 TO 99999	12	93.26	106.38	89.47	29.71	118.89	67.02	308.53	74.36 to 98.94	86,468	77,365	
100000 TO 149999	7	90.81	88.78	88.34	7.48	100.49	68.75	100.00	68.75 to 100.00	142,478	125,870	
150000 TO 249999	5	103.56	97.73	94.53	11.46	103.38	68.04	116.28	N/A	220,691	208,618	
250000 TO 499999	2	109.17	109.17	108.56	6.77	100.56	101.78	116.56	N/A	392,500	426,085	
500000 +	5	96.90	95.60	97.48	5.62	98.07	82.17	103.68	N/A	1,509,788	1,471,799	
<u>ALL</u>	83	96.17	104.74	95.35	30.96	109.84	21.00	639.79	92.98 to 99.43	155,563	148,331	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	83	MEDIAN:	96	COV:	69.43	95% Median C.I.:	92.98 to 99.43
TOTAL Sales Price:	13,162,145	WGT. MEAN:	95	STD:	72.72	95% Wgt. Mean C.I.:	90.42 to 100.29
TOTAL Adj.Sales Price:	12,911,770	MEAN:	105	AVG.ABS.DEV:	29.77	95% Mean C.I.:	89.09 to 120.38
TOTAL Assessed Value:	12,311,500						
AVG. Adj. Sales Price:	155,563	COD:	30.96	MAX Sales Ratio:	639.79		
AVG. Assessed Value:	148,331	PRD:	109.84	MIN Sales Ratio:	21.00		

Printed: 04/01/2008 18:25:03

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	14	98.12	128.81	92.70	65.70	138.96	21.00	639.79	49.89 to 131.17	38,232	35,442	
10	6	95.22	114.53	91.20	30.98	125.57	76.00	192.31	76.00 to 192.31	39,154	35,710	
20	60	95.44	98.39	92.31	24.01	106.59	28.57	308.53	88.94 to 100.00	129,893	119,903	
30	2	99.22	99.22	101.50	4.49	97.76	94.77	103.68	N/A	1,854,000	1,881,835	
40	1	100.49	100.49	100.49			100.49	100.49	N/A	640,000	643,160	
<u>ALL</u>												
	83	96.17	104.74	95.35	30.96	109.84	21.00	639.79	92.98 to 99.43	155,563	148,331	

OCCUPANCY CODE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	14	98.12	128.81	92.70	65.70	138.96	21.00	639.79	49.89 to 131.17	38,232	35,442	
306	1	116.28	116.28	116.28			116.28	116.28	N/A	168,555	196,000	
326	1	28.57	28.57	28.57			28.57	28.57	N/A	7,000	2,000	
332	1	103.68	103.68	103.68			103.68	103.68	N/A	2,800,000	2,903,170	
336	1	91.51	91.51	91.51			91.51	91.51	N/A	158,450	145,000	
340	2	114.88	114.88	102.50	25.14	112.07	86.00	143.75	N/A	14,000	14,350	
341	1	68.75	68.75	68.75			68.75	68.75	N/A	160,000	110,000	
343	2	91.97	91.97	87.96	10.66	104.57	82.17	101.78	N/A	720,000	633,277	
344	5	100.00	110.33	99.73	19.87	110.63	76.74	171.94	N/A	58,360	58,202	
349	1	94.82	94.82	94.82			94.82	94.82	N/A	230,000	218,085	
350	4	90.37	92.80	91.24	8.28	101.71	84.64	105.82	N/A	68,781	62,757	
352	9	88.17	90.06	91.47	16.44	98.46	68.04	116.56	73.58 to 115.08	229,877	210,264	
353	14	94.55	89.41	90.29	18.82	99.03	47.83	140.00	59.12 to 105.93	65,464	59,105	
381	1	100.00	100.00	100.00			100.00	100.00	N/A	140,000	140,000	
384	1	90.51	90.51	90.51			90.51	90.51	N/A	70,000	63,360	
386	1	96.55	96.55	96.55			96.55	96.55	N/A	87,000	84,000	
406	9	109.71	126.43	101.93	43.13	124.04	43.02	282.36	76.00 to 192.31	11,567	11,791	
407	1	100.49	100.49	100.49			100.49	100.49	N/A	640,000	643,160	
426	2	104.04	104.04	98.86	13.67	105.23	89.81	118.26	N/A	55,000	54,375	
442	4	77.98	80.66	72.64	17.71	111.04	66.67	100.00	N/A	66,500	48,302	
470	1	100.08	100.08	100.08			100.08	100.08	N/A	24,125	24,145	
494	1	96.90	96.90	96.90			96.90	96.90	N/A	2,185,944	2,118,180	
526	1	96.17	96.17	96.17			96.17	96.17	N/A	30,000	28,850	
528	5	96.06	127.60	99.51	56.19	128.23	41.67	308.53	N/A	35,000	34,827	
<u>ALL</u>												
	83	96.17	104.74	95.35	30.96	109.84	21.00	639.79	92.98 to 99.43	155,563	148,331	

**2008 Correlation Section
for Gage County**

Commerical Real Property

I. Correlation

COMMERCIAL: Analysis of the following tables demonstrates that the statistics support a median level of value within the acceptable range. The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

**2008 Correlation Section
for Gage 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	162	83	51.23
2007	166	84	50.6
2006	184	96	52.17
2005	186	99	53.23
2004	177	87	49.15
2003	166	93	56.02
2002	178	103	57.87
2001	181	107	59.12

COMMERCIAL: A review of the utilization grid indicates the county has utilized a reasonable portion of the available sales for the development of the qualified statistics. This indicates that the measurement of the class of property was done using all available sales.

2008 Correlation Section for Gage 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 Gage County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	96.06	-0.27	95.8	96.17
2007	97.53	-0.13	97.4	97.36
2006	96.96	-0.09	96.87	96.90
2005	97.94	0.26	98.2	98.00
2004	91.90	5	96.49	97.74
2003	80	9.9	87.92	94
2002	84	4.35	87.65	92
2001	87	0.83	87.72	94

COMMERCIAL: The results of the Trended Preliminary Ratio and the R&O Ratio are very similar and appear to support each other.

**2008 Correlation Section
for Gage 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 Gage 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	-0.27
-1.72	2007	-0.13
0.13	2006	-0.09
3.06	2005	0.26
16.64	2004	5
19	2003	10
1.91	2002	4.35
7.28	2001	0.83

COMMERCIAL: A review of the table shows that the county has treated sold parcels similarly to the unsold parcels.

2008 Correlation Section for Gage 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 Gage County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.17	95.35	104.74

COMMERCIAL: The median and weighted mean are within the acceptable range, while the mean is outside the acceptable range.

**2008 Correlation Section
for Gage 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	30.96	109.84
Difference	10.96	6.84

COMMERCIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. These quality statistics do not support assessment uniformity or assessment vertical uniformity.

**2008 Correlation Section
for Gage 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	83	83	0
Median	96.06	96.17	0.11
Wgt. Mean	94.24	95.35	1.11
Mean	97.01	104.74	7.73
COD	24.24	30.96	6.72
PRD	102.94	109.84	6.9
Min Sales Ratio	21.00	21.00	0
Max Sales Ratio	352.82	639.79	286.97

COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property.

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

Agricultural: A major re-alignment of Gage County Agricultural/Horticultural neighborhoods or areas occurred. This re-alignment happened as a result of an analysis of the soil makeup of the county (resulting from the new soil survey placed into effect with tax year 2007) combined with a review of sales throughout the county. The previous neighborhood or areas 1,2,3,4, and one township from the previous area 5 were placed in a new neighborhood or area 1. The remaining three townships from previous neighborhood or area 5 was place in new neighborhood or area 2. As a result, changes in agricultural or horticultural values occurred in all areas of the county. These value changes in land capability groups ranged from small decreases in the northern areas of the county to substantial increases in the southern areas.

Irrigated – Previous area 1 parcels experienced an approximate 6.4% decrease in recapture values and an approximate 3.4% increase in special values. Previous area 2 parcels experienced an approximate 67% increase in recapture values and an approximate 36.5% increase in special values. Previous area 3 experienced an approximate 46.1% increase in recapture value and an approximate 33.7% increase in special values. Previous area 4 parcels experienced an approximate 10.7% increase in recapture values and an approximate 3.2% increase in special values. In previous area 5, (Rockford Township only), an approximate increase of 52.2% occurred in recapture values and an approximate 34.2% increase in special values. In the remaining area 5, recapture values increased an approximate 16.5% and an approximate 21.9% increase in special values.

DRYLAND – Previous area 1 reflects an approximate 9.8% increase in recapture values and an approximate 10.3% increase in special values. Previous area 2 reflects an approximate 47% increase in recapture values and an approximate 31% in special values. Previous area 3 reflects an approximate 20.1% increase in recapture values and an approximate 18.4% average in special values. Previous area 4 reflects an approximate 3.2% increase in recapture values and an approximate 1% decrease in special values. Previous area 5, Rockford Township, reflects an approximate 46.4% increase in recapture values and an approximate 35.6% in special values. The remaining previous area 5, recapture values increased an approximate 5.1% in recapture values and an approximate increase of 8.1% in special values.

GRASSLAND –Previous area 1 reflects an approximate 32% increase in recapture values and an approximate 20.6% increase in special values. Previous area 2 reflects an approximate 53% increase in recapture values and an approximate increase of 20.1% in special values. Previous area 3 reflects an approximate 5.7% increase in recapture values and an approximate 20.4% increase in special values. Previous area 4 reflects an approximate 10.6% increase in recapture values and an approximate 21.1% increase in special values. Previous area 5, Rockford Township, reflects an approximate 38.4% increase in recapture values and an approximate 18.2% increase in special values. The remaining previous area 5 reflects an approximate 26.4% increase in recapture values and an approximate 16.4% increase in special values.

WASTE – No changes in value.

-

2008 Assessment Survey for Gage County

Agricultural Appraisal Information

1.	Data collection done by:
	Staff
2.	Valuation done by:
	Contractor
3.	Pickup work done by whom:
	Staff and contractor
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	There is no written policy at this time to define agricultural land versus residential acreages.
a.	How is agricultural land defined in this county?
	It is defined by statute and predominant use of the parcel.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The income approach was not used.
6.	What is the date of the soil survey currently used?
	2004
7.	What date was the last countywide land use study completed?
	2007
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS, FSA, and physical inspection
b.	By whom?
	Staff
c.	What proportion is complete / implemented at this time?
	100% complete with ongoing updates.
8.	Number of market areas/neighborhoods in the agricultural property class:
	2 market areas

9.	How are market areas/neighborhoods defined in this property class?
	The market areas are defined by location and soil makeup and market.
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	The entire county has been implemented with special value.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
294			294

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

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

Agricultural Land

Not Applicable

Special Valuation of Agricultural Land

It is my opinion that the level of value of the special valuation of the class of agricultural land in Gage County is 72% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Gage County is in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Gage County is 71% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Gage County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



Ruth A. Sorensen

Ruth A. Sorensen
Property Tax Administrator

Special Value Section Correlation for Gage County

I. Agricultural Land Value Correlation

This correlation section does not apply to Gage County as Gage County is 100% special value, and is measured by the 994 analysis.

Special Value Section Correlation for Gage County

II. Special Value Correlation

The measurement methodology was developed by the Department utilizing information from counties where only agricultural influence was recognized. I have reviewed the rents and rent to value ratios used to develop the preliminary measurements of Gage County with the assessor. The County accepted the results and offered to additional information to dispute the preliminary measurement process. Based upon a review of the preliminary statistics, the County made minor increases to irrigated, dry and grass values. Each land use is within the acceptable range.

COUNTY REPORT OF THE 2008 SPECIAL VALUATION PROCESS

Gage

2007 ABSTRACT DATA

2008 ABSTRACT DATA

Rates Used

MAJOR AGLAND USE	2007 % of ALL CLASSIFIED AGLAND	2007 ABSTRACT ACRES	2008 % of ALL CLASSIFIED AGLAND	2008 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	9.87%	50,100	10.00%	50,719	IRRIGATED RATE
Dryland	65.90%	334,438	65.85%	333,880	6.80%
Grassland	21.92%	111,254	21.92%	111,142	DRYLAND RATE
* Waste	2.22%	11,277	2.22%	11,268	4.90%
* Other	0.00%	0	0.00%	0	GRASS RATE
All Agland	99.91%	507,069	100.00%	507,009	3.20%
Non-Agland	0.09%	447			

PRELIMINARY LEVEL OF VALUE BASED ON THE 2007 ABSTRACT

Estimated Rent	2007 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
8,271,464	80,628,264	IRRIGATED	121,639,173	165.10	66.28%
26,263,967	350,190,622	DRYLAND	535,999,330	78.53	65.33%
2,570,715	49,853,745	GRASSLAND	80,334,843	23.11	62.06%
37,106,146	480,672,631	All IRR-DRY-GRASS	737,973,345	74.84	65.13%

ESTIMATED LEVEL OF VALUE BASED ON THE 2008 ABSTRACT

Estimated Rent	2008 Assessed Value	USE	Estimated Value	Average Rent per Acre	2008 Indicated Level of Value
8,373,623	89,768,484	IRRIGATED	123,141,514	165.10	72.90%
26,220,116	385,928,352	DRYLAND	535,104,407	78.53	72.12%
2,568,138	59,029,765	GRASSLAND	80,254,301	23.11	73.55%
37,161,877	534,726,601	All IRR-DRY-GRASS	738,500,222	74.84	72.41%

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation			Average Value Per Acre of DRY Agricultural Land - Special Valuation			Average Value Per Acre of GRASS Agricultural Land - Special Valuation		
2007	@ \$	1,609.33	2007	@ \$	1,047.10	2007	@ \$	448.11
2008	@ \$	1,769.91	2008	@ \$	1,155.89	2008	@ \$	531.12
PERCENT CHANGE	=	9.98%	PERCENT CHANGE	=	10.39%	PERCENT CHANGE	=	18.52%

NOTES:

* Waste and other classes are excluded from the measurement process.

COUNTY REPORT OF THE 2008 SPECIAL VALUATION PROCESS

Gage

MAJOR AGLAND USE	2007 ABSTRACT DATA		2008 ABSTRACT DATA		Rates Used
	2007 % of ALL CLASSIFIED AGLAND	2007 ABSTRACT ACRES	2008 % of ALL CLASSIFIED AGLAND	2008 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	9.87%	50,100	N/A	N/A	IRRIGATED RATE
Dryland	65.90%	334,438	N/A	N/A	6.80%
Grassland	21.92%	111,254	N/A	N/A	DRYLAND RATE
* Waste	2.22%	11,277	N/A	N/A	4.90%
* Other	0.00%	0	N/A	N/A	GRASS RATE
All Agland	99.91%	507,069	N/A	N/A	3.20%
Non-Agland	0.09%	447			

PRELIMINARY LEVEL OF VALUE BASED ON THE 2007 ABSTRACT

Estimated Rent	2007 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
8,271,464	80,628,264	IRRIGATED	121,639,173	165.10	66.28%
26,263,967	350,190,622	DRYLAND	535,999,330	78.53	65.33%
2,570,715	49,853,745	GRASSLAND	80,334,843	23.11	62.06%
37,106,146	480,672,631	All IRR-DRY-GRASS	737,973,345	74.84	65.13%

ESTIMATED LEVEL OF VALUE BASED ON THE 2008 ABSTRACT

Estimated Rent	2008 Assessed Value	USE	Estimated Value	Average Rent per Acre	2008 Indicated Level of Value
N/A	N/A	IRRIGATED	N/A	N/A	N/A
N/A	N/A	DRYLAND	N/A	N/A	N/A
N/A	N/A	GRASSLAND	N/A	N/A	N/A
N/A	N/A	All IRR-DRY-GRASS	N/A	N/A	N/A

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation			Average Value Per Acre of DRY Agricultural Land - Special Valuation			Average Value Per Acre of GRASS Agricultural Land - Special Valuation			
2007	@	\$ 1,609.33	2007	@	\$ 1,047.10	2007	@	\$ 448.11	
2008	@	N/A	2008	@	N/A	2008	@	N/A	
PERCENT CHANGE		=	N/A		PERCENT CHANGE		=	N/A	

NOTES:

* Waste and other classes are excluded from the measurement process.

Special Value Section Correlation for Gage County

III. Recapture Value Correlation

Gage County has been recognized as having a value that has influence outside of the agricultural market. The County's recapture values are set from the influenced sales that occur in Gage County. The County's overall calculated median is 72% for recapture values. There is not any other information available at this time that would suggest a level of value different than the median. The preliminary median was 65% for recapture values. The assessment actions would be consistent with the statistical change in the sales file. All three measures of central tendency are within acceptable guidelines. The Reports and Opinion statistics along with the assessment practices in Gage County support a level of value at 72% for the recapture value.

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6378

Type: Qualified

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

NUMBER of Sales:	136	MEDIAN:	71	COV:	31.80	95% Median C.I.:	68.16 to 74.93	(! : Derived)
(AgLand) TOTAL Sales Price:	26,846,224	WGT. MEAN:	70	STD:	23.42	95% Wgt. Mean C.I.:	66.53 to 73.60	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	26,846,224	MEAN:	74	AVG.ABS.DEV:	16.48	95% Mean C.I.:	69.73 to 77.60	
(AgLand) TOTAL Assessed Value:	18,808,845							
AVG. Adj. Sales Price:	197,398	COD:	23.07	MAX Sales Ratio:	203.36			
AVG. Assessed Value:	138,300	PRD:	105.14	MIN Sales Ratio:	5.08			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	2	76.30	76.30	74.17	15.56	102.87	64.43	88.17	N/A	262,000	194,320
10/01/04 TO 12/31/04	13	77.13	80.53	75.70	26.27	106.38	28.04	138.38	63.42 to 101.88	215,545	163,166
01/01/05 TO 03/31/05	20	83.63	85.16	84.18	17.24	101.16	56.44	114.15	73.08 to 98.60	179,530	151,126
04/01/05 TO 06/30/05	6	75.47	71.20	71.29	17.36	99.88	41.21	88.26	41.21 to 88.26	172,853	123,225
07/01/05 TO 09/30/05	6	56.14	84.02	60.52	67.18	138.82	42.01	203.36	42.01 to 203.36	188,995	114,383
10/01/05 TO 12/31/05	18	66.22	66.25	69.08	19.91	95.91	33.68	108.32	57.69 to 72.41	226,121	156,203
01/01/06 TO 03/31/06	17	72.75	73.92	74.02	24.15	99.87	5.08	116.28	59.15 to 90.34	184,686	136,700
04/01/06 TO 06/30/06	14	66.71	62.22	58.34	15.64	106.65	39.06	76.45	46.46 to 73.72	244,890	142,868
07/01/06 TO 09/30/06	6	73.36	78.91	78.06	14.11	101.09	63.47	102.39	63.47 to 102.39	112,571	87,870
10/01/06 TO 12/31/06	13	74.98	78.21	72.68	21.30	107.61	47.21	111.24	64.40 to 101.93	190,694	138,597
01/01/07 TO 03/31/07	13	63.40	63.80	58.02	18.35	109.98	29.08	90.85	54.49 to 76.62	211,720	122,833
04/01/07 TO 06/30/07	8	71.01	68.02	65.05	16.47	104.55	43.94	82.07	43.94 to 82.07	151,661	98,662
<u>Study Years</u>											
07/01/04 TO 06/30/05	41	80.02	81.21	78.85	20.34	103.00	28.04	138.38	72.06 to 88.17	193,995	152,968
07/01/05 TO 06/30/06	55	68.34	69.53	66.44	25.11	104.65	5.08	203.36	60.56 to 72.41	214,041	142,218
07/01/06 TO 06/30/07	40	70.61	71.60	66.22	18.92	108.11	29.08	111.24	65.71 to 76.62	178,003	117,878
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	50	72.24	76.54	73.84	26.27	103.66	33.68	203.36	65.80 to 81.67	196,637	145,197
01/01/06 TO 12/31/06	50	71.44	72.36	68.43	20.46	105.74	5.08	116.28	65.71 to 74.98	194,451	133,060
<u>ALL</u>											
	136	71.44	73.66	70.06	23.07	105.14	5.08	203.36	68.16 to 74.93	197,398	138,300

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6378

Type: Qualified

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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	
3925	3	56.44	58.80	59.97	9.75	98.04	51.72	68.23	N/A	347,398	208,340	
3927	14	62.96	67.09	60.24	21.56	111.37	42.01	107.64	46.46 to 80.97	261,583	157,583	
3929	4	52.87	53.11	59.61	25.87	89.10	33.68	73.02	N/A	164,700	98,177	
3931	3	90.95	81.28	74.99	18.31	108.38	51.46	101.42	N/A	222,040	166,508	
3969	4	45.77	48.58	41.81	26.38	116.20	29.08	73.72	N/A	250,462	104,717	
3971	1	78.88	78.88	78.88			78.88	78.88	N/A	180,000	141,975	
3973	5	64.43	59.66	59.03	9.46	101.07	47.21	66.37	N/A	237,077	139,950	
3975	3	71.28	73.59	75.28	5.90	97.76	68.44	81.05	N/A	213,333	160,590	
4161	1	75.48	75.48	75.48			75.48	75.48	N/A	500,000	377,375	
4163	10	54.74	54.10	62.07	22.80	87.17	28.04	78.60	39.00 to 72.06	185,919	115,396	
4165	6	86.06	88.26	89.88	13.51	98.20	65.71	114.15	65.71 to 114.15	180,340	162,080	
4167	9	73.17	74.44	72.11	16.23	103.23	54.41	107.56	57.79 to 85.76	157,555	113,609	
4209	6	88.69	91.65	78.28	32.33	117.07	53.90	138.38	53.90 to 138.38	229,842	179,922	
4211	3	101.88	90.17	79.05	11.61	114.08	66.58	102.06	N/A	197,500	156,116	
4213	1	99.68	99.68	99.68			99.68	99.68	N/A	80,000	79,745	
4215	6	79.01	79.52	76.01	10.65	104.63	69.77	90.85	69.77 to 90.85	224,762	170,840	
4401	11	68.78	68.82	70.21	18.65	98.02	39.06	101.28	52.86 to 95.09	213,277	149,748	
4403	8	84.41	88.84	86.95	8.70	102.17	79.52	108.32	79.52 to 108.32	153,154	133,173	
4405	5	77.01	97.49	72.43	42.02	134.61	60.91	203.36	N/A	227,763	164,963	
4407	5	65.07	70.39	67.68	12.28	104.01	61.04	90.34	N/A	137,338	92,947	
4455	3	74.93	74.00	74.68	3.20	99.09	69.94	77.13	N/A	86,571	64,651	
4457	12	75.60	78.63	73.11	22.77	107.55	51.41	111.63	58.56 to 101.93	195,660	143,045	
4459	9	72.26	70.02	77.62	23.29	90.20	5.08	99.58	63.40 to 98.40	110,877	86,064	
4461	4	75.09	84.41	87.01	18.36	97.01	69.67	117.82	N/A	137,000	119,208	
ALL												
	136	71.44	73.66	70.06	23.07	105.14	5.08	203.36	68.16 to 74.93	197,398	138,300	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	1	5.08	5.08	5.08			5.08	5.08	N/A	15,050	765	
1	120	71.83	73.79	69.71	22.14	105.87	28.04	203.36	67.09 to 76.22	203,939	142,156	
2	13	73.08	81.44	75.57	23.27	107.77	53.90	138.38	62.44 to 106.31	164,851	124,579	
4	2	49.38	49.38	60.26	31.79	81.93	33.68	65.07	N/A	107,700	64,905	
ALL												
	136	71.44	73.66	70.06	23.07	105.14	5.08	203.36	68.16 to 74.93	197,398	138,300	

PAD 2008 Recapture Value Statistics

Base Stat

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Type: Qualified

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(AgLand) TOTAL Assessed Value:	18,808,845							
AVG. Adj. Sales Price:	197,398	COD:	23.07	MAX Sales Ratio:	203.36			
AVG. Assessed Value:	138,300	PRD:	105.14	MIN Sales Ratio:	5.08			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	136	71.44	73.66	70.06	23.07	105.14	5.08	203.36	68.16 to 74.93	197,398	138,300
ALL											
	136	71.44	73.66	70.06	23.07	105.14	5.08	203.36	68.16 to 74.93	197,398	138,300

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	3	33.68	80.71	47.44	196.24	170.13	5.08	203.36	N/A	18,350	8,705
DRY	27	69.77	70.22	67.51	15.25	104.02	41.21	101.88	62.06 to 76.62	186,011	125,578
DRY-N/A	76	73.81	76.48	70.79	23.68	108.04	28.04	138.38	65.80 to 80.23	194,957	138,012
GRASS	3	48.07	51.98	51.39	13.87	101.14	43.94	63.94	N/A	150,533	77,366
GRASS-N/A	11	69.94	65.09	65.34	21.70	99.62	39.00	102.06	39.06 to 82.07	115,079	75,189
IRRGTD	3	57.92	69.89	66.01	22.12	105.87	56.66	95.09	N/A	260,000	171,631
IRRGTD-N/A	13	72.06	75.80	74.73	10.63	101.43	57.75	97.32	68.44 to 82.77	342,662	256,081
ALL											
	136	71.44	73.66	70.06	23.07	105.14	5.08	203.36	68.16 to 74.93	197,398	138,300

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	3	33.68	80.71	47.44	196.24	170.13	5.08	203.36	N/A	18,350	8,705
DRY	62	72.68	74.52	71.13	18.58	104.77	41.21	116.28	66.58 to 78.60	174,763	124,314
DRY-N/A	41	72.41	75.33	68.55	26.45	109.89	28.04	138.38	63.42 to 80.23	219,604	150,538
GRASS	6	56.01	56.33	56.32	22.60	100.01	39.00	73.08	39.00 to 73.08	116,091	65,383
GRASS-N/A	8	69.46	66.74	65.32	23.91	102.17	39.06	102.06	39.06 to 102.06	127,615	83,360
IRRGTD	8	73.38	73.93	73.74	13.15	100.26	56.66	95.09	56.66 to 95.09	318,612	234,941
IRRGTD-N/A	8	71.57	75.46	73.14	13.09	103.16	57.75	97.32	57.75 to 97.32	335,714	245,552
ALL											
	136	71.44	73.66	70.06	23.07	105.14	5.08	203.36	68.16 to 74.93	197,398	138,300

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	3	33.68	80.71	47.44	196.24	170.13	5.08	203.36	N/A	18,350	8,705
DRY	100	72.68	75.22	70.99	20.98	105.96	28.04	138.38	66.58 to 77.12	191,068	135,634
DRY-N/A	3	51.41	62.27	43.18	50.07	144.21	29.08	106.31	N/A	244,074	105,385
GRASS	13	66.66	64.06	62.77	21.54	102.05	39.00	102.06	47.21 to 77.01	125,965	79,074
GRASS-N/A	1	39.06	39.06	39.06			39.06	39.06	N/A	79,920	31,215
IRRGTD	15	72.06	74.94	73.75	13.98	101.60	56.66	97.32	67.09 to 82.77	307,307	226,651
IRRGTD-N/A	1	71.07	71.07	71.07			71.07	71.07	N/A	625,000	444,180
ALL											
	136	71.44	73.66	70.06	23.07	105.14	5.08	203.36	68.16 to 74.93	197,398	138,300

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6378

Type: Qualified

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

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AVG. Assessed Value:	138,300	PRD:	105.14	MIN Sales Ratio:	5.08			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
34-0001	20	82.26	90.56	81.83	21.45	110.67	60.91	203.36	76.22 to 101.88	177,766	145,469	
34-0015	30	70.47	70.06	71.30	21.76	98.27	28.04	114.15	62.44 to 78.88	201,644	143,764	
34-0034	17	65.71	64.70	61.69	22.16	104.88	29.08	101.42	47.59 to 76.45	220,693	136,143	
34-0100	32	72.43	74.30	73.45	21.15	101.16	5.08	117.82	67.09 to 80.09	168,859	124,020	
48-0300	6	69.86	67.05	66.22	11.09	101.26	51.72	81.05	51.72 to 81.05	304,677	201,745	
55-0160	13	61.12	65.01	60.10	26.29	108.18	33.68	107.64	45.68 to 80.97	243,028	146,048	
67-0069	15	69.94	79.41	73.57	26.73	107.94	51.41	138.38	62.06 to 106.31	147,841	108,759	
76-0002												
76-0082	3	64.08	62.92	63.88	6.13	98.49	56.44	68.23	N/A	293,733	187,640	
NonValid School												
ALL	136	71.44	73.66	70.06	23.07	105.14	5.08	203.36	68.16 to 74.93	197,398	138,300	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.00 TO 0.00	2	19.38	19.38	24.72	73.79	78.38	5.08	33.68	N/A	24,025	5,940	
10.01 TO 30.00	5	48.07	53.86	51.81	36.26	103.96	28.04	102.39	N/A	48,025	24,880	
30.01 TO 50.00	14	69.01	76.37	65.27	30.08	117.01	39.06	203.36	52.86 to 88.26	73,115	47,721	
50.01 TO 100.00	46	73.24	74.43	70.26	18.70	105.94	42.01	107.64	65.71 to 80.09	140,099	98,427	
100.01 TO 180.00	58	73.05	75.62	71.84	20.19	105.26	29.08	117.82	67.09 to 78.60	245,627	176,446	
180.01 TO 330.00	10	69.00	76.02	66.34	27.89	114.58	45.68	138.38	51.72 to 111.63	421,846	279,872	
330.01 TO 650.00	1	71.07	71.07	71.07			71.07	71.07	N/A	625,000	444,180	
ALL	136	71.44	73.66	70.06	23.07	105.14	5.08	203.36	68.16 to 74.93	197,398	138,300	

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6378

Type: Qualified

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	1	203.36	203.36	203.36			203.36	203.36	N/A	7,000	14,235	
Total \$ _____												
1 TO 9999	1	203.36	203.36	203.36			203.36	203.36	N/A	7,000	14,235	
10000 TO 29999	1	5.08	5.08	5.08			5.08	5.08	N/A	15,050	765	
30000 TO 59999	10	59.22	61.37	61.42	35.89	99.92	28.04	102.39	33.68 to 101.88	47,695	29,295	
60000 TO 99999	18	78.57	79.40	79.43	21.52	99.96	39.06	107.64	63.40 to 98.60	81,236	64,526	
100000 TO 149999	27	78.58	81.21	80.42	17.66	100.98	41.21	138.38	72.75 to 85.76	123,066	98,975	
150000 TO 249999	41	72.60	75.43	74.76	20.32	100.90	42.01	117.82	64.40 to 80.23	190,230	142,213	
250000 TO 499999	34	65.40	65.71	65.32	17.34	100.59	29.08	111.63	57.75 to 71.28	328,566	214,634	
500000 +	4	62.94	61.76	59.38	18.30	104.01	45.68	75.48	N/A	647,865	384,688	
ALL _____												
	136	71.44	73.66	70.06	23.07	105.14	5.08	203.36	68.16 to 74.93	197,398	138,300	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	5.08	5.08	5.08			5.08	5.08	N/A	15,050	765	
Total \$ _____												
1 TO 9999	1	5.08	5.08	5.08			5.08	5.08	N/A	15,050	765	
10000 TO 29999	6	43.54	67.32	44.83	77.52	150.19	28.04	203.36	28.04 to 203.36	39,687	17,790	
30000 TO 59999	15	68.34	68.67	64.88	19.28	105.83	39.06	102.39	57.79 to 73.17	71,669	46,502	
60000 TO 99999	27	78.58	77.35	71.87	19.88	107.64	42.01	107.64	65.80 to 90.85	118,286	85,007	
100000 TO 149999	34	70.19	69.90	65.53	16.33	106.66	29.08	116.28	62.44 to 76.22	184,337	120,804	
150000 TO 249999	38	72.72	78.68	73.38	23.87	107.23	51.46	138.38	66.07 to 85.76	247,676	181,744	
250000 TO 499999	15	72.06	74.93	70.65	15.71	106.06	45.68	111.63	66.58 to 81.67	443,005	312,997	
ALL _____												
	136	71.44	73.66	70.06	23.07	105.14	5.08	203.36	68.16 to 74.93	197,398	138,300	

REPORT OF SPECIAL VALUATION PROCEDURES/METHODOLOGY

FOR ASSESSMENT YEAR 2008

GAGE COUNTY

MARCH 1, 2008

GENERAL INFORMATION:

On December 1, 1999, the Gage County Board of Supervisors officially adopted temporary zoning regulations for the county. At their December 29, 1999 Board meeting, Resolution 1033 was passed stating that the special valuation or greenbelt provision would be available in Gage County beginning with tax year 2000 and that the Gage County Assessor would implement the special valuation or greenbelt provision beginning with tax year 2000 for those land owners who make application on the prescribed form and meet all qualifying criteria.

The special valuation or greenbelt provision was implemented to recognize influences on sales of agricultural/horticultural land where such influences were for other than agricultural/horticultural purposes. These non-agricultural/ horticultural influences include, but are not limited to, residential, commercial, investment, or recreational. By recognizing these influences, the assessed value determination can be based on the land value as if the lands *only* available use is for agricultural/ horticultural purposes.

Gage County lies adjacent to Lancaster County on the north and approximately 20 miles south of the city of Lincoln. Additionally, U.S. Highway 77 from Lincoln south through Cortland into Beatrice has been reconfigured from a two lane road to a four lane Highway providing for easy access to Lincoln and Interstate Highway 80 with convenient Interstate access east and west from all areas of Gage County. During the past few years, a proliferation of rural residential subdivisions has influenced the sale price of agricultural/ horticultural land. Additionally, sales of agricultural/horticultural land within close proximity to the city of Beatrice reflect development or developmental potential for residential and/or commercial uses.

Our initial analysis indicated that agricultural/horticultural sales in the southwestern most portion of Gage County were not experiencing the non-agricultural/horticultural influences that were being experienced in other areas of the county. We have now determined the non-agricultural/ horticultural influences are being experienced throughout the county.

Since 1994, Gage County has been divided into agricultural or horticultural neighborhoods for valuation purposes. Initially, the county was divided into two areas – north of Highway 136 and south of Highway 136. Subsequently, a study and sales review by Great Plains Appraisal Company of Lincoln recommended the division of the county into three neighborhoods. These neighborhood or area boundaries were redefined in 1995 and the county was divided into four areas. The four neighborhood areas were further refined for tax year 2002 with the addition of a

neighborhood or area 5 made up of townships or portion of townships from existing areas 2 and 3. There has been further minor realignment of neighborhood boundaries during subsequent years. The county neighborhoods were developed to account for the different market influences and reactions on similar type land capability groups and soil classes throughout the county. For tax year 2008, an analysis of sales along with an analysis of the soil makeup of the county (results of a new soil survey), resulted in a major realignment of neighborhoods dividing the county into two neighborhoods – neighborhood 1 consisting of all townships except the southeastern three most townships and neighborhood 2 consisting of those townships.

Methodology (influenced or recapture value):

In determining recapture value of agricultural/horticultural land, Gage County utilizes the *sales comparison approach*. It is recognized in the appraisal of real property that sale prices of comparable properties are usually considered the best evidence of market value. It is further recognized that when selecting comparable sales, they are selected based on their similarity to the subject property.

All agricultural/horticultural qualified sales are reviewed and analyzed by neighborhood and, at the same time, each neighborhood is reviewed for possible realignment (as occurred this year). In determining recapture values within each neighborhood, arms length sales are broken down and grouped by similar number of acres sold (ie. < 40 acres, 40 – 100 acres, etc.), similar predominate soil classes (ie. Class 1, Class 2 etc.); and similar land groups (ie. Irrigated, dryland etc.) and plotted on a sale map and sale spreadsheet. Differences, in the number of acres in each land capability group for each sale is taken into consideration in the analysis. From these analyses, we determine ranges of value and the most appropriate value for each land capability group. In accordance with existing state statutes, agricultural/ horticultural land is assessed at 75% of market value.

Methodology (Uninfluenced or “special value”)

In the past, our analysis indicated that agricultural sales in the southwestern most portion of Gage County were not experiencing the nonagricultural or horticultural influences that were being experienced in other areas of Gage County. To determine “special value” values, we utilized the *sales comparison approach*. At that time, we determined that sales in the southwestern most portion of the county of agricultural/horticultural land were being purchased with the sole purpose of continued agricultural/ horticultural use and was used as our base area for determining the special value. It was our belief that the difference between sale values per acre in the non-influenced areas and sale values per acre in the influenced areas for similar land capability groups, with similar soil classes and similar number of acres sold were due to the non agricultural/horticultural influences. For tax year 2008, our analysis showed that the southwestern area was experiencing the same non agricultural/horticultural influences as the other parts of the county as it was necessary to develop a “new” method for determining the “special value”

As all areas of the county are experiencing the same non agricultural/ horticultural influences, it was necessary to develop "base" areas outside of Gage County to develop our special values. Since the adjoining counties of Saline, Jefferson, Johnson, and Pawnee do not recognize non-agricultural/horticultural influences occurring on their agricultural/ horticultural land sales, we used sales in these counties to develop a range of values in determining our special values. To begin our analysis, we studied and analyzed sales in each of the counties adjacent townships and, after our initial analysis, expanded our sales review to include the second tier of townships adjacent to Gage County. As we did with recapture values in Gage County, we broke down arms length sales grouping them by similar number of acres sold (ie. <40 acres, 40-100 acres, etc.), similar dominate soil class (ie. Class 1, 2 etc); and similar land groups (ie. Irrigated, dryland etc.) and then developed an analysis to account for the differences in the classes of soil in each sale. From these analyses, we determined ranges of value and then the most appropriate value for each land capability group. In accordance with existing state statutes, agricultural or horticultural land is assessed at 75% of market value.

-end-

County 34 - Gage

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 16,284	Value 1,542,440,285	Total Growth 16,793,765 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	1,222	7,864,070	94	952,805	130	1,993,070	1,446	10,809,945	
2. Res Improv Land	6,766	66,535,225	247	4,870,455	864	18,802,220	7,877	90,207,900	
3. Res Improvements	6,860	439,462,740	275	29,423,340	877	97,889,735	8,012	566,775,815	
4. Res Total	8,082	513,862,035	369	35,246,600	1,007	118,685,025	9,458	667,793,660	8,157,040
% of Total	85.45	76.94	3.90	5.27	10.64	17.77	58.08	43.29	48.57
5. Rec UnImp Land	0	0	0	0	1	640	1	640	
6. Rec Improv Land	0	0	0	0	1	40,000	1	40,000	
7. Rec Improvements	0	0	1	5,205	5	24,815	6	30,020	
8. Rec Total	0	0	1	5,205	6	65,455	7	70,660	0
% of Total	0.00	0.00	14.28	7.36	85.71	92.63	0.04	0.00	0.00
Res+Rec Total	8,082	513,862,035	370	35,251,805	1,013	118,750,480	9,465	667,864,320	8,157,040
% of Total	85.38	76.94	3.90	5.27	10.70	17.78	58.12	43.29	48.57

County 34 - Gage

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 16,284	Value 1,542,440,285	Total Growth 16,793,765 (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	191	2,665,120	13	150,555	5	51,190	209	2,866,865	
10. Comm Improv Land	864	19,597,325	27	459,990	28	459,405	919	20,516,720	
11. Comm Improvements	887	102,049,380	32	4,694,845	42	11,451,645	961	118,195,870	
12. Comm Total	1,078	124,311,825	45	5,305,390	47	11,962,240	1,170	141,579,455	4,294,780
% of Total	92.13	87.80	3.84	3.74	4.01	8.44	7.18	9.17	25.57
13. Ind UnImp Land	8	248,865	5	32,530	1	2,110	14	283,505	
14. Ind Improv Land	14	618,565	13	470,085	3	224,760	30	1,313,410	
15. Ind Improvements	14	7,393,410	13	16,881,935	3	5,954,970	30	30,230,315	
16. Ind Total	22	8,260,840	18	17,384,550	4	6,181,840	44	31,827,230	502,135
% of Total	50.00	25.95	40.90	54.62	9.09	19.42	0.27	2.06	2.99
Comm+Ind Total	1,100	132,572,665	63	22,689,940	51	18,144,080	1,214	173,406,685	4,796,915
% of Total	90.60	76.45	5.18	13.08	4.20	10.46	7.45	11.24	28.56
17. Taxable Total	9,182	646,434,700	433	57,941,745	1,064	136,894,560	10,679	841,271,005	12,953,955
% of Total	85.98	76.84	4.05	4.19	9.96	14.11	65.57	54.54	77.13

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	243	3,855,130	3,778,155	0	0	0
19. Commercial	74	1,656,900	17,383,270	0	0	0
20. Industrial	4	233,725	62,055,800	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	243	3,855,130	3,778,155
19. Commercial	0	0	0	74	1,656,900	17,383,270
20. Industrial	0	0	0	4	233,725	62,055,800
21. Other	0	0	0	0	0	0
22. Total Sch II				321	5,745,755	83,217,225

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	965	141	154	1,260

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	24,295	495	34,105,420	3,383	345,195,710	3,881	379,325,425
28. Ag-Improved Land	1	29,885	190	19,666,630	1,397	172,710,885	1,588	192,407,400
29. Ag-Improvements	1	50,525	198	16,375,800	1,525	113,010,130	1,724	129,436,455
30. Ag-Total Taxable							5,605	701,169,280

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	1	1.000	10,000	
32. HomeSite Improv Land	1	1.000	10,000	130	136.000	1,343,000	
33. HomeSite Improvements	1		50,525	141		13,944,230	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	9	25.370	25,415	
36. FarmSite Impr Land	0	0.000	0	163	378.510	508,940	
37. FarmSite Improv	0		0	184		2,431,570	
38. FarmSite Total							
39. Road & Ditches		1.350			889.810		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	57	57.000	570,000	58	58.000	580,000	
32. HomeSite Improv Land	972	1,013.100	10,075,490	1,103	1,150.100	11,428,490	
33. HomeSite Improvements	1,035		91,223,010	1,177		105,217,765	3,839,810
34. HomeSite Total				1,235	1,208.100	117,226,255	
35. FarmSite UnImp Land	86	217.890	317,930	95	243.260	343,345	
36. FarmSite Impr Land	1,208	3,017.700	3,845,535	1,371	3,396.210	4,354,475	
37. FarmSite Improv	1,462		21,787,120	1,646		24,218,690	0
38. FarmSite Total				1,741	3,639.470	28,916,510	
39. Road & Ditches		10,387.610			11,278.770		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				2,976	16,126.340	146,142,765	3,839,810

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	6	0.000	238,815	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	0	0.000	0	6	0.000	238,815

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	494	38,378.620	40,965,500
44. Recapture Val			0			47,096,285
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	3,664	379,859.940	397,434,105	4,158	418,238.560	438,399,605
44. Recapture Val			450,763,025			497,859,310

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	861.100	1,606,215	4,352.480	8,768,810	5,213.580	10,375,025
46. 1A	0.000	0	1,597.730	3,145,475	17,476.810	35,350,235	19,074.540	38,495,710
47. 2A1	0.000	0	364.210	649,035	3,473.920	6,331,915	3,838.130	6,980,950
48. 2A	0.000	0	751.640	1,356,155	9,359.840	16,944,880	10,111.480	18,301,035
49. 3A1	0.000	0	2.000	3,750	373.000	611,950	375.000	615,700
50. 3A	0.000	0	286.000	459,640	3,608.960	5,846,155	3,894.960	6,305,795
51. 4A1	0.000	0	553.390	810,550	5,590.000	8,165,965	6,143.390	8,976,515
52. 4A	0.000	0	118.570	166,565	1,216.530	1,770,180	1,335.100	1,936,745
53. Total	0.000	0	4,534.640	8,197,385	45,451.540	83,790,090	49,986.180	91,987,475
Dryland:								
54. 1D1	6.650	12,135	2,489.350	3,649,325	8,342.950	12,042,665	10,838.950	15,704,125
55. 1D	3.000	5,175	6,943.820	9,932,455	62,406.000	89,555,885	69,352.820	99,493,515
56. 2D1	9.510	13,220	1,680.210	2,118,950	11,769.910	14,883,865	13,459.630	17,016,035
57. 2D	2.310	3,040	5,975.800	7,476,890	71,185.670	88,909,925	77,163.780	96,389,855
58. 3D1	0.000	0	664.640	793,380	6,699.730	7,968,205	7,364.370	8,761,585
59. 3D	2.000	2,350	3,611.460	4,243,490	48,307.080	56,761,140	51,920.540	61,006,980
60. 4D1	1.000	1,005	5,055.120	5,080,430	44,939.630	45,164,495	49,995.750	50,245,930
61. 4D	0.690	695	1,422.300	1,429,425	7,974.850	8,014,765	9,397.840	9,444,885
62. Total	25.160	37,620	27,842.700	34,724,345	261,625.820	323,300,945	289,493.680	358,062,910
Grass:								
63. 1G1	0.000	0	227.960	132,670	899.310	511,205	1,127.270	643,875
64. 1G	4.640	3,945	624.050	441,925	4,260.500	3,015,040	4,889.190	3,460,910
65. 2G1	7.000	2,030	287.550	164,825	3,278.260	1,991,715	3,572.810	2,158,570
66. 2G	0.000	0	683.380	441,370	9,865.930	6,270,595	10,549.310	6,711,965
67. 3G1	0.000	0	275.130	154,560	3,930.630	2,214,685	4,205.760	2,369,245
68. 3G	0.000	0	1,658.190	947,370	28,583.290	16,157,950	30,241.480	17,105,320
69. 4G1	0.000	0	1,693.770	898,580	13,988.490	7,226,585	15,682.260	8,125,165
70. 4G	1.300	360	2,894.850	1,323,970	20,081.470	9,484,985	22,977.620	10,809,315
71. Total	12.940	6,335	8,344.880	4,505,270	84,887.880	46,872,760	93,245.700	51,384,365
72. Waste	5.000	225	1,249.330	56,245	8,304.300	373,750	9,558.630	430,220
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	48.630		30.360		542.750		621.740	
75. Total	43.100	44,180	41,971.550	47,483,245	400,269.540	454,337,545	442,284.190	501,864,970

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	15.000	26,250	15.000	26,250
46. 1A	0.000	0	0.000	0	128.000	227,115	128.000	227,115
47. 2A1	0.000	0	0.000	0	17.000	26,265	17.000	26,265
48. 2A	0.000	0	0.000	0	189.000	295,450	189.000	295,450
49. 3A1	0.000	0	0.000	0	24.000	33,240	24.000	33,240
50. 3A	0.000	0	0.000	0	151.000	210,035	151.000	210,035
51. 4A1	0.000	0	0.000	0	115.000	155,445	115.000	155,445
52. 4A	0.000	0	0.000	0	94.000	127,260	94.000	127,260
53. Total	0.000	0	0.000	0	733.000	1,101,060	733.000	1,101,060
Dryland:								
54. 1D1	0.000	0	134.790	171,605	1,206.320	1,538,715	1,341.110	1,710,320
55. 1D	0.000	0	1,067.270	1,358,555	7,142.180	9,093,390	8,209.450	10,451,945
56. 2D1	0.000	0	140.030	155,170	1,350.810	1,494,995	1,490.840	1,650,165
57. 2D	0.000	0	1,138.900	1,144,600	11,139.460	11,195,205	12,278.360	12,339,805
58. 3D1	0.000	0	87.000	71,775	2,356.950	1,944,500	2,443.950	2,016,275
59. 3D	0.000	0	532.370	439,210	8,556.110	7,058,835	9,088.480	7,498,045
60. 4D1	0.000	0	407.980	295,785	6,778.350	4,914,320	7,186.330	5,210,105
61. 4D	0.000	0	107.000	64,200	2,240.790	1,344,470	2,347.790	1,408,670
62. Total	0.000	0	3,615.340	3,700,900	40,770.970	38,584,430	44,386.310	42,285,330
Grass:								
63. 1G1	0.000	0	4.700	2,430	58.730	38,095	63.430	40,525
64. 1G	0.000	0	126.000	84,620	540.000	360,530	666.000	445,150
65. 2G1	0.000	0	15.300	9,915	777.130	473,255	792.430	483,170
66. 2G	0.000	0	199.210	123,325	1,154.740	711,760	1,353.950	835,085
67. 3G1	0.000	0	48.000	26,140	2,266.420	1,280,250	2,314.420	1,306,390
68. 3G	0.000	0	527.440	291,510	5,346.010	2,974,255	5,873.450	3,265,765
69. 4G1	0.000	0	194.000	94,385	1,815.450	912,775	2,009.450	1,007,160
70. 4G	0.000	0	148.500	64,175	4,675.140	2,250,820	4,823.640	2,314,995
71. Total	0.000	0	1,263.150	696,500	16,633.620	9,001,740	17,896.770	9,698,240
72. Waste	0.000	0	90.000	4,050	1,619.220	72,865	1,709.220	76,915
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	4,968.490	4,401,450	59,756.810	48,760,095	64,725.300	53,161,545

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	4,534.640	8,197,385	46,184.540	84,891,150	50,719.180	93,088,535
77.Dry Land	25.160	37,620	31,458.040	38,425,245	302,396.790	361,885,375	333,879.990	400,348,240
78.Grass	12.940	6,335	9,608.030	5,201,770	101,521.500	55,874,500	111,142.470	61,082,605
79.Waste	5.000	225	1,339.330	60,295	9,923.520	446,615	11,267.850	507,135
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	48.630	0	30.360	0	542.750	0	621.740	0
82.Total	43.100	44,180	46,940.040	51,884,695	460,026.350	503,097,640	507,009.490	555,026,515

2008 Agricultural Land Detail

County 34 - Gage

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	5,213.580	10.43%	10,375,025	11.28%	1,990.000
1A	19,074.540	38.16%	38,495,710	41.85%	2,018.172
2A1	3,838.130	7.68%	6,980,950	7.59%	1,818.841
2A	10,111.480	20.23%	18,301,035	19.90%	1,809.926
3A1	375.000	0.75%	615,700	0.67%	1,641.866
3A	3,894.960	7.79%	6,305,795	6.86%	1,618.962
4A1	6,143.390	12.29%	8,976,515	9.76%	1,461.166
4A	1,335.100	2.67%	1,936,745	2.11%	1,450.636
Irrigated Total	49,986.180	100.00%	91,987,475	100.00%	1,840.258

Dry:

1D1	10,838.950	3.74%	15,704,125	4.39%	1,448.860
1D	69,352.820	23.96%	99,493,515	27.79%	1,434.599
2D1	13,459.630	4.65%	17,016,035	4.75%	1,264.227
2D	77,163.780	26.65%	96,389,855	26.92%	1,249.159
3D1	7,364.370	2.54%	8,761,585	2.45%	1,189.726
3D	51,920.540	17.93%	61,006,980	17.04%	1,175.006
4D1	49,995.750	17.27%	50,245,930	14.03%	1,005.004
4D	9,397.840	3.25%	9,444,885	2.64%	1,005.005
Dry Total	289,493.680	100.00%	358,062,910	100.00%	1,236.859

Grass:

1G1	1,127.270	1.21%	643,875	1.25%	571.180
1G	4,889.190	5.24%	3,460,910	6.74%	707.869
2G1	3,572.810	3.83%	2,158,570	4.20%	604.165
2G	10,549.310	11.31%	6,711,965	13.06%	636.246
3G1	4,205.760	4.51%	2,369,245	4.61%	563.333
3G	30,241.480	32.43%	17,105,320	33.29%	565.624
4G1	15,682.260	16.82%	8,125,165	15.81%	518.111
4G	22,977.620	24.64%	10,809,315	21.04%	470.427
Grass Total	93,245.700	100.00%	51,384,365	100.00%	551.064

Irrigated Total	49,986.180	11.30%	91,987,475	18.33%	1,840.258
Dry Total	289,493.680	65.45%	358,062,910	71.35%	1,236.859
Grass Total	93,245.700	21.08%	51,384,365	10.24%	551.064
Waste	9,558.630	2.16%	430,220	0.09%	45.008
Other	0.000	0.00%	0	0.00%	0.000
Exempt	621.740	0.14%			
Market Area Total	442,284.190	100.00%	501,864,970	100.00%	1,134.711

As Related to the County as a Whole

Irrigated Total	49,986.180	98.55%	91,987,475	98.82%	
Dry Total	289,493.680	86.71%	358,062,910	89.44%	
Grass Total	93,245.700	83.90%	51,384,365	84.12%	
Waste	9,558.630	84.83%	430,220	84.83%	
Other	0.000	0.00%	0	0.00%	
Exempt	621.740	100.00%			
Market Area Total	442,284.190	87.23%	501,864,970	90.42%	

2008 Agricultural Land Detail

County 34 - Gage

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	15.000	2.05%	26,250	2.38%	1,750.000
1A	128.000	17.46%	227,115	20.63%	1,774.335
2A1	17.000	2.32%	26,265	2.39%	1,545.000
2A	189.000	25.78%	295,450	26.83%	1,563.227
3A1	24.000	3.27%	33,240	3.02%	1,385.000
3A	151.000	20.60%	210,035	19.08%	1,390.960
4A1	115.000	15.69%	155,445	14.12%	1,351.695
4A	94.000	12.82%	127,260	11.56%	1,353.829
Irrigated Total	733.000	100.00%	1,101,060	100.00%	1,502.128

Dry:

1D1	1,341.110	3.02%	1,710,320	4.04%	1,275.301
1D	8,209.450	18.50%	10,451,945	24.72%	1,273.160
2D1	1,490.840	3.36%	1,650,165	3.90%	1,106.869
2D	12,278.360	27.66%	12,339,805	29.18%	1,005.004
3D1	2,443.950	5.51%	2,016,275	4.77%	825.006
3D	9,088.480	20.48%	7,498,045	17.73%	825.005
4D1	7,186.330	16.19%	5,210,105	12.32%	725.002
4D	2,347.790	5.29%	1,408,670	3.33%	599.998
Dry Total	44,386.310	100.00%	42,285,330	100.00%	952.666

Grass:

1G1	63.430	0.35%	40,525	0.42%	638.893
1G	666.000	3.72%	445,150	4.59%	668.393
2G1	792.430	4.43%	483,170	4.98%	609.732
2G	1,353.950	7.57%	835,085	8.61%	616.776
3G1	2,314.420	12.93%	1,306,390	13.47%	564.456
3G	5,873.450	32.82%	3,265,765	33.67%	556.021
4G1	2,009.450	11.23%	1,007,160	10.38%	501.211
4G	4,823.640	26.95%	2,314,995	23.87%	479.926
Grass Total	17,896.770	100.00%	9,698,240	100.00%	541.898

Irrigated Total	733.000	1.13%	1,101,060	2.07%	1,502.128
Dry Total	44,386.310	68.58%	42,285,330	79.54%	952.666
Grass Total	17,896.770	27.65%	9,698,240	18.24%	541.898
Waste	1,709.220	2.64%	76,915	0.14%	45.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	64,725.300	100.00%	53,161,545	100.00%	821.341

As Related to the County as a Whole

Irrigated Total	733.000	1.45%	1,101,060	1.18%	
Dry Total	44,386.310	13.29%	42,285,330	10.56%	
Grass Total	17,896.770	16.10%	9,698,240	15.88%	
Waste	1,709.220	15.17%	76,915	15.17%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	64,725.300	12.77%	53,161,545	9.58%	

2008 Agricultural Land Detail

County 34 - Gage

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	4,534.640	8,197,385	46,184.540	84,891,150
Dry	25.160	37,620	31,458.040	38,425,245	302,396.790	361,885,375
Grass	12.940	6,335	9,608.030	5,201,770	101,521.500	55,874,500
Waste	5.000	225	1,339.330	60,295	9,923.520	446,615
Other	0.000	0	0.000	0	0.000	0
Exempt	48.630	0	30.360	0	542.750	0
Total	43.100	44,180	46,940.040	51,884,695	460,026.350	503,097,640

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	50,719.180	93,088,535	50,719.180	10.00%	93,088,535	16.77%	1,835.371
Dry	333,879.990	400,348,240	333,879.990	65.85%	400,348,240	72.13%	1,199.078
Grass	111,142.470	61,082,605	111,142.470	21.92%	61,082,605	11.01%	549.588
Waste	11,267.850	507,135	11,267.850	2.22%	507,135	0.09%	45.007
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	621.740	0	621.740	0.12%	0	0.00%	0.000
Total	507,009.490	555,026,515	507,009.490	100.00%	555,026,515	100.00%	1,094.706

* 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)**

34 Gage

	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	618,504,915	667,793,660	49,288,745	7.97	8,157,040	6.65
2. Recreational	73,660	70,660	-3,000	-4.07	0	-4.07
3. Ag-Homesite Land, Ag-Res Dwellings	113,219,480	117,226,255	4,006,775	3.54	*-----	3.54
4. Total Residential (sum lines 1-3)	731,798,055	785,090,575	53,292,520	7.28	8,157,040	6.17
5. Commercial	137,748,255	141,579,455	3,831,200	2.78	4,294,780	-0.34
6. Industrial	31,325,095	31,827,230	502,135	1.6	502,135	0
7. Ag-Farmsite Land, Outbuildings	28,175,475	28,916,510	741,035	2.63	3,839,810	-11
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	197,248,825	202,323,195	5,074,370	2.57	4,796,915	0.14
10. Total Non-Agland Real Property	929,046,880	987,413,770	58,366,890	6.28	16,793,765	4.47
11. Irrigated	84,140,640	93,088,535	8,947,895	10.63		
12. Dryland	364,009,585	400,348,240	36,338,655	9.98		
13. Grassland	51,433,250	61,082,605	9,649,355	18.76		
14. Wasteland	508,955	507,135	-1,820	-0.36		
15. Other Agland	0	0	0			
16. Total Agricultural Land	500,092,430	555,026,515	54,934,085	10.98		
17. Total Value of All Real Property (Locally Assessed)	1,429,139,310	1,542,440,285	113,300,975	7.93	16,793,765	6.75

*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.

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NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

**Gage County
3-Year Plan
2007**

COUNTY DESCRIPTION

	Parcel/Acre Count	% Parcel	Total Value	% Value	Land Only	Improvement
Residential/Recreation	9471		\$ 618,263,590		\$ 85,042,095	\$ 533,221,495
Commercial/Industrial	1215		\$ 168,979,695		\$ 24,952,635	\$ 144,027,060
Agricultural	5590/ 507,192.54		\$641,692,050		\$515,332,010	\$ 126,360,040
Total	16,276		\$ 1,428,935,335		\$625,326,740	\$ 803,608,595

Budget, Staffing, and Contracts

Budget

2008 Proposed Budget = \$197,235 (including salaries)

\$6000 is allotted for education, lodging, and other travel related expenses.

Proposed Appraisal Budget =\$6000 (Contracted) Appraisal Maintenance \$38,000 (Contracted)

Budget Comments

An additional amount of approximately \$178,500 was granted to obtain a reappraisal of the the City of Beatrice Residential Properties for 2008 (this being a 2 year project) Total Project \$357,000

Staff

Assessor: assumes responsibility for all functions within the office and prepares all necessary reports and documents

Deputy Assessor: assists the Assessor with all functions within the office and also helps in the building of the GIS system.

Real Property Appraisal Technician: responsible for all 521's, updating and developing the GIS system. Creates Sales File.

Personal Property Clerk: responsible for all personal property filed in the county, also assists in updating real estate records including sketching, and entering data for the reappraisals. Keeps all records concerning building permits filed. General office duties. Assisting taxpayers.

(1)

Clerk: responsible for assisting taxpayer and maintaining homestead exemption records, permissive exemption records, sending out sales review questionnaires. She assists with data entry within the CAMA system, answers phones, and performs other general office duties.

Appraiser Assistant: Performs all appraisal maintenance and pickup work.

Contract Appraiser

Bob Thoma is contracted for approximately 240 hours. His responsibilities include developing valuation studies, for agricultural properties. Develops market areas in the rural.

Contract Appraiser

Darrell Stanard is contracted for 4 days a month. His responsibilities include sales verification, appraisal maintenance and pickup work and developing valuation studies.

2007 R & O Statistics

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>	<u>Confidence Intervals around the median</u>
Residential	97.00	22.94	112.80	96.16-97.69
Commercial	97.00	18.69	99.76	94.77-99.17
Agricultural Special Value	73.00	N/A	N/A	N/A
Agricultural Recapture	71.00	24.81	108.12	66.96-73.94

Statistical Definitions

Median Ratio: the middle ratio of the arrayed sample data set. If there is an even number of ratios, the median is the average of the two middle ratios.

Coefficient of Dispersion (COD): a measurement of assessment uniformity. It is the average absolute deviation calculated about the median expressed as a percentage of the median.

Average Absolute Deviation (AVG.ABS.DEV.): the arithmetic mean of the total absolute deviations from a measure of central tendency such as the median. It is used in calculating the coefficient of dispersion (COD).

Price Related Differential (PRD): a measure of assessment vertical uniformity (progressivity or regressivity). It measures the relative treatment of properties based upon the selling price of the properties. It is calculated by dividing the mean ratio by the weighted mean ratio.

Mean Ratio: the ratio that is the result of the total of all assessment/sales ratios in the sample data set divided by the number of ratios in the sample data set.

Weighted mean ratio: the ratio that is the result of the total of all assessed values of all properties in the sample data set divided by the total of all sale prices of all properties in the sample data set.

3 Year Appraisal Plan

Appraisal Definitions

50-001.02 **Appraisal** shall mean a written opinion of value of real property. An appraisal shall set forth an opinion of value of an adequately described property, as of a specified date, and shall be supported by an analysis of relevant data. For the purposes of property taxation, appraisal, reappraisal, and mass appraisal are interchangeable terms; except, reappraisal may mean a subsequent or second appraisal needed to correct an error in an appraisal. For purposes of these regulations the term appraisal shall be used, unless the context requires otherwise. All appraisals shall meet the standards as promulgated by the Appraisal Standards Board of the Appraisal Foundation in the Uniform Standards of Professional Appraisal Practice, effective as currently updated, including Standard 6, Mass Appraisal and Reporting in conjunction with existing "Statements on Appraisal Standards" and "Advisory Opinions". A copy of the Uniform Standards of Professional Appraisal Practice is on file at the office of the Property Tax Administrator.

Reg 50-001.22 **Appraisal or assessed value adjustment** shall mean an action taken by the assessor, Tax Equalization and Review Commission, Agricultural and Horticultural Land Valuation Board or other lawful body that changes the valuation of a class or subclass of property by a percentage, and is based primarily on the analysis of an assessment sales ratio study. This contrasts to an appraisal update which is a change or model calibration based on appraisal process and rooted in the analysis of the market.

Reg 50-001.06 **Appraisal maintenance**, or pick-up work, is the collection of specific data relating to new construction, remodeling, additions, alterations, and removals of existing buildings or structures. Pick-up work may also include: changes in zoning, use or annexation, the addition, deletion or change in characteristics of encumbrances such as leases, easements, or special programs (eg., Conservation Reserve Program); and the addition, deletion or change in characteristics external to the property, including, but not limited to, amenities such as paving, utilities and proximity to favorable or unfavorable influences, such as schools, libraries, city dumps, sewage treatment facilities, or meatpacking plants. The data shall be gathered in a systematic process so that all properties are treated uniformly. The value of property analyzed in an appraisal maintenance project shall be equalized with comparable properties.

Reg 50-001-.03 **Appraisal process** shall mean a systematic analysis of the factors that affect the value of real property. It is a documented, orderly program by which the problem is defined, the work necessary to solve the problem is planned, and the necessary data gathered, classified, analyzed, and interpreted into a written opinion of value. In the assessment process, it is the function for determining assessed value. For purposes of property taxation, it shall include the grouping of similar properties so that all properties within a class or subclass are collectively examined and valued.

(3)

Reg 50-001-.05 **Appraisal update** shall mean an appraisal in which all or a part of the data collection process is determined to be unnecessary (a limited appraisal) but there is a need to adjust values on all of the properties within a defined class or subclass. This includes, but is not limited to recalibration of a market model or cost model involving implementation of more current cost data or adjustments to value by a percentage, and applied uniformly to all property within a defined class or subclass of property.

Reg 50-001.19 **Market Analysis** is a study of general real estate market conditions that affect the competitive supply, demand, and prices for particular types of facilities of properties.

2008

Residential

For 2008, the county will continue to reappraise half of the residential properties in Beatrice. This will include a physical inspection of all homes located in Beatrice. There are approximately 5500 residential parcels in Beatrice, so reviewing half of these properties would be approximately 2750. The physical inspection will include verifying all information located on the property record card along with taking new digital pictures. Interior inspections will also be completed whenever possible. These properties will be valued using the cost approach using market derived depreciation and the sales comparison approach through modeling within the CAMA system. The reappraisal is ahead of schedule and inspections are almost complete with the exception of call backs from the taxpayers. Sales review and pickup work for all residential properties will also be completed

Commercial

There will only be appraisal maintenance for the commercial properties in 2008, since all commercial and industrial properties were reappraised in 2004. However, it is possible that appraisal adjustments may be needed in order to comply with statistical measures required by law. An appraisal adjustment would be a percentage increase or decrease applied to all properties within a subclass of the commercial class. Sales review and pickup work will also be completed for commercial properties.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will also be plotted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by the contract appraiser by utilizing the county's current CAMA system. Sales review and pick-up work will also be completed for agricultural properties.

2009

Residential

For 2009 a plan for an appraisal maintenance will be done for all the residential properties. Review in-house preliminary statistical information received from the Nebraska Department of Revenue-Property Assessment Division and analyze for any possible subclass adjustments needed to comply with statistical measures as required by law.

Commercial

For 2009 the county will begin a new cycle for a reappraisal or a maintenance reappraisal of all commercial properties. New digital photos, gather current income information, analyze current sales, and implement new replacement cost with a correlation report indicating final value will need to be done. Sales review and pick-up work will also be completed.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will also be plotted on a map to determine if the current market areas are supported by the current sales. The market analysis is conducted in-house by the contract appraiser by utilizing the county's current CAMA system. Sales review and pick-up work will also be completed for agricultural properties.

2010

Residential

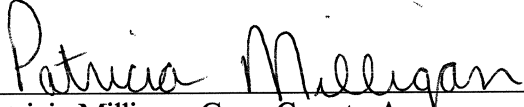
For 2010, the county will begin a new cycle for reappraisal or a maintenance reappraisal of the small town residential properties. A new digital photo will be taken and any changes that may have occurred to the property will be updated. Implementation of new replacement costs with a correlation report indicating final value will be determined. All other residential properties may be adjusted after preliminary statistical information is received from the Nebraska Department of Revenue-Property Assessment Division to comply with statistical measures as required by law. Sales review and pick-up work will also be completed.

Commercial

For 2010, there will only be an appraisal maintenance for commercial properties since a total review was completed in 2009. However, it is possible appraisal adjustments may be needed in order to comply with statistical measures required by law. Sales review and pickup work will also be completed.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. Sales will also be plotted on a map to determine if the current market areas are supported by the current sales. Sales review and pick-up work will also be completed for agricultural properties.


Patricia Milligan, Gage County Assessor

2008 Assessment Survey for Gage County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	4
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$199,325
7.	Part of the budget that is dedicated to the computer system
	\$20,000
8.	Adopted budget, or granted budget if different from above
	\$197,325
9.	Amount of the total budget set aside for appraisal work
	44,000
10.	Amount of the total budget set aside for education/workshops
	\$6,000
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$357,000 for a two year Beatrice reappraisal ½ budgeted each year for 2007 and 2008
12.	Other miscellaneous funds

13.	Total budget
	\$375,825
a.	Was any of last year's budget not used:
	Yes- a nominal amount was not used.

B. Computer, Automation Information and GIS

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

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?
	Adams, Beatrice, Clatonia, Cortland, Odell, Pickrell, and Wymore

4.	When was zoning implemented?
	2000

D. Contracted Services

1.	Appraisal Services
	Standard Appraisal
2.	Other services
	Robert Thoma-statistical analysis of Ag Land.

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 Gage County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5661.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts