

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

35 Garden

Residential Real Property - Current

Number of Sales	72	COD	15.34
Total Sales Price	\$2,724,866	PRD	106.96
Total Adj. Sales Price	\$2,720,066	COV	26.78
Total Assessed Value	\$2,624,970	STD	27.64
Avg. Adj. Sales Price	\$37,779	Avg. Abs. Dev.	15.06
Avg. Assessed Value	\$36,458	Min	40.17
Median	98.21	Max	244.40
Wgt. Mean	96.50	95% Median C.I.	96.21 to 106.91
Mean	103.22	95% Wgt. Mean C.I.	92.62 to 100.39
		95% Mean C.I.	96.84 to 109.61
% of Value of the Class of all Real Property Value in the County			13.22
% of Records Sold in the Study Period			7.24
% of Value Sold in the Study Period			6.95
Average Assessed Value of the Base			38,007

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	72	98.21	15.34	106.96
2007	89	95.47	28.39	116.49
2006	79	94.50	18.74	109.10
2005	86	96.70	17.46	102.86
2004	108	96.07	28.69	113.13
2003	100	98	28.11	114.1
2002	89	97	28.07	116.68
2001	88	99	31.89	117.53

2008 Commission Summary

35 Garden

Commercial Real Property - Current

Number of Sales	15	COD	15.55
Total Sales Price	\$382,300	PRD	105.79
Total Adj. Sales Price	\$382,000	COV	20.36
Total Assessed Value	\$365,594	STD	20.62
Avg. Adj. Sales Price	\$25,467	Avg. Abs. Dev.	15.37
Avg. Assessed Value	\$24,373	Min	65.63
Median	98.88	Max	140.83
Wgt. Mean	95.71	95% Median C.I.	85.53 to 115.71
Mean	101.25	95% Wgt. Mean C.I.	85.51 to 105.90
		95% Mean C.I.	89.83 to 112.67
% of Value of the Class of all Real Property Value in the County			2.06
% of Records Sold in the Study Period			8.77
% of Value Sold in the Study Period			6.22
Average Assessed Value of the Base			34,368

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	15	98.88	15.55	105.79
2007	14	96.43	10.58	100.82
2006	17	94.63	17.40	104.05
2005	16	97.85	19.11	102.05
2004	20	95.59	40.41	120.24
2003	18	96	36.86	114.28
2002	19	96	30.93	102.87
2001	15	96	8.54	102.71

2008 Opinions of the Property Tax Administrator for Garden 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 Garden County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Garden County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Garden County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Garden County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	80	MEDIAN:	88	COV:	52.52	95% Median C.I.:	80.51 to 100.16
TOTAL Sales Price:	2,897,866	WGT. MEAN:	86	STD:	52.97	95% Wgt. Mean C.I.:	80.55 to 91.61
TOTAL Adj.Sales Price:	2,893,066	MEAN:	101	AVG.ABS.DEV:	29.64	95% Mean C.I.:	89.25 to 112.46
TOTAL Assessed Value:	2,490,486						
AVG. Adj. Sales Price:	36,163	COD:	33.70	MAX Sales Ratio:	374.20		
AVG. Assessed Value:	31,131	PRD:	117.16	MIN Sales Ratio:	40.17		

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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	14	86.38	109.10	82.39	38.38	132.42	62.66	322.00	73.67 to 106.66	35,557	29,296
10/01/05 TO 12/31/05	11	100.00	130.87	98.55	44.43	132.80	62.34	374.20	74.47 to 194.13	26,137	25,758
01/01/06 TO 03/31/06	6	81.56	90.09	101.68	27.54	88.60	50.53	138.52	50.53 to 138.52	16,666	16,946
04/01/06 TO 06/30/06	12	74.08	87.79	80.14	35.04	109.55	55.73	175.77	56.41 to 104.40	42,780	34,284
07/01/06 TO 09/30/06	7	80.51	83.84	69.67	39.91	120.34	40.17	155.29	40.17 to 155.29	20,571	14,332
10/01/06 TO 12/31/06	7	103.57	98.00	100.23	8.09	97.77	66.89	110.57	66.89 to 110.57	46,634	46,741
01/01/07 TO 03/31/07	5	76.29	74.18	73.27	4.11	101.23	64.04	77.86	N/A	50,000	36,635
04/01/07 TO 06/30/07	18	96.02	103.54	86.99	26.10	119.03	65.81	242.95	79.10 to 111.67	42,997	37,401
<u>Study Years</u>											
07/01/05 TO 06/30/06	43	87.45	106.07	86.27	39.92	122.96	50.53	374.20	75.64 to 101.24	32,527	28,059
07/01/06 TO 06/30/07	37	90.50	94.80	85.92	25.90	110.34	40.17	242.95	77.86 to 103.57	40,388	34,700
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	32	88.29	89.59	86.79	29.31	103.23	40.17	175.77	67.88 to 104.40	33,868	29,393
<u>ALL</u>											
	80	87.97	100.86	86.08	33.70	117.16	40.17	374.20	80.51 to 100.16	36,163	31,131

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LEWELLEN	16	89.75	101.63	90.58	26.84	112.20	62.60	242.95	80.97 to 111.96	18,972	17,185
LISCO	1	70.99	70.99	70.99			70.99	70.99	N/A	10,000	7,099
OSHKOSH	50	95.78	108.87	92.75	34.49	117.38	50.53	374.20	80.24 to 104.40	35,015	32,477
RURAL	13	69.53	71.38	70.54	21.89	101.19	40.17	103.57	50.49 to 90.50	63,747	44,966
<u>ALL</u>											
	80	87.97	100.86	86.08	33.70	117.16	40.17	374.20	80.51 to 100.16	36,163	31,131

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	66	95.15	107.11	92.43	32.51	115.89	50.53	374.20	84.23 to 103.55	31,126	28,769
2	3	90.50	89.14	91.89	8.50	97.00	76.91	100.00	N/A	41,238	37,894
3	11	67.88	66.50	66.85	18.59	99.48	40.17	103.57	50.05 to 81.74	65,000	43,453
<u>ALL</u>											
	80	87.97	100.86	86.08	33.70	117.16	40.17	374.20	80.51 to 100.16	36,163	31,131

PAD 2008 Preliminary Statistics

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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
0	1	110.57	110.57	110.57			110.57	110.57	N/A	103,000	113,883
1	73	88.49	103.06	85.52	32.99	120.51	50.49	374.20	80.97 to 100.16	37,726	32,265
2	6	53.13	72.41	58.93	47.99	122.87	40.17	123.73	40.17 to 123.73	6,000	3,536
<u>ALL</u>	80	87.97	100.86	86.08	33.70	117.16	40.17	374.20	80.51 to 100.16	36,163	31,131

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	71	87.45	98.50	85.13	32.24	115.70	40.17	374.20	77.86 to 101.24	37,286	31,742
06											
07	9	90.50	119.47	96.35	44.99	124.00	62.66	242.95	80.51 to 194.13	27,301	26,304
<u>ALL</u>	80	87.97	100.86	86.08	33.70	117.16	40.17	374.20	80.51 to 100.16	36,163	31,131

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025											
25-0095											
35-0001	80	87.97	100.86	86.08	33.70	117.16	40.17	374.20	80.51 to 100.16	36,163	31,131
NonValid School											
<u>ALL</u>	80	87.97	100.86	86.08	33.70	117.16	40.17	374.20	80.51 to 100.16	36,163	31,131

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	9	108.35	105.38	76.19	45.85	138.32	40.17	211.47	50.05 to 194.13	4,722	3,597
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	11	86.28	94.98	82.44	29.18	115.22	55.89	175.77	64.04 to 111.96	25,136	20,721
1920 TO 1939	25	87.45	89.71	80.72	21.41	111.14	50.49	158.91	76.29 to 101.71	32,538	26,263
1940 TO 1949	9	81.75	146.08	92.19	91.73	158.46	62.34	374.20	66.89 to 322.00	20,605	18,995
1950 TO 1959	3	88.49	89.44	86.25	10.92	103.69	75.42	104.40	N/A	67,833	58,507
1960 TO 1969	7	86.77	86.29	90.34	12.38	95.51	62.66	101.24	62.66 to 101.24	46,362	41,886
1970 TO 1979	11	100.00	113.40	96.72	25.13	117.24	75.64	242.95	80.24 to 138.52	61,146	59,141
1980 TO 1989	4	82.99	82.54	81.98	5.82	100.67	73.67	90.50	N/A	51,625	42,324
1990 TO 1994											
1995 TO 1999											
2000 TO Present	1	67.88	67.88	67.88			67.88	67.88	N/A	168,000	114,032
ALL	80	87.97	100.86	86.08	33.70	117.16	40.17	374.20	80.51 to 100.16	36,163	31,131

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	9	194.13	194.09	163.06	42.84	119.03	55.73	374.20	108.35 to 322.00	2,166	3,532
5000 TO 9999	6	95.84	98.05	98.02	26.72	100.03	50.53	158.91	50.53 to 158.91	7,083	6,942
Total \$											
1 TO 9999	15	114.27	155.67	118.47	60.32	131.40	50.53	374.20	86.28 to 211.47	4,133	4,896
10000 TO 29999	31	80.97	88.47	88.73	26.86	99.70	40.17	175.77	72.36 to 103.55	17,921	15,902
30000 TO 59999	18	91.86	93.81	92.89	13.80	100.98	69.53	138.52	81.74 to 101.71	45,700	42,452
60000 TO 99999	11	86.48	82.04	81.90	17.82	100.16	50.49	102.43	55.89 to 101.54	69,444	56,877
100000 TO 149999	2	93.00	93.00	93.25	18.90	99.72	75.42	110.57	N/A	101,500	94,651
150000 TO 249999	3	67.88	71.31	70.98	7.09	100.46	65.81	80.24	N/A	162,000	114,988
ALL	80	87.97	100.86	86.08	33.70	117.16	40.17	374.20	80.51 to 100.16	36,163	31,131

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	10	119.00	164.34	99.61	76.08	164.98	40.17	374.20	50.53 to 322.00	3,350	3,337
5000 TO 9999	10	86.87	101.27	90.71	33.66	111.64	50.05	194.13	70.99 to 158.91	8,200	7,438
Total \$ _____											
1 TO 9999	20	106.03	132.81	93.30	59.29	142.35	40.17	374.20	72.36 to 158.91	5,775	5,387
10000 TO 29999	26	81.55	89.52	87.44	22.76	102.38	56.41	155.29	74.47 to 103.57	19,886	17,389
30000 TO 59999	22	87.63	90.56	84.78	21.12	106.82	50.49	175.77	75.43 to 101.24	49,755	42,182
60000 TO 99999	8	97.50	95.99	94.26	8.59	101.84	75.42	113.34	75.42 to 113.34	72,111	67,970
100000 TO 149999	4	74.06	81.13	77.90	19.28	104.14	65.81	110.57	N/A	147,250	114,711
ALL _____											
	80	87.97	100.86	86.08	33.70	117.16	40.17	374.20	80.51 to 100.16	36,163	31,131

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	111.31	127.04	81.84	59.36	155.24	40.17	322.00	50.05 to 211.47	4,350	3,559
10	6	120.33	166.83	91.77	76.34	181.78	62.66	374.20	62.66 to 374.20	11,416	10,477
15	1	117.37	117.37	117.37			117.37	117.37	N/A	13,000	15,258
20	28	77.57	82.06	78.33	15.13	104.77	56.41	111.67	73.67 to 86.48	34,395	26,940
25	3	81.75	97.09	109.31	27.54	88.82	70.99	138.52	N/A	20,666	22,591
30	30	99.68	96.18	87.48	17.87	109.94	50.49	175.77	86.77 to 102.43	51,933	45,433
40	2	102.70	102.70	103.59	7.66	99.14	94.83	110.57	N/A	92,500	95,823
ALL _____											
	80	87.97	100.86	86.08	33.70	117.16	40.17	374.20	80.51 to 100.16	36,163	31,131

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	82.04	94.29	67.23	55.06	140.25	40.17	211.47	40.17 to 211.47	4,937	3,319
100	8	87.37	121.91	95.49	51.07	127.67	62.66	242.95	62.66 to 242.95	24,875	23,752
101	45	94.83	105.29	89.18	29.27	118.06	62.34	374.20	81.36 to 102.43	37,962	33,855
102	2	84.85	84.85	87.34	18.05	97.14	69.53	100.16	N/A	53,770	46,965
103	2	106.35	106.35	106.36	6.57	99.99	99.36	113.34	N/A	55,900	59,456
104	14	74.95	80.86	72.48	24.38	111.57	50.49	158.91	56.41 to 103.57	46,428	33,649
301	1	86.48	86.48	86.48			86.48	86.48	N/A	76,900	66,501
ALL _____											
	80	87.97	100.86	86.08	33.70	117.16	40.17	374.20	80.51 to 100.16	36,163	31,131

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:	80	MEDIAN:	88	COV:	52.52	95% Median C.I.:	80.51 to 100.16
TOTAL Sales Price:	2,897,866	WGT. MEAN:	86	STD:	52.97	95% Wgt. Mean C.I.:	80.55 to 91.61
TOTAL Adj.Sales Price:	2,893,066	MEAN:	101	AVG.ABS.DEV:	29.64	95% Mean C.I.:	89.25 to 112.46
TOTAL Assessed Value:	2,490,486						
AVG. Adj. Sales Price:	36,163	COD:	33.70	MAX Sales Ratio:	374.20		
AVG. Assessed Value:	31,131	PRD:	117.16	MIN Sales Ratio:	40.17		

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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)	10	111.31	127.04	81.84	59.36	155.24	40.17	322.00	50.05 to 211.47	4,350	3,559
10	1	374.20	374.20	374.20			374.20	374.20	N/A	1,000	3,742
15	4	78.89	98.40	87.26	27.01	112.77	76.91	158.91	N/A	11,625	10,144
20	22	81.75	84.06	82.95	17.16	101.34	56.41	117.37	70.99 to 103.55	20,234	16,783
30	37	93.22	97.56	87.40	23.52	111.63	50.49	242.95	80.24 to 101.54	46,970	41,050
40	4	102.17	102.17	89.61	21.91	114.01	65.81	138.52	N/A	92,250	82,664
50	2	81.35	81.35	76.72	16.56	106.04	67.88	94.83	N/A	125,000	95,898
ALL	80	87.97	100.86	86.08	33.70	117.16	40.17	374.20	80.51 to 100.16	36,163	31,131

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

Residential

Garden County completed a countywide new residential appraisal for all properties in all assessor locations and rural areas for the 2008 assessment year. June/2005 Marshall and Swift costing tables were applied to new measurements after physical inspections were completed by the county. The new 2008 values are accomplishments of the county goals as listed in the Three Year Plan of Assessment for Garden County.

In the fall of 2005 the county contracted an outside appraiser, Jerry Knoche to train the assessor's staff and two local people in listing property, and to oversee the county wide reappraisal project for the beginning of this reappraisal. From the new listing information on each property, the record cards were updated in the CAMA computer system using the 06/2005 costing tables. Jerry Knoche assisted the county in establishing new depreciation tables using market derived information. This included nearly 900 residential parcels which received the new 2008 valuations according to the reappraisal. All data was reviewed and the records updated in accordance with professionally mass appraisal standards.

2008 Assessment Survey for Garden County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	The Garden County Assessor, staff and listers.
2.	Valuation done by:
	The Garden County Assessor and part-time appraiser.
3.	Pickup work done by whom:
	The Garden County Assessor, staff and listers.
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June/2005 for all new pickup work and 2000 for prior work.
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2008
6.	What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	2008
7.	Number of market areas/neighborhoods for this property class:
	4
8.	How are these defined?
	These are defined by market areas and assessor locations.
9.	Is "Assessor Location" a usable valuation identity?
	Yes
10.	Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?)
	No

11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	N/A
12.	Are the county's ag residential and rural residential improvements classified and valued in the same manner?
	Yes

Residential Permit Numbers:

Permits	Information Statements	Other	Total
25	0	9	34

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	72	MEDIAN:	98	COV:	26.78	95% Median C.I.:	96.21 to 106.91
TOTAL Sales Price:	2,724,866	WGT. MEAN:	97	STD:	27.64	95% Wgt. Mean C.I.:	92.62 to 100.39
TOTAL Adj.Sales Price:	2,720,066	MEAN:	103	AVG.ABS.DEV:	15.06	95% Mean C.I.:	96.84 to 109.61
TOTAL Assessed Value:	2,624,970						
AVG. Adj. Sales Price:	37,778	COD:	15.34	MAX Sales Ratio:	244.40		
AVG. Assessed Value:	36,457	PRD:	106.96	MIN Sales Ratio:	40.17		

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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	12	102.12	112.61	100.29	18.60	112.28	91.12	213.40	92.68 to 120.02	35,608	35,712
10/01/05 TO 12/31/05	11	108.62	118.96	103.99	20.89	114.39	90.95	244.40	93.42 to 131.96	26,137	27,180
01/01/06 TO 03/31/06	6	95.16	95.14	100.43	17.83	94.74	50.53	129.22	50.53 to 129.22	16,666	16,738
04/01/06 TO 06/30/06	10	97.73	95.26	91.42	16.16	104.20	55.73	123.73	55.89 to 112.89	44,836	40,988
07/01/06 TO 09/30/06	7	111.89	92.06	72.33	20.01	127.27	40.17	115.29	40.17 to 115.29	20,571	14,879
10/01/06 TO 12/31/06	7	100.16	104.27	99.31	7.54	105.00	92.94	119.74	92.94 to 119.74	46,634	46,310
01/01/07 TO 03/31/07	5	93.49	97.10	94.11	4.54	103.18	92.27	108.87	N/A	50,000	47,056
04/01/07 TO 06/30/07	14	98.21	99.22	98.24	5.54	101.00	83.95	124.82	95.24 to 99.62	52,603	51,678
<u>Study Years</u>											
07/01/05 TO 06/30/06	39	97.89	107.26	98.00	19.72	109.46	50.53	244.40	94.94 to 110.02	32,389	31,739
07/01/06 TO 06/30/07	33	98.31	98.45	95.21	10.20	103.40	40.17	124.82	95.80 to 100.16	44,148	42,033
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	30	98.77	96.59	92.13	16.54	104.84	40.17	129.22	95.83 to 110.74	33,960	31,288
<u>ALL</u>											
	72	98.21	103.22	96.50	15.34	106.96	40.17	244.40	96.21 to 106.91	37,778	36,457

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LEWELLEN	15	98.11	103.03	102.35	11.17	100.66	83.95	129.22	92.68 to 112.89	20,104	20,575
LISCO	1	109.65	109.65	109.65			109.65	109.65	N/A	10,000	10,965
OSHKOSH	43	98.31	106.74	99.24	15.71	107.56	50.53	244.40	97.25 to 108.96	36,739	36,459
RURAL	13	95.80	91.34	89.01	19.41	102.62	40.17	124.82	55.89 to 115.05	63,747	56,738
<u>ALL</u>											
	72	98.21	103.22	96.50	15.34	106.96	40.17	244.40	96.21 to 106.91	37,778	36,457

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	58	98.21	105.78	99.74	14.55	106.06	50.53	244.40	97.25 to 108.47	32,437	32,351
2	3	108.62	110.81	106.81	7.92	103.75	99.00	124.82	N/A	41,238	44,046
3	11	95.24	87.69	86.21	20.04	101.71	40.17	119.74	50.49 to 115.05	65,000	56,039
<u>ALL</u>											
	72	98.21	103.22	96.50	15.34	106.96	40.17	244.40	96.21 to 106.91	37,778	36,457

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	66	98.21	105.04	96.77	13.54	108.55	50.49	244.40	96.21 to 106.91	40,667	39,352
2	6	85.00	83.25	76.99	40.51	108.13	40.17	123.73	40.17 to 123.73	6,000	4,619
<u>ALL</u>											
	72	98.21	103.22	96.50	15.34	106.96	40.17	244.40	96.21 to 106.91	37,778	36,457

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	72	MEDIAN:	98	COV:	26.78	95% Median C.I.:	96.21 to 106.91
TOTAL Sales Price:	2,724,866	WGT. MEAN:	97	STD:	27.64	95% Wgt. Mean C.I.:	92.62 to 100.39
TOTAL Adj.Sales Price:	2,720,066	MEAN:	103	AVG.ABS.DEV:	15.06	95% Mean C.I.:	96.84 to 109.61
TOTAL Assessed Value:	2,624,970						
AVG. Adj. Sales Price:	37,778	COD:	15.34	MAX Sales Ratio:	244.40		
AVG. Assessed Value:	36,457	PRD:	106.96	MIN Sales Ratio:	40.17		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	64	97.83	102.97	96.03	16.29	107.22	40.17	244.40	95.80 to 106.91	38,692	37,157
06											
07	8	103.74	105.27	101.31	7.54	103.91	95.24	123.40	95.24 to 123.40	30,464	30,862
ALL	72	98.21	103.22	96.50	15.34	106.96	40.17	244.40	96.21 to 106.91	37,778	36,457

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025											
25-0095											
35-0001	72	98.21	103.22	96.50	15.34	106.96	40.17	244.40	96.21 to 106.91	37,778	36,457
NonValid School											
ALL	72	98.21	103.22	96.50	15.34	106.96	40.17	244.40	96.21 to 106.91	37,778	36,457

YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	9	114.27	102.25	85.41	33.57	119.72	40.17	213.40	50.53 to 123.73	4,722	4,033
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	8	93.13	91.08	84.02	8.60	108.40	55.89	109.65	55.89 to 109.65	28,312	23,788
1920 TO 1939	24	109.38	106.53	99.01	10.50	107.59	50.49	131.96	97.25 to 115.17	33,665	33,331
1940 TO 1949	8	98.18	116.72	99.71	21.84	117.06	91.15	244.40	91.15 to 244.40	23,056	22,988
1950 TO 1959	3	97.57	105.57	102.17	11.82	103.33	92.27	126.88	N/A	67,833	69,305
1960 TO 1969	6	99.24	100.82	97.08	6.07	103.85	92.94	111.89	92.94 to 111.89	46,590	45,227
1970 TO 1979	10	96.64	98.81	96.72	4.71	102.15	91.12	112.84	93.42 to 108.62	67,061	64,863
1980 TO 1989	3	98.11	97.45	97.75	1.28	99.70	95.24	99.00	N/A	45,666	44,638
1990 TO 1994											
1995 TO 1999											
2000 TO Present	1	90.87	90.87	90.87			90.87	90.87	N/A	168,000	152,658
ALL	72	98.21	103.22	96.50	15.34	106.96	40.17	244.40	96.21 to 106.91	37,778	36,457

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	72	MEDIAN:	98	COV:	26.78	95% Median C.I.:	96.21 to 106.91
TOTAL Sales Price:	2,724,866	WGT. MEAN:	97	STD:	27.64	95% Wgt. Mean C.I.:	92.62 to 100.39
TOTAL Adj.Sales Price:	2,720,066	MEAN:	103	AVG.ABS.DEV:	15.06	95% Mean C.I.:	96.84 to 109.61
TOTAL Assessed Value:	2,624,970						
AVG. Adj. Sales Price:	37,778	COD:	15.34	MAX Sales Ratio:	244.40		
AVG. Assessed Value:	36,457	PRD:	106.96	MIN Sales Ratio:	40.17		

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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	7	123.40	136.98	120.23	37.92	113.93	55.73	244.40	55.73 to 244.40	2,357	2,834	
5000 TO 9999	5	92.77	92.09	94.37	17.52	97.58	50.53	112.59	N/A	7,400	6,983	
Total \$ _____												
1 TO 9999	12	112.24	118.28	102.35	32.98	115.57	50.53	244.40	83.95 to 123.73	4,458	4,563	
10000 TO 29999	28	108.92	105.53	106.98	10.43	98.65	40.17	131.96	97.25 to 113.93	18,055	19,315	
30000 TO 59999	17	98.11	101.17	100.94	5.39	100.23	92.13	126.88	95.25 to 108.62	45,742	46,171	
60000 TO 99999	10	93.46	87.22	86.87	11.00	100.40	50.49	100.16	55.89 to 99.62	69,439	60,321	
100000 TO 149999	2	94.05	94.05	94.08	1.89	99.97	92.27	95.83	N/A	101,500	95,487	
150000 TO 249999	3	91.12	92.60	92.65	1.80	99.94	90.87	95.80	N/A	162,000	150,093	
ALL	72	98.21	103.22	96.50	15.34	106.96	40.17	244.40	96.21 to 106.91	37,778	36,457	

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	9	114.27	116.62	81.30	46.14	143.44	40.17	244.40	50.53 to 213.40	3,722	3,026	
5000 TO 9999	4	102.33	102.48	102.03	9.54	100.44	92.68	112.59	N/A	7,875	8,034	
Total \$ _____												
1 TO 9999	13	111.89	112.27	91.35	35.47	122.90	40.17	244.40	55.73 to 123.73	5,000	4,567	
10000 TO 29999	27	108.87	106.48	106.30	8.27	100.16	90.95	129.22	97.25 to 113.93	18,572	19,743	
30000 TO 59999	19	97.89	96.46	92.79	9.85	103.95	50.49	131.96	95.24 to 99.99	48,721	45,209	
60000 TO 99999	10	95.74	98.73	97.49	5.73	101.27	91.95	126.88	92.27 to 100.16	74,189	72,327	
100000 TO 149999	1	91.12	91.12	91.12			91.12	91.12	N/A	150,000	136,683	
150000 TO 249999	2	93.34	93.34	93.33	2.64	100.00	90.87	95.80	N/A	168,000	156,798	
ALL	72	98.21	103.22	96.50	15.34	106.96	40.17	244.40	96.21 to 106.91	37,778	36,457	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	9	114.27	102.25	85.41	33.57	119.72	40.17	213.40	50.53 to 123.73	4,722	4,033	
10	4	110.18	140.00	103.50	34.62	135.27	95.24	244.40	N/A	15,250	15,783	
15	1	92.86	92.86	92.86			92.86	92.86	N/A	13,000	12,072	
20	25	99.44	104.07	99.41	9.32	104.69	90.87	129.22	95.65 to 112.59	34,542	34,339	
25	3	97.45	99.42	97.39	6.33	102.09	91.15	109.65	N/A	20,666	20,126	
30	28	97.73	98.94	95.09	10.33	104.05	50.49	131.96	95.80 to 100.16	53,321	50,703	
40	2	94.38	94.38	94.55	1.53	99.83	92.94	95.83	N/A	92,500	87,454	
ALL	72	98.21	103.22	96.50	15.34	106.96	40.17	244.40	96.21 to 106.91	37,778	36,457	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Assessed Value:	2,624,970						
AVG. Adj. Sales Price:	37,778	COD:	15.34	MAX Sales Ratio:	244.40		
AVG. Assessed Value:	36,457	PRD:	106.96	MIN Sales Ratio:	40.17		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	8	99.11	99.60	82.52	42.39	120.70	40.17	213.40	40.17 to 213.40		4,937	4,074
100	7	99.00	104.79	99.57	7.64	105.25	95.24	123.40	95.24 to 123.40		28,142	28,022
101	39	98.59	106.79	99.43	12.75	107.41	90.87	244.40	95.83 to 109.80		39,559	39,332
102	2	99.80	99.80	99.86	0.36	99.94	99.44	100.16	N/A		53,770	53,695
103	2	97.62	97.62	97.62	2.43	100.00	95.25	99.99	N/A		55,900	54,567
104	13	97.25	95.88	88.78	14.96	108.00	50.49	124.82	90.95 to 119.74		49,576	44,013
301	1	95.65	95.65	95.65			95.65	95.65	N/A		76,900	73,554
<u>ALL</u>												
	72	98.21	103.22	96.50	15.34	106.96	40.17	244.40	96.21 to 106.91		37,778	36,457

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	9	114.27	102.25	85.41	33.57	119.72	40.17	213.40	50.53 to 123.73		4,722	4,033
10	1	244.40	244.40	244.40			244.40	244.40	N/A		1,000	2,444
15	3	111.89	111.49	113.37	8.06	98.34	97.76	124.82	N/A		13,666	15,494
20	22	107.69	104.38	104.15	8.10	100.22	90.95	120.02	94.94 to 112.84		20,234	21,074
30	31	97.89	99.04	95.12	9.93	104.12	50.49	131.96	95.65 to 99.99		50,690	48,218
40	4	95.82	95.63	95.52	1.06	100.11	93.42	97.45	N/A		92,250	88,119
50	2	91.91	91.91	91.55	1.13	100.39	90.87	92.94	N/A		125,000	114,433
<u>ALL</u>												
	72	98.21	103.22	96.50	15.34	106.96	40.17	244.40	96.21 to 106.91		37,778	36,457

**2008 Correlation Section
for Garden County**

Residential Real Property

I. Correlation

RESIDENTIAL: Garden County has completed a new residential appraisal countywide in all assessor locations for new 2008 valuations. These accomplishments are shown through the six tables of data for the property class. The county contracted an outside appraiser, Jerry Knoche to train assessment staff in listing property and properly list the information in the CAMA system using June 2005 costing tables. Jerry Knoche assisted the county in establishing new depreciation tables from the market. All data was updated in accordance with professionally mass appraisal standards. The assessor and staff worked diligently to achieve these goals for this year and were successful with a granted extension of filing the abstract of assessment by the Property Tax Administrator.

**2008 Correlation Section
for Garden 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	128	72	56.25
2007	130	89	68.46
2006	112	79	70.54
2005	123	86	69.92
2004	142	108	76.06
2003	132	100	75.76
2002	118	89	75.42
2001	110	88	80

RESIDENTIAL: 2008 indicates a decrease in the number of total and qualified residential sales in Garden County. The total number of sales includes seven sales that have been substantially changed since the time of sale. Hypothetically, if those sales could be used, the percent used would increase to 62% for the use of qualified measures.

2008 Correlation Section for Garden County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Garden 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	87.97	17.73	103.57	98.21
2007	94.19	2.58	96.62	95.47
2006	94.19	1.61	95.7	94.50
2005	90.09	4.98	94.57	96.70
2004	96.07	0.3	96.36	96.07
2003	98	0.68	98.67	98
2002	84	10.58	92.89	97
2001	98	-1.72	96.31	99

RESIDENTIAL: No reliability is put on the Trended Preliminary Ratio due to the new appraisal and valuations that have been implemented this year. The percent change in Assessed Value (excl. growth) is representing the major countywide reappraisal that was completed in 2008 in Garden County. The county has met their goal of the new residential reappraisal being completed this year.

**2008 Correlation Section
for Garden 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 Garden 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)
10.81	2008	17.73
0.92	2007	2.58
3.22	2006	1.61
6.72	2005	4.98
1.21	2004	0.3
3	2003	1
18.22	2002	10.58
-0.32	2001	-1.72

RESIDENTIAL: Table IV accurately reflects the new appraisal completed this year countywide for residential property. The overall change in assessed value is higher than percent change in the sales file. These percents are representing the fairness between sold and unsold properties. Statistical representation from the sales file measurements are an accurate measure of the population.

2008 Correlation Section for Garden 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 Garden County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.21	96.50	103.22

RESIDENTIAL: The median and weighted mean are close and support each other well. Although the mean measure of central tendency is outside of the acceptable parameters, there is no other information available to indicate the median is not the best indication of the level of value.

**2008 Correlation Section
for Garden County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	15.34	106.96
Difference	0.34	3.96

RESIDENTIAL: The coefficient of dispersion rounds to 15, which is acceptable for residential property. The price related differential is above the range for this property class, which indicates higher valued properties may be under-valued and lower priced properties are being over-valued. Based on the coefficient of dispersion, and the known assessment practices of the Garden County Assessor, it is believed that the county has uniform and proportionate assessment practices for 2008.

**2008 Correlation Section
for Garden 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	80	72	-8
Median	87.97	98.21	10.24
Wgt. Mean	86.08	96.50	10.42
Mean	100.86	103.22	2.36
COD	33.70	15.34	-18.36
PRD	117.16	106.96	-10.2
Min Sales Ratio	40.17	40.17	0
Max Sales Ratio	374.20	244.40	-129.8

RESIDENTIAL: The significant differences shown on Table VII between the preliminary statistics and the R&O statistics were made due to the implementation of a countywide residential appraisal for all properties for the current assessment year. As the table indicates, the statistics highly improved with the median and weighted mean changing dramatically. Likewise the qualitative statistics improved to 15.34 (COD) and 106.96 (PRD) respectively. Eight less number of sales are due to substantially changed properties that were reviewed through the reappraisal.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	15	MEDIAN:	99	COV:	20.36	95% Median C.I.:	85.53 to 115.71	(! : Derived)
TOTAL Sales Price:	382,300	WGT. MEAN:	96	STD:	20.62	95% Wgt. Mean C.I.:	85.51 to 105.90	
TOTAL Adj.Sales Price:	382,000	MEAN:	101	AVG.ABS.DEV:	15.37	95% Mean C.I.:	89.83 to 112.67	
TOTAL Assessed Value:	365,594							
AVG. Adj. Sales Price:	25,466	COD:	15.55	MAX Sales Ratio:	140.83			
AVG. Assessed Value:	24,372	PRD:	105.79	MIN Sales Ratio:	65.63			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	85.53	85.65	85.97	0.58	99.62	84.96	86.46	N/A	60,166	51,727
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	106.89	106.89	106.54	2.90	100.32	103.78	109.99	N/A	9,000	9,588
04/01/05 TO 06/30/05	1	94.63	94.63	94.63			94.63	94.63	N/A	7,500	7,097
07/01/05 TO 09/30/05	1	79.20	79.20	79.20			79.20	79.20	N/A	10,000	7,920
10/01/05 TO 12/31/05	2	98.56	98.56	98.66	0.33	99.90	98.23	98.88	N/A	19,000	18,745
01/01/06 TO 03/31/06	1	119.70	119.70	119.70			119.70	119.70	N/A	1,000	1,197
04/01/06 TO 06/30/06	1	99.30	99.30	99.30			99.30	99.30	N/A	70,000	69,513
07/01/06 TO 09/30/06	3	135.93	114.13	119.56	18.44	95.45	65.63	140.83	N/A	17,833	21,322
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07	1	115.71	115.71	115.71			115.71	115.71	N/A	3,500	4,050
<u>Study Years</u>											
07/01/04 TO 06/30/05	6	90.54	94.23	88.09	9.47	106.97	84.96	109.99	84.96 to 109.99	34,333	30,242
07/01/05 TO 06/30/06	5	98.88	99.06	97.58	8.41	101.52	79.20	119.70	N/A	23,800	23,224
07/01/06 TO 06/30/07	4	125.82	114.53	119.33	18.96	95.97	65.63	140.83	N/A	14,250	17,004
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	6	98.56	97.45	97.53	6.86	99.92	79.20	109.99	79.20 to 109.99	12,250	11,947
01/01/06 TO 12/31/06	5	119.70	112.28	108.17	18.69	103.79	65.63	140.83	N/A	24,900	26,935
<u>ALL</u>											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LEWELLEN	2	105.17	105.17	101.34	10.02	103.78	94.63	115.71	N/A	5,500	5,573
LISCO	1	119.70	119.70	119.70			119.70	119.70	N/A	1,000	1,197
OSHKOSH	9	86.46	97.29	93.82	20.38	103.71	65.63	140.83	79.20 to 135.93	31,333	29,395
RURAL	3	103.78	104.36	100.78	3.43	103.54	99.30	109.99	N/A	29,333	29,563
<u>ALL</u>											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	9	94.63	102.39	95.14	18.15	107.62	79.20	140.83	84.96 to 135.93	28,277	26,903
2	2	82.26	82.26	87.22	20.21	94.31	65.63	98.88	N/A	19,250	16,790
3	4	106.89	108.19	101.00	6.22	107.12	99.30	119.70	N/A	22,250	22,471
<u>ALL</u>											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	15	MEDIAN:	99	COV:	20.36	95% Median C.I.:	85.53 to 115.71	(! : Derived)
TOTAL Sales Price:	382,300	WGT. MEAN:	96	STD:	20.62	95% Wgt. Mean C.I.:	85.51 to 105.90	
TOTAL Adj.Sales Price:	382,000	MEAN:	101	AVG.ABS.DEV:	15.37	95% Mean C.I.:	89.83 to 112.67	
TOTAL Assessed Value:	365,594							
AVG. Adj. Sales Price:	25,466	COD:	15.55	MAX Sales Ratio:	140.83			
AVG. Assessed Value:	24,372	PRD:	105.79	MIN Sales Ratio:	65.63			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	94.63	98.82	94.99	18.14	104.04	65.63	140.83	79.20 to 135.93	31,818	30,222
2	4	106.89	107.93	103.58	6.47	104.20	98.23	119.70	N/A	8,000	8,286
____ALL____											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	140.83	140.83	140.83			140.83	140.83	N/A	15,000	21,125
03	14	98.56	98.42	93.86	13.67	104.86	65.63	135.93	84.96 to 115.71	26,214	24,604
04											
____ALL____											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025											
25-0095											
35-0001	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372
NonValid School											
____ALL____											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

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	5	109.99	114.64	112.24	10.52	102.14	98.88	140.83	N/A	11,800	13,243
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	97.46	97.46	88.67	18.73	109.91	79.20	115.71	N/A	6,750	5,985
1920 TO 1939	3	94.63	92.80	90.15	4.47	102.93	85.53	98.23	N/A	16,833	15,175
1940 TO 1949	1	86.46	86.46	86.46			86.46	86.46	N/A	110,500	95,541
1950 TO 1959	1	65.63	65.63	65.63			65.63	65.63	N/A	13,500	8,860
1960 TO 1969	2	110.45	110.45	104.56	23.07	105.63	84.96	135.93	N/A	32,500	33,982
1970 TO 1979											
1980 TO 1989											
1990 TO 1994	1	99.30	99.30	99.30			99.30	99.30	N/A	70,000	69,513
1995 TO 1999											
2000 TO Present											
____ALL____											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	15	MEDIAN:	99	COV:	20.36	95% Median C.I.:	85.53 to 115.71	(! : Derived)
TOTAL Sales Price:	382,300	WGT. MEAN:	96	STD:	20.62	95% Wgt. Mean C.I.:	85.51 to 105.90	
TOTAL Adj. Sales Price:	382,000	MEAN:	101	AVG. ABS. DEV:	15.37	95% Mean C.I.:	89.83 to 112.67	
TOTAL Assessed Value:	365,594							
AVG. Adj. Sales Price:	25,466	COD:	15.55	MAX Sales Ratio:	140.83			
AVG. Assessed Value:	24,372	PRD:	105.79	MIN Sales Ratio:	65.63			

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	117.71	117.71	116.60	1.69	100.95	115.71	119.70	N/A	2,250	2,623
5000 TO 9999	2	102.31	102.31	102.55	7.51	99.76	94.63	109.99	N/A	7,750	7,948
Total \$ _____											
1 TO 9999	4	112.85	110.01	105.72	6.82	104.06	94.63	119.70	N/A	5,000	5,285
10000 TO 29999	7	98.88	103.21	107.40	19.86	96.10	65.63	140.83	65.63 to 140.83	15,928	17,107
30000 TO 59999	2	85.25	85.25	85.20	0.33	100.05	84.96	85.53	N/A	35,000	29,821
60000 TO 99999	1	99.30	99.30	99.30			99.30	99.30	N/A	70,000	69,513
100000 TO 149999	1	86.46	86.46	86.46			86.46	86.46	N/A	110,500	95,541
ALL _____											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	117.71	117.71	116.60	1.69	100.95	115.71	119.70	N/A	2,250	2,623
5000 TO 9999	4	86.91	87.36	83.78	17.20	104.27	65.63	109.99	N/A	9,750	8,169
Total \$ _____											
1 TO 9999	6	102.31	97.48	87.18	17.26	111.81	65.63	119.70	65.63 to 119.70	7,250	6,320
10000 TO 29999	5	98.88	105.45	101.78	12.31	103.61	85.53	140.83	N/A	18,600	18,930
30000 TO 59999	2	110.45	110.45	104.56	23.07	105.63	84.96	135.93	N/A	32,500	33,982
60000 TO 99999	2	92.88	92.88	91.44	6.91	101.57	86.46	99.30	N/A	90,250	82,527
ALL _____											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	109.99	114.64	112.24	10.52	102.14	98.88	140.83	N/A	11,800	13,243
10	4	90.54	94.00	87.15	12.34	107.85	79.20	115.71	N/A	32,875	28,652
20	6	91.88	94.93	96.48	17.66	98.39	65.63	135.93	65.63 to 135.93	31,916	30,794
ALL _____											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	15	MEDIAN:	99	COV:	20.36	95% Median C.I.:	85.53 to 115.71	(! : Derived)
TOTAL Sales Price:	382,300	WGT. MEAN:	96	STD:	20.62	95% Wgt. Mean C.I.:	85.51 to 105.90	
TOTAL Adj.Sales Price:	382,000	MEAN:	101	AVG.ABS.DEV:	15.37	95% Mean C.I.:	89.83 to 112.67	
TOTAL Assessed Value:	365,594							
AVG. Adj. Sales Price:	25,466	COD:	15.55	MAX Sales Ratio:	140.83			
AVG. Assessed Value:	24,372	PRD:	105.79	MIN Sales Ratio:	65.63			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	109.99	114.64	112.24	10.52	102.14	98.88	140.83	N/A	11,800	13,243
170	1	135.93	135.93	135.93			135.93	135.93	N/A	25,000	33,982
325	1	84.96	84.96	84.96			84.96	84.96	N/A	40,000	33,982
326	1	79.20	79.20	79.20			79.20	79.20	N/A	10,000	7,920
343	1	86.46	86.46	86.46			86.46	86.46	N/A	110,500	95,541
344	1	98.23	98.23	98.23			98.23	98.23	N/A	13,000	12,770
350	1	94.63	94.63	94.63			94.63	94.63	N/A	7,500	7,097
353	2	75.58	75.58	79.36	13.16	95.24	65.63	85.53	N/A	21,750	17,260
438	1	99.30	99.30	99.30			99.30	99.30	N/A	70,000	69,513
50	1	115.71	115.71	115.71			115.71	115.71	N/A	3,500	4,050
<u>ALL</u>	<u>15</u>	<u>98.88</u>	<u>101.25</u>	<u>95.71</u>	<u>15.55</u>	<u>105.79</u>	<u>65.63</u>	<u>140.83</u>	<u>85.53 to 115.71</u>	<u>25,466</u>	<u>24,372</u>

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

Commercial

Garden County began a countywide reappraisal for commercial, residential and agricultural improvements with the contracted assistance from Jerry Knoche. Jerry trained the assessor's staff and two listers to begin the reappraisal process. In the commercial class of property, the listing has been done, and will be ready for new valuations for 2009.

No major changes in the commercial properties in Garden County have occurred for 2008. New pickup work was timely completed and the assessor and staff are diligently working on the goal to finish the reappraisal for 2009.

2008 Assessment Survey for Garden County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	The Garden County Assessor, staff and listers.
2.	Valuation done by:
	The Garden County Assessor and part time appraiser.
3.	Pickup work done by whom:
	The Garden County Assessor, staff and listers.
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June/2005 for new pickup work and 2000 for prior work.
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	A low number of commercial sales in Garden County have made it difficult to develop accurate depreciation schedules.
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?
	N/A
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?
	N/A
8.	Number of market areas/neighborhoods for this property class?
	4
9.	How are these defined?
	These are defined by assessor location and market.
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>)
	No

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
1	0	0	1

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	15	MEDIAN:	99	COV:	20.36	95% Median C.I.:	85.53 to 115.71	(! : Derived)
TOTAL Sales Price:	382,300	WGT. MEAN:	96	STD:	20.62	95% Wgt. Mean C.I.:	85.51 to 105.90	
TOTAL Adj.Sales Price:	382,000	MEAN:	101	AVG.ABS.DEV:	15.37	95% Mean C.I.:	89.83 to 112.67	
TOTAL Assessed Value:	365,594							
AVG. Adj. Sales Price:	25,466	COD:	15.55	MAX Sales Ratio:	140.83			
AVG. Assessed Value:	24,372	PRD:	105.79	MIN Sales Ratio:	65.63			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	85.53	85.65	85.97	0.58	99.62	84.96	86.46	N/A	60,166	51,727
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	106.89	106.89	106.54	2.90	100.32	103.78	109.99	N/A	9,000	9,588
04/01/05 TO 06/30/05	1	94.63	94.63	94.63			94.63	94.63	N/A	7,500	7,097
07/01/05 TO 09/30/05	1	79.20	79.20	79.20			79.20	79.20	N/A	10,000	7,920
10/01/05 TO 12/31/05	2	98.56	98.56	98.66	0.33	99.90	98.23	98.88	N/A	19,000	18,745
01/01/06 TO 03/31/06	1	119.70	119.70	119.70			119.70	119.70	N/A	1,000	1,197
04/01/06 TO 06/30/06	1	99.30	99.30	99.30			99.30	99.30	N/A	70,000	69,513
07/01/06 TO 09/30/06	3	135.93	114.13	119.56	18.44	95.45	65.63	140.83	N/A	17,833	21,322
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07	1	115.71	115.71	115.71			115.71	115.71	N/A	3,500	4,050
<u>Study Years</u>											
07/01/04 TO 06/30/05	6	90.54	94.23	88.09	9.47	106.97	84.96	109.99	84.96 to 109.99	34,333	30,242
07/01/05 TO 06/30/06	5	98.88	99.06	97.58	8.41	101.52	79.20	119.70	N/A	23,800	23,224
07/01/06 TO 06/30/07	4	125.82	114.53	119.33	18.96	95.97	65.63	140.83	N/A	14,250	17,004
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	6	98.56	97.45	97.53	6.86	99.92	79.20	109.99	79.20 to 109.99	12,250	11,947
01/01/06 TO 12/31/06	5	119.70	112.28	108.17	18.69	103.79	65.63	140.83	N/A	24,900	26,935
<u>ALL</u>											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LEWELLEN	2	105.17	105.17	101.34	10.02	103.78	94.63	115.71	N/A	5,500	5,573
LISCO	1	119.70	119.70	119.70			119.70	119.70	N/A	1,000	1,197
OSHKOSH	9	86.46	97.29	93.82	20.38	103.71	65.63	140.83	79.20 to 135.93	31,333	29,395
RURAL	3	103.78	104.36	100.78	3.43	103.54	99.30	109.99	N/A	29,333	29,563
<u>ALL</u>											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	9	94.63	102.39	95.14	18.15	107.62	79.20	140.83	84.96 to 135.93	28,277	26,903
2	2	82.26	82.26	87.22	20.21	94.31	65.63	98.88	N/A	19,250	16,790
3	4	106.89	108.19	101.00	6.22	107.12	99.30	119.70	N/A	22,250	22,471
<u>ALL</u>											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	15	MEDIAN:	99	COV:	20.36	95% Median C.I.:	85.53 to 115.71	(! : Derived)
TOTAL Sales Price:	382,300	WGT. MEAN:	96	STD:	20.62	95% Wgt. Mean C.I.:	85.51 to 105.90	
TOTAL Adj.Sales Price:	382,000	MEAN:	101	AVG.ABS.DEV:	15.37	95% Mean C.I.:	89.83 to 112.67	
TOTAL Assessed Value:	365,594							
AVG. Adj. Sales Price:	25,466	COD:	15.55	MAX Sales Ratio:	140.83			
AVG. Assessed Value:	24,372	PRD:	105.79	MIN Sales Ratio:	65.63			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	11	94.63	98.82	94.99	18.14	104.04	65.63	140.83	79.20 to 135.93	31,818	30,222
2	4	106.89	107.93	103.58	6.47	104.20	98.23	119.70	N/A	8,000	8,286
____ALL____											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	140.83	140.83	140.83			140.83	140.83	N/A	15,000	21,125
03	14	98.56	98.42	93.86	13.67	104.86	65.63	135.93	84.96 to 115.71	26,214	24,604
04											
____ALL____											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025											
25-0095											
35-0001	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372
NonValid School											
____ALL____											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

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	5	109.99	114.64	112.24	10.52	102.14	98.88	140.83	N/A	11,800	13,243
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	2	97.46	97.46	88.67	18.73	109.91	79.20	115.71	N/A	6,750	5,985
1920 TO 1939	3	94.63	92.80	90.15	4.47	102.93	85.53	98.23	N/A	16,833	15,175
1940 TO 1949	1	86.46	86.46	86.46			86.46	86.46	N/A	110,500	95,541
1950 TO 1959	1	65.63	65.63	65.63			65.63	65.63	N/A	13,500	8,860
1960 TO 1969	2	110.45	110.45	104.56	23.07	105.63	84.96	135.93	N/A	32,500	33,982
1970 TO 1979											
1980 TO 1989											
1990 TO 1994	1	99.30	99.30	99.30			99.30	99.30	N/A	70,000	69,513
1995 TO 1999											
2000 TO Present											
____ALL____											
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	15	MEDIAN:	99	COV:	20.36	95% Median C.I.:	85.53 to 115.71	(! : Derived)
TOTAL Sales Price:	382,300	WGT. MEAN:	96	STD:	20.62	95% Wgt. Mean C.I.:	85.51 to 105.90	
TOTAL Adj. Sales Price:	382,000	MEAN:	101	AVG. ABS. DEV:	15.37	95% Mean C.I.:	89.83 to 112.67	
TOTAL Assessed Value:	365,594							
AVG. Adj. Sales Price:	25,466	COD:	15.55	MAX Sales Ratio:	140.83			
AVG. Assessed Value:	24,372	PRD:	105.79	MIN Sales Ratio:	65.63			

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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	2	117.71	117.71	116.60	1.69	100.95	115.71	119.70	N/A	2,250	2,623	
5000 TO 9999	2	102.31	102.31	102.55	7.51	99.76	94.63	109.99	N/A	7,750	7,948	
Total \$ _____												
1 TO 9999	4	112.85	110.01	105.72	6.82	104.06	94.63	119.70	N/A	5,000	5,285	
10000 TO 29999	7	98.88	103.21	107.40	19.86	96.10	65.63	140.83	65.63 to 140.83	15,928	17,107	
30000 TO 59999	2	85.25	85.25	85.20	0.33	100.05	84.96	85.53	N/A	35,000	29,821	
60000 TO 99999	1	99.30	99.30	99.30			99.30	99.30	N/A	70,000	69,513	
100000 TO 149999	1	86.46	86.46	86.46			86.46	86.46	N/A	110,500	95,541	
ALL _____												
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372	

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	2	117.71	117.71	116.60	1.69	100.95	115.71	119.70	N/A	2,250	2,623	
5000 TO 9999	4	86.91	87.36	83.78	17.20	104.27	65.63	109.99	N/A	9,750	8,169	
Total \$ _____												
1 TO 9999	6	102.31	97.48	87.18	17.26	111.81	65.63	119.70	65.63 to 119.70	7,250	6,320	
10000 TO 29999	5	98.88	105.45	101.78	12.31	103.61	85.53	140.83	N/A	18,600	18,930	
30000 TO 59999	2	110.45	110.45	104.56	23.07	105.63	84.96	135.93	N/A	32,500	33,982	
60000 TO 99999	2	92.88	92.88	91.44	6.91	101.57	86.46	99.30	N/A	90,250	82,527	
ALL _____												
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372	

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	5	109.99	114.64	112.24	10.52	102.14	98.88	140.83	N/A	11,800	13,243	
10	4	90.54	94.00	87.15	12.34	107.85	79.20	115.71	N/A	32,875	28,652	
20	6	91.88	94.93	96.48	17.66	98.39	65.63	135.93	65.63 to 135.93	31,916	30,794	
ALL _____												
	15	98.88	101.25	95.71	15.55	105.79	65.63	140.83	85.53 to 115.71	25,466	24,372	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	15	MEDIAN:	99	COV:	20.36	95% Median C.I.:	85.53 to 115.71	(! : Derived)
TOTAL Sales Price:	382,300	WGT. MEAN:	96	STD:	20.62	95% Wgt. Mean C.I.:	85.51 to 105.90	
TOTAL Adj.Sales Price:	382,000	MEAN:	101	AVG.ABS.DEV:	15.37	95% Mean C.I.:	89.83 to 112.67	
TOTAL Assessed Value:	365,594							
AVG. Adj. Sales Price:	25,466	COD:	15.55	MAX Sales Ratio:	140.83			
AVG. Assessed Value:	24,372	PRD:	105.79	MIN Sales Ratio:	65.63			

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	109.99	114.64	112.24	10.52	102.14	98.88	140.83	N/A	11,800	13,243
170	1	135.93	135.93	135.93			135.93	135.93	N/A	25,000	33,982
325	1	84.96	84.96	84.96			84.96	84.96	N/A	40,000	33,982
326	1	79.20	79.20	79.20			79.20	79.20	N/A	10,000	7,920
343	1	86.46	86.46	86.46			86.46	86.46	N/A	110,500	95,541
344	1	98.23	98.23	98.23			98.23	98.23	N/A	13,000	12,770
350	1	94.63	94.63	94.63			94.63	94.63	N/A	7,500	7,097
353	2	75.58	75.58	79.36	13.16	95.24	65.63	85.53	N/A	21,750	17,260
438	1	99.30	99.30	99.30			99.30	99.30	N/A	70,000	69,513
50	1	115.71	115.71	115.71			115.71	115.71	N/A	3,500	4,050
<u>ALL</u>	<u>15</u>	<u>98.88</u>	<u>101.25</u>	<u>95.71</u>	<u>15.55</u>	<u>105.79</u>	<u>65.63</u>	<u>140.83</u>	<u>85.53 to 115.71</u>	<u>25,466</u>	<u>24,372</u>

**2008 Correlation Section
for Garden County**

Commerical Real Property

I. Correlation

COMMERCIAL: No changes, except annual pickup work were taken in the commercial property class. Garden County is currently working on a commercial reappraisal and they have the goal to complete this project for valuations in 2009.

**2008 Correlation Section
for Garden 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	29	15	51.72
2007	27	14	51.85
2006	29	17	58.62
2005	55	16	29.09
2004	59	20	33.9
2003	47	18	38.3
2002	24	19	79.17
2001	23	15	65.22

COMMERCIAL: The percent of qualified commercial sales has been over 50% for the past six years and shows a stable average of the percent of the total sales used in Garden County. Historically Garden County has a very small sample size available in the commercial class of property to utilize for measurement purposes.

**2008 Correlation Section
for Garden County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Garden County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	98.88	0.89	99.76	98.88
2007	96.43	0.5	96.92	96.43
2006	94.63	1.84	96.37	94.63
2005	97.85	-0.28	97.57	97.85
2004	95.59	-13.91	82.29	95.59
2003	96	1.63	97.56	96
2002	96	0.21	96.2	96
2001	95	0.25	95.24	96

COMMERCIAL: Less than one percent difference is shown between the Trended Preliminary Ratio and the R&O Ratio. This is supportive of the minor maintenance work completed in the Commercial Property Class for 2008. The R&O Ratio is identical to the Preliminary Median and corresponds to the assessor's report that no changes were made other than annual pickup work.

**2008 Correlation Section
for Garden 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 Garden County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
0	2008	0.89
0	2007	0.5
0	2006	1.84
0	2005	-0.28
0	2004	-13.91
0	2003	2
2.32	2002	0.21
31.89	2001	0.25

COMMERCIAL: No changes were made to the sales within the commercial property. This is identical to the assessor's report for 2008. Only minor changes were made through maintenance and review work in Garden County.

2008 Correlation Section for Garden 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 Garden County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.88	95.71	101.25

COMMERCIAL: The median and weighted mean measures of central tendency are both within the acceptable parameters for commercial property in Garden County. Although the mean is slightly over the upper limit, there is no indication that the median is not the best measure to represent the commercial property class for 2008.

**2008 Correlation Section
for Garden County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	15.55	105.79
Difference	0	2.79

COMMERCIAL: The limited number of commercial sales within the current study period reflects a coefficient of dispersion within the acceptable ranges for Garden County. Although the price related differential is above the upper limits, the sample size of 15 qualified sales is very small to represent both qualitative statistics. Based on the COD and the known assessment practices in Garden County, it is believed that the county has uniform and proportionate assessments for 2008.

**2008 Correlation Section
for Garden 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	15	15	0
Median	98.88	98.88	0
Wgt. Mean	95.71	95.71	0
Mean	101.25	101.25	0
COD	15.55	15.55	0
PRD	105.79	105.79	0
Min Sales Ratio	65.63	65.63	0
Max Sales Ratio	140.83	140.83	0

COMMERCIAL: No changes were made in the commercial property class in Garden County as shown on Table VII. Garden County is currently in the process of completing a reappraisal for new valuations to be implemented in 2009.

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

Agricultural

The Garden County Assessor reviewed the market information to equalize the agricultural land values for 2008. Changes were made by the County Assessor warranted both minor increases and decreases county wide. Irrigated and grass subclasses experienced increases while dry land subclasses had minor decreases or remained the same.

The irrigated sub classifications of 1A, 2A1 and 2A increased \$10 per acre. No other irrigated values changed this year. Irrigated sales are very minor in Garden County which makes the market information very limited to set irrigated land values.

With approximately 4,180 acres of dry land in the current sales file for this study period the market analysis conducted by the assessor supported minor \$5 decreases for 1D, 2D1 and 2D while the other dry values remained the same as set in 2007.

A higher inventory for grassland supports \$5-15 increases for all grass classifications for 2008. Garden County has over 18,100 sold grass acres in the study period versus 600 for irrigated acres. This has been consistent with the area around Garden County due to a strong market for grassland. Garden County is mainly grass with approximately 84% of the total county acres being grass.

2008 Assessment Survey for Garden County

Agricultural Appraisal Information

1.	Data collection done by:
	The Garden County Assessor and staff.
2.	Valuation done by:
	The Garden County Assessor
3.	Pickup work done by whom:
	The Garden County Assessor and staff.
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes
a.	How is agricultural land defined in this county?
	By primary 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?
	N/A
6.	What is the date of the soil survey currently used?
	1998
7.	What date was the last countywide land use study completed?
	2007 and it is kept up to date as information is received in the office.
a.	By what method? (Physical inspection, FSA maps, etc.) Information statements, questionnaires, web-sites, personal property schedules, Farm Service Agency and self reporting are all used for methods.
b.	By whom? The Garden County Assessor and staff.
c.	What proportion is complete / implemented at this time?
8.	Number of market areas/neighborhoods in the agricultural property class:
	1

9.	How are market areas/neighborhoods defined in this property class?
	The market areas are defined by market information within the entire county.
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	Yes, in 1999.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total

The Assessor's office has recently sent every property owner permission request forms for Farm Service Agency maps. Over 95% of the owners have returned signed forms.

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

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

Agricultural Land

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

Special Valuation of Agricultural Land

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

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen
Property Tax Administrator

SPECIAL VALUE SECTION
CORRELATION For
Garden County

I. Agricultural Land Correlation

In Garden County there are forty-four qualified unimproved agricultural sales that are valued as having non-influenced values. The measures of central tendency rounded (median 73%, weighted mean 69% mean 73%) are all within the acceptable range for the level of value. The measures of quality will indicate the coefficient of dispersion (15.77%) is within the prescribed parameters. The price-related differential is over the acceptable range by 2.09 points. Overall the measures united with the knowledge of the assessment practices are indicators that the standards of level of value and quality of assessment have been met.

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6532

Type: Qualified

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

NUMBER of Sales:	44	MEDIAN:	73	COV:	21.72	95% Median C.I.:	67.14 to 77.46	(!: Derived)
(AgLand) TOTAL Sales Price:	7,268,302	WGT. MEAN:	69	STD:	15.82	95% Wgt. Mean C.I.:	62.41 to 76.15	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,186,782	MEAN:	73	AVG.ABS.DEV:	11.58	95% Mean C.I.:	68.13 to 77.48	
(AgLand) TOTAL Assessed Value:	4,978,928							
AVG. Adj. Sales Price:	163,335	COD:	15.77	MAX Sales Ratio:	109.31			
AVG. Assessed Value:	113,157	PRD:	105.09	MIN Sales Ratio:	40.03			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	4	73.54	69.54	69.59	13.30	99.93	49.05	82.03	N/A	130,509	90,815
10/01/04 TO 12/31/04	2	89.80	89.80	86.28	10.30	104.08	80.55	99.04	N/A	33,487	28,892
01/01/05 TO 03/31/05	2	101.75	101.75	94.50	7.31	107.66	94.31	109.18	N/A	301,741	285,154
04/01/05 TO 06/30/05	3	80.64	81.88	83.24	7.30	98.37	73.66	91.33	N/A	179,395	149,321
07/01/05 TO 09/30/05	4	71.07	65.41	59.71	16.07	109.54	40.14	79.36	N/A	89,047	53,172
10/01/05 TO 12/31/05	4	71.34	65.04	72.20	13.77	90.08	40.03	77.46	N/A	154,000	111,188
01/01/06 TO 03/31/06	7	75.74	73.79	74.82	6.92	98.62	61.71	82.86	61.71 to 82.86	146,660	109,736
04/01/06 TO 06/30/06	9	73.10	73.15	65.40	14.12	111.86	46.20	98.42	60.79 to 87.69	84,324	55,144
07/01/06 TO 09/30/06	1	65.53	65.53	65.53			65.53	65.53	N/A	682,000	446,942
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	3	64.51	76.48	58.31	27.74	131.17	55.62	109.31	N/A	527,757	307,714
04/01/07 TO 06/30/07	5	58.52	60.97	57.18	10.29	106.64	49.89	75.16	N/A	86,620	49,525
<u>Study Years</u>											
07/01/04 TO 06/30/05	11	80.64	82.44	83.16	14.15	99.13	49.05	109.18	70.47 to 99.04	157,334	130,846
07/01/05 TO 06/30/06	24	73.15	70.70	69.69	12.48	101.44	40.03	98.42	67.14 to 77.46	114,905	80,079
07/01/06 TO 06/30/07	9	63.07	66.65	59.95	16.25	111.17	49.89	109.31	55.62 to 75.16	299,819	179,746
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	13	74.29	74.69	79.27	17.39	94.21	40.03	109.18	67.84 to 91.33	162,604	128,901
01/01/06 TO 12/31/06	17	73.20	72.97	69.36	11.24	105.21	46.20	98.42	65.53 to 78.54	145,149	100,670
<u>ALL</u>											
	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157

PAD 2008 R&O Agricultural Statistics

Base Stat

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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	
1639	1	94.31	94.31	94.31			94.31	94.31	N/A	595,700	561,813	
1693	1	91.33	91.33	91.33			91.33	91.33	N/A	257,827	235,473	
1985	1	55.62	55.62	55.62			55.62	55.62	N/A	1,193,571	663,818	
2207	1	46.20	46.20	46.20			46.20	46.20	N/A	225,000	103,957	
2209	1	64.51	64.51	64.51			64.51	64.51	N/A	372,000	239,977	
2259	1	73.66	73.66	73.66			73.66	73.66	N/A	194,695	143,411	
2263	3	67.14	76.21	70.33	17.55	108.37	63.07	98.42	N/A	105,380	74,108	
2269	2	58.38	58.38	58.37	0.25	100.00	58.23	58.52	N/A	100,800	58,841	
2491	1	72.44	72.44	72.44			72.44	72.44	N/A	179,250	129,840	
2493	3	78.54	66.44	65.28	17.19	101.77	40.14	80.64	N/A	134,055	87,515	
2495	1	87.69	87.69	87.69			87.69	87.69	N/A	20,000	17,537	
2551	10	73.69	76.28	70.24	10.65	108.60	60.79	109.18	65.53 to 82.03	154,484	108,504	
2553	3	75.16	84.96	74.34	17.25	114.28	70.41	109.31	N/A	74,459	55,354	
2557	3	49.05	46.32	48.95	6.70	94.63	40.03	49.89	N/A	100,166	49,033	
2783	1	74.90	74.90	74.90			74.90	74.90	N/A	33,417	25,028	
2785	6	77.40	76.91	74.25	10.27	103.58	61.71	99.04	61.71 to 99.04	94,261	69,993	
2789	2	78.03	78.03	80.73	6.19	96.65	73.20	82.86	N/A	150,493	121,497	
2791	3	76.60	74.64	74.71	6.00	99.90	66.76	80.55	N/A	86,712	64,784	
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	
AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	
STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	

PAD 2008 R&O Agricultural Statistics

Base Stat

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MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	12	74.60	73.73	74.35	5.88	99.17	61.71	82.86	67.84 to 78.08	97,273	72,324	
DRY-N/A	5	82.03	80.00	75.38	13.52	106.14	60.79	99.04	N/A	69,625	52,482	
GRASS	14	67.97	71.64	66.42	22.92	107.86	40.14	109.31	55.62 to 94.31	281,837	187,195	
GRASS-N/A	10	77.40	78.03	77.72	9.58	100.40	63.07	98.42	67.14 to 91.33	135,864	105,590	
IRRGTD	1	49.05	49.05	49.05			49.05	49.05	N/A	124,000	60,826	
IRRGTD-N/A	2	43.12	43.12	45.75	7.16	94.25	40.03	46.20	N/A	121,500	55,581	
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	13	74.90	75.68	74.78	7.89	101.20	61.71	99.04	67.84 to 80.55	91,387	68,341	
DRY-N/A	4	76.25	75.25	73.88	12.61	101.85	60.79	87.69	N/A	81,843	60,465	
GRASS	18	73.05	74.70	68.58	20.84	108.92	40.14	109.31	58.52 to 91.33	250,119	171,540	
GRASS-N/A	6	75.22	73.12	73.41	7.12	99.61	63.07	80.64	63.07 to 80.64	133,704	98,152	
IRRGTD	3	46.20	45.09	46.86	6.51	96.22	40.03	49.05	N/A	122,333	57,329	
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	17	74.90	75.58	74.59	9.05	101.33	60.79	99.04	67.84 to 82.03	89,141	66,488	
GRASS	23	73.66	74.79	69.35	17.44	107.84	40.14	109.31	65.53 to 79.36	229,190	158,948	
GRASS-N/A	1	63.07	63.07	63.07			63.07	63.07	N/A	33,000	20,814	
IRRGTD	3	46.20	45.09	46.86	6.51	96.22	40.03	49.05	N/A	122,333	57,329	
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
25-0025	2	78.57	78.57	77.56	2.51	101.31	76.60	80.55	N/A	95,818	74,312	
25-0095												
35-0001	42	73.15	72.53	69.05	16.24	105.04	40.03	109.31	67.14 to 77.33	166,551	115,007	
NonValid School												
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6532

Type: Qualified

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

NUMBER of Sales:	44	MEDIAN:	73	COV:	21.72	95% Median C.I.:	67.14 to 77.46	(! : Derived)
(AgLand) TOTAL Sales Price:	7,268,302	WGT. MEAN:	69	STD:	15.82	95% Wgt. Mean C.I.:	62.41 to 76.15	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,186,782	MEAN:	73	AVG.ABS.DEV:	11.58	95% Mean C.I.:	68.13 to 77.48	
(AgLand) TOTAL Assessed Value:	4,978,928							
AVG. Adj. Sales Price:	163,335	COD:	15.77	MAX Sales Ratio:	109.31			
AVG. Assessed Value:	113,157	PRD:	105.09	MIN Sales Ratio:	40.03			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	40.03	40.03	40.03			40.03	40.03	N/A	18,000	7,205
30.01 TO 50.00	3	87.69	90.39	85.71	13.26	105.46	74.29	109.18	N/A	15,742	13,492
50.01 TO 100.00	4	76.49	75.27	62.48	17.38	120.47	49.05	99.04	N/A	52,416	32,749
100.01 TO 180.00	9	73.20	74.03	70.85	13.42	104.49	60.79	109.31	61.71 to 80.55	52,108	36,918
180.01 TO 330.00	7	67.84	69.40	64.84	21.94	107.04	40.14	98.42	40.14 to 98.42	98,612	63,937
330.01 TO 650.00	12	72.68	70.26	69.53	10.36	101.05	46.20	82.86	67.14 to 77.46	175,381	121,939
650.01 +	8	73.05	74.49	70.10	13.64	106.27	55.62	94.31	55.62 to 94.31	456,005	319,642
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	109.18	109.18	109.18			109.18	109.18	N/A	7,782	8,496
Total \$											
1 TO 9999	1	109.18	109.18	109.18			109.18	109.18	N/A	7,782	8,496
10000 TO 29999	5	87.69	82.07	82.47	21.45	99.52	40.03	109.31	N/A	19,178	15,817
30000 TO 59999	7	75.16	75.85	75.14	11.08	100.94	60.79	98.42	60.79 to 98.42	39,341	29,562
60000 TO 99999	6	74.47	72.90	73.20	7.62	99.59	61.71	80.64	61.71 to 80.64	74,302	54,392
100000 TO 149999	9	67.84	64.00	63.80	15.77	100.31	40.14	82.03	49.05 to 76.60	120,837	77,093
150000 TO 249999	10	73.05	69.59	69.41	11.47	100.26	46.20	82.86	49.89 to 78.54	190,426	132,179
250000 TO 499999	3	72.26	76.03	74.52	12.37	102.03	64.51	91.33	N/A	299,609	223,279
500000 +	3	65.53	71.82	67.68	19.68	106.12	55.62	94.31	N/A	823,757	557,524
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6532

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

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(AgLand) TOTAL Adj.Sales Price:	7,186,782	MEAN:	73	AVG.ABS.DEV:	11.58	95% Mean C.I.:	68.13 to 77.48	
(AgLand) TOTAL Assessed Value:	4,978,928							
AVG. Adj. Sales Price:	163,335	COD:	15.77	MAX Sales Ratio:	109.31			
AVG. Assessed Value:	113,157	PRD:	105.09	MIN Sales Ratio:	40.03			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	2	74.61	74.61	60.90	46.34	122.51	40.03	109.18	N/A	12,891	7,850	
Total \$ _____												
1 TO 9999	2	74.61	74.61	60.90	46.34	122.51	40.03	109.18	N/A	12,891	7,850	
10000 TO 29999	7	78.08	83.77	80.95	15.33	103.48	63.07	109.31	63.07 to 109.31	25,115	20,330	
30000 TO 59999	11	66.76	68.11	62.92	16.84	108.24	40.14	98.42	58.23 to 80.55	72,715	45,755	
60000 TO 99999	8	71.79	69.05	67.21	13.56	102.73	49.05	82.03	49.05 to 82.03	115,504	77,633	
100000 TO 149999	8	75.13	71.58	70.51	7.86	101.52	46.20	78.54	46.20 to 78.54	176,244	124,267	
150000 TO 249999	5	72.26	75.62	74.62	11.77	101.34	64.51	91.33	N/A	276,010	205,963	
250000 TO 499999	1	65.53	65.53	65.53			65.53	65.53	N/A	682,000	446,942	
500000 +	2	74.97	74.97	68.50	25.81	109.44	55.62	94.31	N/A	894,635	612,815	
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	

**SPECIAL VALUE SECTION
CORRELATION For**

Garden County

II. Special Value Correlation

Only a small area within Garden County is affected by special value (primarily the areas bordering the North Platte River). For assessment valuation purposes, the special value has been established using similar uninfluenced sales that have occurred in the surrounding area and valued the same as other agricultural property in the county. It is the opinion that the level of value for special value within Garden County is equal to the uninfluenced agricultural level of value.

PAD 2008 Special Value Statistics

Base Stat

Query: 6532

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

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(AgLand) TOTAL Assessed Value:	4,978,928							
AVG. Adj. Sales Price:	163,335	COD:	15.77	MAX Sales Ratio:	109.31			
AVG. Assessed Value:	113,157	PRD:	105.09	MIN Sales Ratio:	40.03			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	4	73.54	69.54	69.59	13.30	99.93	49.05	82.03	N/A	130,509	90,815
10/01/04 TO 12/31/04	2	89.80	89.80	86.28	10.30	104.08	80.55	99.04	N/A	33,487	28,892
01/01/05 TO 03/31/05	2	101.75	101.75	94.50	7.31	107.66	94.31	109.18	N/A	301,741	285,154
04/01/05 TO 06/30/05	3	80.64	81.88	83.24	7.30	98.37	73.66	91.33	N/A	179,395	149,321
07/01/05 TO 09/30/05	4	71.07	65.41	59.71	16.07	109.54	40.14	79.36	N/A	89,047	53,172
10/01/05 TO 12/31/05	4	71.34	65.04	72.20	13.77	90.08	40.03	77.46	N/A	154,000	111,188
01/01/06 TO 03/31/06	7	75.74	73.79	74.82	6.92	98.62	61.71	82.86	61.71 to 82.86	146,660	109,736
04/01/06 TO 06/30/06	9	73.10	73.15	65.40	14.12	111.86	46.20	98.42	60.79 to 87.69	84,324	55,144
07/01/06 TO 09/30/06	1	65.53	65.53	65.53			65.53	65.53	N/A	682,000	446,942
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	3	64.51	76.48	58.31	27.74	131.17	55.62	109.31	N/A	527,757	307,714
04/01/07 TO 06/30/07	5	58.52	60.97	57.18	10.29	106.64	49.89	75.16	N/A	86,620	49,525
<u>Study Years</u>											
07/01/04 TO 06/30/05	11	80.64	82.44	83.16	14.15	99.13	49.05	109.18	70.47 to 99.04	157,334	130,846
07/01/05 TO 06/30/06	24	73.15	70.70	69.69	12.48	101.44	40.03	98.42	67.14 to 77.46	114,905	80,079
07/01/06 TO 06/30/07	9	63.07	66.65	59.95	16.25	111.17	49.89	109.31	55.62 to 75.16	299,819	179,746
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	13	74.29	74.69	79.27	17.39	94.21	40.03	109.18	67.84 to 91.33	162,604	128,901
01/01/06 TO 12/31/06	17	73.20	72.97	69.36	11.24	105.21	46.20	98.42	65.53 to 78.54	145,149	100,670
<u>ALL</u>											
	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157

PAD 2008 Special Value Statistics

Base Stat

Query: 6532

Type: Qualified

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

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(AgLand) TOTAL Adj.Sales Price:	7,186,782	MEAN:	73	AVG.ABS.DEV:	11.58	95% Mean C.I.:	68.13 to 77.48	
(AgLand) TOTAL Assessed Value:	4,978,928							
AVG. Adj. Sales Price:	163,335	COD:	15.77	MAX Sales Ratio:	109.31			
AVG. Assessed Value:	113,157	PRD:	105.09	MIN Sales Ratio:	40.03			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1639	1	94.31	94.31	94.31			94.31	94.31	N/A	595,700	561,813
1693	1	91.33	91.33	91.33			91.33	91.33	N/A	257,827	235,473
1985	1	55.62	55.62	55.62			55.62	55.62	N/A	1,193,571	663,818
2207	1	46.20	46.20	46.20			46.20	46.20	N/A	225,000	103,957
2209	1	64.51	64.51	64.51			64.51	64.51	N/A	372,000	239,977
2259	1	73.66	73.66	73.66			73.66	73.66	N/A	194,695	143,411
2263	3	67.14	76.21	70.33	17.55	108.37	63.07	98.42	N/A	105,380	74,108
2269	2	58.38	58.38	58.37	0.25	100.00	58.23	58.52	N/A	100,800	58,841
2491	1	72.44	72.44	72.44			72.44	72.44	N/A	179,250	129,840
2493	3	78.54	66.44	65.28	17.19	101.77	40.14	80.64	N/A	134,055	87,515
2495	1	87.69	87.69	87.69			87.69	87.69	N/A	20,000	17,537
2551	10	73.69	76.28	70.24	10.65	108.60	60.79	109.18	65.53 to 82.03	154,484	108,504
2553	3	75.16	84.96	74.34	17.25	114.28	70.41	109.31	N/A	74,459	55,354
2557	3	49.05	46.32	48.95	6.70	94.63	40.03	49.89	N/A	100,166	49,033
2783	1	74.90	74.90	74.90			74.90	74.90	N/A	33,417	25,028
2785	6	77.40	76.91	74.25	10.27	103.58	61.71	99.04	61.71 to 99.04	94,261	69,993
2789	2	78.03	78.03	80.73	6.19	96.65	73.20	82.86	N/A	150,493	121,497
2791	3	76.60	74.64	74.71	6.00	99.90	66.76	80.55	N/A	86,712	64,784
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157

PAD 2008 Special Value Statistics

Base Stat

Query: 6532

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(AgLand) TOTAL Adj.Sales Price:	7,186,782	MEAN:	73	AVG.ABS.DEV:	11.58	95% Mean C.I.:	68.13 to 77.48	
(AgLand) TOTAL Assessed Value:	4,978,928							
AVG. Adj. Sales Price:	163,335	COD:	15.77	MAX Sales Ratio:	109.31			
AVG. Assessed Value:	113,157	PRD:	105.09	MIN Sales Ratio:	40.03			

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MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	12	74.60	73.73	74.35	5.88	99.17	61.71	82.86	67.84 to 78.08	97,273	72,324	
DRY-N/A	5	82.03	80.00	75.38	13.52	106.14	60.79	99.04	N/A	69,625	52,482	
GRASS	14	67.97	71.64	66.42	22.92	107.86	40.14	109.31	55.62 to 94.31	281,837	187,195	
GRASS-N/A	10	77.40	78.03	77.72	9.58	100.40	63.07	98.42	67.14 to 91.33	135,864	105,590	
IRRGTD	1	49.05	49.05	49.05			49.05	49.05	N/A	124,000	60,826	
IRRGTD-N/A	2	43.12	43.12	45.75	7.16	94.25	40.03	46.20	N/A	121,500	55,581	
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	13	74.90	75.68	74.78	7.89	101.20	61.71	99.04	67.84 to 80.55	91,387	68,341	
DRY-N/A	4	76.25	75.25	73.88	12.61	101.85	60.79	87.69	N/A	81,843	60,465	
GRASS	18	73.05	74.70	68.58	20.84	108.92	40.14	109.31	58.52 to 91.33	250,119	171,540	
GRASS-N/A	6	75.22	73.12	73.41	7.12	99.61	63.07	80.64	63.07 to 80.64	133,704	98,152	
IRRGTD	3	46.20	45.09	46.86	6.51	96.22	40.03	49.05	N/A	122,333	57,329	
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	17	74.90	75.58	74.59	9.05	101.33	60.79	99.04	67.84 to 82.03	89,141	66,488	
GRASS	23	73.66	74.79	69.35	17.44	107.84	40.14	109.31	65.53 to 79.36	229,190	158,948	
GRASS-N/A	1	63.07	63.07	63.07			63.07	63.07	N/A	33,000	20,814	
IRRGTD	3	46.20	45.09	46.86	6.51	96.22	40.03	49.05	N/A	122,333	57,329	
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
25-0025	2	78.57	78.57	77.56	2.51	101.31	76.60	80.55	N/A	95,818	74,312	
25-0095												
35-0001	42	73.15	72.53	69.05	16.24	105.04	40.03	109.31	67.14 to 77.33	166,551	115,007	
NonValid School												
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157	

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Base Stat

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	40.03	40.03	40.03			40.03	40.03	N/A	18,000	7,205
30.01 TO 50.00	3	87.69	90.39	85.71	13.26	105.46	74.29	109.18	N/A	15,742	13,492
50.01 TO 100.00	4	76.49	75.27	62.48	17.38	120.47	49.05	99.04	N/A	52,416	32,749
100.01 TO 180.00	9	73.20	74.03	70.85	13.42	104.49	60.79	109.31	61.71 to 80.55	52,108	36,918
180.01 TO 330.00	7	67.84	69.40	64.84	21.94	107.04	40.14	98.42	40.14 to 98.42	98,612	63,937
330.01 TO 650.00	12	72.68	70.26	69.53	10.36	101.05	46.20	82.86	67.14 to 77.46	175,381	121,939
650.01 +	8	73.05	74.49	70.10	13.64	106.27	55.62	94.31	55.62 to 94.31	456,005	319,642
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	109.18	109.18	109.18			109.18	109.18	N/A	7,782	8,496
Total \$											
1 TO 9999	1	109.18	109.18	109.18			109.18	109.18	N/A	7,782	8,496
10000 TO 29999	5	87.69	82.07	82.47	21.45	99.52	40.03	109.31	N/A	19,178	15,817
30000 TO 59999	7	75.16	75.85	75.14	11.08	100.94	60.79	98.42	60.79 to 98.42	39,341	29,562
60000 TO 99999	6	74.47	72.90	73.20	7.62	99.59	61.71	80.64	61.71 to 80.64	74,302	54,392
100000 TO 149999	9	67.84	64.00	63.80	15.77	100.31	40.14	82.03	49.05 to 76.60	120,837	77,093
150000 TO 249999	10	73.05	69.59	69.41	11.47	100.26	46.20	82.86	49.89 to 78.54	190,426	132,179
250000 TO 499999	3	72.26	76.03	74.52	12.37	102.03	64.51	91.33	N/A	299,609	223,279
500000 +	3	65.53	71.82	67.68	19.68	106.12	55.62	94.31	N/A	823,757	557,524
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157

PAD 2008 Special Value Statistics

Base Stat

Query: 6532

Type: Qualified

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

NUMBER of Sales:	44	MEDIAN:	73	COV:	21.72	95% Median C.I.:	67.14 to 77.46	(! : Derived)
(AgLand) TOTAL Sales Price:	7,268,302	WGT. MEAN:	69	STD:	15.82	95% Wgt. Mean C.I.:	62.41 to 76.15	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,186,782	MEAN:	73	AVG.ABS.DEV:	11.58	95% Mean C.I.:	68.13 to 77.48	
(AgLand) TOTAL Assessed Value:	4,978,928							
AVG. Adj. Sales Price:	163,335	COD:	15.77	MAX Sales Ratio:	109.31			
AVG. Assessed Value:	113,157	PRD:	105.09	MIN Sales Ratio:	40.03			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	2	74.61	74.61	60.90	46.34	122.51	40.03	109.18	N/A	12,891	7,850
Total \$ _____											
1 TO 9999	2	74.61	74.61	60.90	46.34	122.51	40.03	109.18	N/A	12,891	7,850
10000 TO 29999	7	78.08	83.77	80.95	15.33	103.48	63.07	109.31	63.07 to 109.31	25,115	20,330
30000 TO 59999	11	66.76	68.11	62.92	16.84	108.24	40.14	98.42	58.23 to 80.55	72,715	45,755
60000 TO 99999	8	71.79	69.05	67.21	13.56	102.73	49.05	82.03	49.05 to 82.03	115,504	77,633
100000 TO 149999	8	75.13	71.58	70.51	7.86	101.52	46.20	78.54	46.20 to 78.54	176,244	124,267
150000 TO 249999	5	72.26	75.62	74.62	11.77	101.34	64.51	91.33	N/A	276,010	205,963
250000 TO 499999	1	65.53	65.53	65.53			65.53	65.53	N/A	682,000	446,942
500000 +	2	74.97	74.97	68.50	25.81	109.44	55.62	94.31	N/A	894,635	612,815
ALL	44	73.43	72.80	69.28	15.77	105.09	40.03	109.31	67.14 to 77.46	163,335	113,157

**SPECIAL VALUE SECTION
CORRELATION For**

Garden County

III. Recapture Value Correlation

Only two sales occurred during the timeframe of the study period that carried a “recapture” value in Garden County. Due to the lack of a statistical sample, there is no evidence to indicate that the recapture value within the county is outside the acceptable range or evidence to indicate the quality of assessment uniformity is outside of the acceptable range. Therefore, both the level of value and quality of assessments for recapture value in Garden County meet the standards for this property class.

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6532

Type: Qualified

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

NUMBER of Sales:	2	MEDIAN:	82	COV:	32.50	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	552,346	WGT. MEAN:	78	STD:	26.70	95% Wgt. Mean C.I.:	N/A	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	552,346	MEAN:	82	AVG.ABS.DEV:	18.88	95% Mean C.I.:	-157.74 to 322.04	
(AgLand) TOTAL Assessed Value:	433,431							
AVG. Adj. Sales Price:	276,173	COD:	22.98	MAX Sales Ratio:	101.03			
AVG. Assessed Value:	216,715	PRD:	104.69	MIN Sales Ratio:	63.27			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Qrtrs											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	101.03	101.03	101.03			101.03	101.03	N/A	222,346	224,645
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	1	63.27	63.27	63.27			63.27	63.27	N/A	330,000	208,786
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
Study Years											
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	1	101.03	101.03	101.03			101.03	101.03	N/A	222,346	224,645
07/01/06 TO 06/30/07	1	63.27	63.27	63.27			63.27	63.27	N/A	330,000	208,786
Calendar Yrs											
01/01/05 TO 12/31/05											
01/01/06 TO 12/31/06	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715
ALL	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715
GEO CODE / TOWNSHIP #											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2553	1	101.03	101.03	101.03			101.03	101.03	N/A	222,346	224,645
2557	1	63.27	63.27	63.27			63.27	63.27	N/A	330,000	208,786
ALL	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715
AREA (MARKET)											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715
ALL	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6532

Type: Qualified

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

NUMBER of Sales:	2	MEDIAN:	82	COV:	32.50	95% Median C.I.:	N/A	(! : Derived)
(AgLand) TOTAL Sales Price:	552,346	WGT. MEAN:	78	STD:	26.70	95% Wgt. Mean C.I.:	N/A	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	552,346	MEAN:	82	AVG.ABS.DEV:	18.88	95% Mean C.I.:	-157.74 to 322.04	
(AgLand) TOTAL Assessed Value:	433,431							
AVG. Adj. Sales Price:	276,173	COD:	22.98	MAX Sales Ratio:	101.03			
AVG. Assessed Value:	216,715	PRD:	104.69	MIN Sales Ratio:	63.27			

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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	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715
ALL											
	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715

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
GRASS-N/A	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715
ALL											
	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715

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
GRASS-N/A	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715
ALL											
	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715

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
GRASS-N/A	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715
ALL											
	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
25-0025											
25-0095											
35-0001	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715
NonValid School											
ALL											
	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
100.01 TO 180.00	1	101.03	101.03	101.03			101.03	101.03	N/A	222,346	224,645
180.01 TO 330.00	1	63.27	63.27	63.27			63.27	63.27	N/A	330,000	208,786
ALL											
	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6532

Type: Qualified

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

NUMBER of Sales:	2	MEDIAN:	82	COV:	32.50	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	552,346	WGT. MEAN:	78	STD:	26.70	95% Wgt. Mean C.I.:	N/A	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	552,346	MEAN:	82	AVG.ABS.DEV:	18.88	95% Mean C.I.:	-157.74 to 322.04	
(AgLand) TOTAL Assessed Value:	433,431							
AVG. Adj. Sales Price:	276,173	COD:	22.98	MAX Sales Ratio:	101.03			
AVG. Assessed Value:	216,715	PRD:	104.69	MIN Sales Ratio:	63.27			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____	_____											
Total \$ _____	_____											
150000 TO 249999	1	101.03	101.03	101.03			101.03	101.03	N/A	222,346	224,645	
250000 TO 499999	1	63.27	63.27	63.27			63.27	63.27	N/A	330,000	208,786	
ALL _____	_____											
	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____	_____											
Total \$ _____	_____											
150000 TO 249999	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715	
ALL _____	_____											
	2	82.15	82.15	78.47	22.98	104.69	63.27	101.03	N/A	276,173	216,715	

Ruth Sorensen
Property Tax Administrator
DOR, Property Assessment Division
1033 O St., Suite 600
Lincoln, NE 68508

February 26, 2008

Dear Ms Sorensen:

Below is information regarding the procedures and methodologies used in Garden County to implement special valuation on qualified parcels of agricultural and horticultural land (per PAT Regulation-11-005.04).

1. Methodology for determining special valuation of agricultural land (uninfluenced value).

The 2008 ag land valuations were determined by using the compilation and statistics received from the PAT of all ag sales deemed qualified in the required three-year sales period, the number of acres in each classification of land that sold, and the median of market value of each classification (at approximately 75%). Because the sales do not indicate any specific market areas, the value for each class (i.e., 3G1, 3G, etc.) will remain the same per class throughout the County.

The level of assessment for agricultural land is from 69% to 75%. Garden County sales in the three-year sales period indicate grass values are between 60% to 69%, depending on the majority land use. Therefore all grass values are being increased from \$10 to \$15 per acre. We had only three qualified sales of irrigated land; these showed a median in the 40% range, depending on the majority land use. Every year irrigated sales are few, but consistently low. Therefore we are also raising all irrigated land \$10 per classification. This improves our overall statistics. We had 17 dryland sales, and the median is in the around 76% (again depending on majority land use). Lowering the top two dryland classes brings stats in line.

02. Methodology for determining recapture valuation of agricultural land (market value).

In each three-year sales period, we generally have a small number of land sales along the North Platte River (most of which are not representative in the number of acres purchased). These sales are primarily for recreational purposes (goose hunting, etc.). Much of the land along the river, however, is used just for agricultural purposes. In an attempt to fairly and accurately value this land, we have implemented Special Valuation in Garden County. Taxpayers who own land near the river, with adjoining accretion and river acres, file a Form 456 (Special Valuation Application). As a rule of thumb, the land owners that have hunting blinds, but that also use the land for agricultural purposes (usually cattle grazing) have completed these forms by considering *each* blind to be one acre of recreational land, and the rest as agricultural land. The acres with blinds are then valued as recreational at 100% of market or \$2,160 per acre, based on past sales of this real estate. The remaining land is valued as agricultural, *if used as such*, and based on approximately 75% of market per ag sales. *One very important point to remember in Garden County is that a State Game Refuge lies along the river 110 yards out from the banks of the North Platte River, and landowners cannot hunt or have blinds on any of this land. They also have no control over who has access to use accretion land for walking, etc. (See attached copies of NE Statutes 37-706, 37-706.1, 37-707, 37-708, 37-712.)* We have had only five qualified, unimproved sales of ag land including accretion in the three year sales period used for the current sales roster. Therefore, we have insufficient sales to indicate any change in the \$2,160 per acre, so this value will remain in effect for 2008.

Above are the methods Garden County uses to determine valuations for ag properties and recreational properties. The methods were decided on after much market analysis, deliberation and thought, and we feel it is the most equitable and uniform method of dealing with the above addressed land.

Sincerely,

Janet L. Shaul
Garden County Assessor

County 35 - Garden

Total Real Property Value (Sum Lines 17, 25, & 30)	Records	0	Value	0	Total Growth (Sum 17, 25, & 41)	0
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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	0	0	0	0	0	0	0	0	
2. Res Improv Land	0	0	0	0	0	0	0	0	
3. Res Improvements	0	0	0	0	0	0	0	0	
4. Res Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

County 35 - Garden

Total Real Property Value (Sum Lines 17, 25, & 30)	Records	0	Value	0	Total Growth (Sum 17, 25, & 41)	0
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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	0	0	0	0	0	0	0	0	
10. Comm Improv Land	0	0	0	0	0	0	0	0	
11. Comm Improvements	0	0	0	0	0	0	0	0	
12. Comm Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
17. Taxable Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

County 35 - Garden

2008 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	0	0	0	0

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	0	0	0	0
28. Ag-Improved Land	0	0	0	0	0	0	0	0
29. Ag-Improvements	0	0	0	0	0	0	0	0
30. Ag-Total Taxable							0	0

County 35 - Garden

2008 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	0
34. HomeSite Total				0	0.000	0	
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	0
38. FarmSite Total				0	0.000	0	
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				0	0.000	0	0

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

County 35 - Garden

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 0

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	0.000	0	0.000	0	0.000	0
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	0.000	0	0.000	0
61. 4D	0.000	0	0.000	0	0.000	0	0.000	0
62. Total	0.000	0	0.000	0	0.000	0	0.000	0
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	0.000	0	0.000	0
71. Total	0.000	0	0.000	0	0.000	0	0.000	0
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	0.000	0	0.000	0

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	0.000	0	0.000	0
77.Dry Land	0.000	0	0.000	0	0.000	0	0.000	0
78.Grass	0.000	0	0.000	0	0.000	0	0.000	0
79.Waste	0.000	0	0.000	0	0.000	0	0.000	0
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	0.000	0	0.000	0	0.000	0

2008 Agricultural Land Detail

County 35 - Garden

Market Area: **0**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	0.000	0.00%	0	0.00%	0.000

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	0.000	0.00%	0	0.00%	0.000
2D1	0.000	0.00%	0	0.00%	0.000
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	0.000	0.00%	0	0.00%	0.000
4D1	0.000	0.00%	0	0.00%	0.000
4D	0.000	0.00%	0	0.00%	0.000
Dry Total	0.000	0.00%	0	0.00%	0.000

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	0.000	0.00%	0	0.00%	0.000
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	0.000	0.00%	0	0.00%	0.000
4G	0.000	0.00%	0	0.00%	0.000
Grass Total	0.000	0.00%	0	0.00%	0.000

Irrigated Total	0.000	0.00%	0	0.00%	0.000
Dry Total	0.000	0.00%	0	0.00%	0.000
Grass Total	0.000	0.00%	0	0.00%	0.000
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	0.000	0.00%	0	0.00%	0.000

As Related to the County as a Whole

Irrigated Total	0.000	0.00%	0	0.00%	
Dry Total	0.000	0.00%	0	0.00%	
Grass Total	0.000	0.00%	0	0.00%	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	0.000	0.00%	0	0.00%	

2008 Agricultural Land Detail

County 35 - Garden

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	0.000	0
Dry	0.000	0	0.000	0	0.000	0
Grass	0.000	0	0.000	0	0.000	0
Waste	0.000	0	0.000	0	0.000	0
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	0.000	0	0.000	0

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	0.000	0	0.000	0.00%	0	0.00%	0.000
Dry	0.000	0	0.000	0.00%	0	0.00%	0.000
Grass	0.000	0	0.000	0.00%	0	0.00%	0.000
Waste	0.000	0	0.000	0.00%	0	0.00%	0.000
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	0.000	0	0.000	0.00%	0	0.00%	0.000

* 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)**

35 Garden

	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	31,842,358	37,779,357	5,936,999	18.64	291,165	17.73
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	14,260,025	18,427,128	4,167,103	29.22	*-----	29.22
4. Total Residential (sum lines 1-3)	46,102,383	56,206,485	10,104,102	21.92	291,165	21.29
5. Commercial	5,808,525	5,876,943	68,418	1.18	16,969	0.89
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	7,410,834	12,820,745	5,409,911	73	611,451	64.75
8. Minerals	96,457	183,698	87,241	90.45	0	90.45
9. Total Commercial (sum lines 5-8)	13,315,816	18,881,386	5,565,570	41.8	628,420	37.08
10. Total Non-Agland Real Property	59,418,199	75,087,871	15,669,672	26.37	919,585	24.82
11. Irrigated	17,289,162	17,388,344	99,182	0.57		
12. Dryland	32,148,513	31,681,245	-467,268	-1.45		
13. Grassland	148,639,123	159,867,163	11,228,040	7.55		
14. Wasteland	156,726	156,726	0	0		
15. Other Agland	1,502,305	1,502,305	98,388	6.55		
16. Total Agricultural Land	199,735,829	210,694,171	10,958,342	5.49		
17. Total Value of All Real Property (Locally Assessed)	259,154,028	285,782,042	26,628,014	10.27	919,585	9.92

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

**2007 Plan of Assessment for Garden County
Assessment Years 2008, 2009 AND 2010
Date: June 1, 2007**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

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

General Description of Real Property in Garden County:

	<u>Parcels</u>	<u>% of Total Parcels</u>	<u>% of Taxable Base Of Real Estate</u>
Residential	988	22.36	12.25
Commercial	171	3.87	2.24
Agricultural	3241	73.34	85.48
Mineral	19	.43	.04

Garden County has 1,036,859.99 acres of agricultural land; 3.67% consists of irrigated land, 83.71% consists of grassland, 10.39% is dryland, and 2.23% is waste, etc.

Garden County has a State Game Refuge which lies 210 yards back from the river banks of the North Platte River (NE Statute 37-706). In the northern half of the county lies Crescent Lake National Wildlife. It is a federal refuge consisting of approximately 45,698 acres.

New Property: For assessment year 2007, an estimated 40 building permits and/or information statements and zoning permits were filed for new property construction/additions in the county.

2007 yearly pickup work consisted of over 330 parcels of property; these included newly constructed buildings, removed/deteriorated improvements, updating CRP acreages, and adding found irrigated land. The North Platte NRCS has recently required all owners of irrigated land to register their wells. By working with the NRCS we have picked up several unreported pivots, and are updating our irrigated acre count as we receive the information from them.

Current Resources:

A. *Staff/Budget/Training:*

The Assessor's staff consists of the assessor, deputy assessor, and one full time clerk.

We will submit a budget for around \$76,000 (not fully determined yet) for the office and \$30,000 for appraisal work. The assessor and deputy get the required hours of training necessary to retain assessor's certificates.

B. *Cadastral Maps accuracy/condition, other land use maps, aerial photos:*

The Garden County Cadastral Maps were prepared in the 1940's. The assessor and staff keep ownership current, and all split outs are updated on the maps. We also have aerial photos of all land in the county, and mylar overlays with soil types and acres. These aerials were purchased in 1997 from the Bureau of Land Management in Cheyenne. In March of 2005 we had aerial photos taken of all improvements in the county.

C. *Property Record Cards:*

The Garden County Assessor's property record cards are very complete, detailed, and easy to follow. Our records list the legal description of each property, 911 address (situs), cadastral map and aerial photo numbers, pictures of improvements, and assessed summary of current and prior values. The records also have the PAT's six digit school codes on each property card. In addition we have the combination code which includes all districts each parcel pays taxes into (school, county, community college, Natural Resource District, ESU District, Ag Society, Airport Authority, etc.); we also have the school district number, fire district number and cemetery number (i.e. 1F2C2).

Our property record cards have all necessary information to show values, how values were arrived at, and physical, locational and any functional depreciations appropriate for the final values. We have an appraisal book with depreciation tables, cost tables, etc. available for anyone who wishes to view it.

Improvements on our records show the Replacement Cost New, with depreciation applied for the current condition, locations, etc. This reflects the cost approach. The sales approach is shown by the current adjusted valuations. In a rural county like ours, for most properties the income approach is not applicable.

D. *Software for CAMA, Assessment Administration:*

The Garden County Assessor's office has contracted with MIPS/County Solutions for CAMA pricing and an administrative package. This works very well. Currently we do not have GIS.

Current Assessment Procedures for Real Property:

A. *Discover, List and Inventory all property:*

The appropriate paperwork for Real Estate Transfers is completed as soon as possible after they are brought to our office by the County Clerk's personnel. Ownership changes, etc. are completed in the computer, on the property record card and folder, in the real estate books, in the cadastral map, on index cards, on a tablet of changes for the Treasurer's office, and on soil mylars if the sale includes agricultural land.

Methods of discovering changes in real estate include county zoning permits, city building permits, information from realtors and appraisers, reports by taxpayers and neighbors, ongoing inspections by

staff as we travel throughout the county, and a variety of other sources. New pivots listed on Personal Property Schedules indicate newly irrigated land.

B. *Data Collection:*

We perform extensive pick-up work each year. Data and information is collected by our appraiser and a staff member, or by two staff members.

C. *Review assessment sales ratio studies before assessment actions:*

We monitor sales of each classification of property; sales studies are ongoing, and are used extensively for valuation updates each year. We prepare spread sheets of residential, commercial and agricultural sales each year based on the qualified sales rosters. We also prepare maps with all sales plotted to indicate any potential market areas of value, etc. We run miscellaneous “what-ifs” to determine the most appropriate percentage valuation increases to bring values to the ranges.

D. *Approaches to Value:*

1) *Market Approach; sales comparisons:*

As mentioned above we perform extensive sales studies, and the market approach is shown by the current adjusted valuations.

2) *Cost Approach; cost manual used and date of manual and latest depreciation study:*

Unless pick-up work has been done to a property, the date of the Marshal & Swift manual used on improvements is 1993. However, percentages of valuation adjustments have been applied since that time to keep values current. Our records have the Replacement Cost New of improvements, with depreciation applied for the current condition, location, etc. This reflects the cost approach.

3) *Income Approach; income and expense data collection/analysis from the market:*

In a rural county like Garden County, for most properties the income approach is not applicable or workable.

4) *Land valuation studies, establish market areas, special value for agricultural land:*

As stated above, we complete extensive sales studies, prepare various spread sheets of sales, plot all sales on a map of the county to indicate any potential areas of market, etc. We also run various “what ifs” using numerous potential changes in values to different classes of land to determine the most equitable and appropriate overall increases/decreases in values to achieve the required statistics for levels of values.

E. *Reconciliation of Final Value and Documentation:*

Our property record cards have all necessary information to show values, how values were arrived at, etc. On improved parcels we have the Replacement Cost New of improvements and physical, locational and any functional depreciations appropriate for the final values. Each file does not contain a correlation section that summarizes the results of each approach to value that has been completed for each parcel. We do not have a copy of these items in every card as suggested by the PAT, because this is simply not possible or sensible. Office space does not allow for additional file cabinets to hold the extra (and unnecessary) paperwork. We do, however, have an appraisal book with depreciation tables, cost tables, etc. easily available for anyone who wishes to view it.

F. *Review assessment sales ratio studies after assessment actions:*

All assessment actions are taken with the assessment sales ratio studies in mind, to insure that the actions taken result in the proper valuations to meet the required statistics.

G. *Notices and Public Relations:*

The assessor and staff believe in keeping the public informed of laws and requirements of the office. Articles are put in the paper about homestead exemptions, personal property filing deadlines, valuation changes, budgets of all taxing entities to inform taxpayers where their taxes go, etc.

Level of Value, Quality, and Uniformity for assessment year 2006:

<u>Property Class</u>	<u>Median</u>	<u>Coefficient of Dispersion</u>	<u>Price Related Differential</u>
Residential	95	29.39	116.49
Commercial	95	10.58	100.82
Agricultural	74	12.74	100.15
Special Value	74		

Assessment Actions Planned for Assessment Year 2008:

Residential:

In October of 2005 we hired an outside appraiser, Jerry Knoche, to train our staff and two local people in listing property, and to oversee a county wide reappraisal project of all residential, agricultural and commercial improvements. We hired two local personnel to assist our office in achieving this project. We are nearly finished reviewing the residential properties in the county (other than callbacks and properties from which we have received no response to letters, phone calls, etc.) In August, Jerry is scheduled to help us create depreciation tables for residential properties based on sales. We will then start applying depreciation to the recently updated records. When time and money allow this undertaking to be completed, we will implement the new values, etc.

Commercial: See above. In August Jerry Knoche is scheduled to train our staff on listing commercial properties. We plan to start implementing this after the training.

Agricultural Land: As stated earlier, all arm's length sales are very closely studied, and if our stats are out of range for 2008, values will again be adjusted. We will continue to monitor land use changes, new pivots, etc. on personal property schedules, etc. and update land records accordingly. We also continue to work with the NRCS to update our irrigated acres, etc. as landowners register their wells.

Special Value: Agland: As with agricultural land, sales will be monitored. Because we have so few sales of river land in each three-year sales period, any changes in value are hard to determine and/or justify.

Assessment Actions Planned for Assessment Year 2009:

We will continue taking steps to work on a reappraisal of all residential, commercial and farm improvements as time and money allow. We will also continue to monitor land use changes, sales, etc., and value land accordingly.

Assessment Actions Planned for Assessment Year 2010:

We will continue the above.

Other Functions Performed by the Assessor's Office, But Not Limited to:

1. Record maintenance, mapping updates, and ownership change.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Real Estate Abstract and Personal Property Abstract
 - b. Assessor Survey
 - c. Reporting Sales information to PA&T rosters
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report

- g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Land & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property: administer annual filing of approximately 550 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
 4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
 5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
 6. Homestead Exemptions; administer approximately 150 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
 7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
 8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
 9. Tax Districts and Tax Rates - management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
 11. Tax List Corrections – prepare tax list correction documents for county board approval.
 12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
 13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
 14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
 15. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. Anyone currently holding an assessor’s certificate is required to obtain a minimum of 60 hours every 4 years.
 16. Prepare, maintain and update a Garden County Procedures Manual.

Conclusion

The Garden County Assessor and staff strive very diligently to complete all duties and responsibilities required of the office, while doing so within the budget we are allowed. We are attempting to do a reappraisal of the county, but it will be in conjunction with all other duties of the office.

We run an efficient, user-friendly office which both serves the public and obeys the Nebraska Statutes, Regulations, and Directives which we are obligated to follow. I believe we do so in a very appropriate, congenial manner.

Respectfully submitted:

Janet L. Shaul, Garden County Assessor

Date

2008 Assessment Survey for Garden County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff:
	1
2.	Appraiser(s) on staff:
	Jerry Knoche is hired as needed for training listers and analyzing review areas in Garden County.
3.	Other full-time employees:
	1
4.	Other part-time employees:
	Two temporary employees are utilized as needed.
5.	Number of shared employees:
	0
6.	Assessor's requested budget for current fiscal year:
	\$77,300
7.	Part of the budget that is dedicated to the computer system:
	\$8,285
8.	Adopted budget, or granted budget if different from above:
	N/A
9.	Amount of the total budget set aside for appraisal work:
	N/A
10.	Amount of the total budget set aside for education/workshops:
	N/A
11.	Appraisal/Reappraisal budget, if not part of the total budget:
	\$28,800
12.	Other miscellaneous funds:
	N/A

13.	Total budget:
	\$77,000 + \$28,800 for reappraisal.
a.	Was any of last year's budget not used:
	A very small amount.

B. Computer, Automation Information and GIS

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

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?
	Oshkosh and Lewellen

4.	When was zoning implemented?
	1998

D. Contracted Services

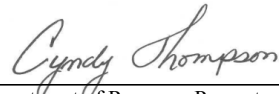
1.	Appraisal Services:
	Jerry Knoche for appraisal work and Pritchard & Abbott for mineral appraisals.
2.	Other services:
	N/A

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 Garden County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5678.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts