

## 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.

# Table of Contents

## Commission Summary

## Property Tax Administrator's Opinions and Recommendations

### Residential Reports Section

Preliminary Statistical Reports  
    Residential Real Property, Qualified  
Residential Assessment Actions  
Residential Appraisal Information  
R&O Statistical Reports  
    Residential Real Property, Qualified

### Residential Correlation Section

Residential Real Property  
    I. Correlation  
    II. Analysis of Percentage of Sales Used  
    III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios  
    IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to  
        Percentage Change in Assessed Value  
    V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios  
    VI. Analysis of R&O COD and PRD  
    VII. Analysis of Changes in the Statistics Due to the Assessor Actions  
  
Residential (What If) Recommendation Statistics if necessary

### Commercial Reports Section

Preliminary Statistical Reports  
    Commercial Real Property, Qualified  
Commercial Assessment Actions  
Commercial Appraisal Information  
R&O Statistical Reports  
    Commercial Real Property, Qualified

### Commercial Correlation Section

Commercial Real Property  
    I. Correlation  
    II. Analysis of Percentage of Sales Used  
    III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios  
    IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to  
        Percentage Change in Assessed Value

- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Commercial (What If) Recommendation Statistics if necessary

### **Agricultural Reports Section**

- Preliminary Statistical Reports
  - Agricultural Unimproved, Qualified
- Agricultural Assessment Actions
- Agricultural Appraisal Information
- R&O Statistical Reports
  - Agricultural Unimproved, Qualified

### **Agricultural Correlation Section**

- Agricultural Land
  - I. Correlation
  - II. Analysis of Percentage of Sales Used
  - III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
  - IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
  - V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
  - VI. Analysis of R&O COD and PRD
  - VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Agricultural (What If) Recommendation Statistics if necessary

### **Special Valuation Section**

### **County Reports Section**

- 2008 County Abstract of Assessment for Real Property, Form 45
- 2008 County Agricultural Land Detail
- 2008 County Abstract of Assessment for Real Property Compared with the 2007 Certificate of Taxes Levied (CTL) Report
- County Assessor's Three Year Plan of Assessment
- Assessment Survey – General Information

### **Certification**

### **Map Section**

### **Valuation History Chart Section**



## 2008 Commission Summary

39 Greeley

### Residential Real Property - Current

Number of Sales	45	COD	13.85
Total Sales Price	\$1,439,750	PRD	104.89
Total Adj. Sales Price	\$1,444,750	COV	21.24
Total Assessed Value	\$1,343,345	STD	20.72
Avg. Adj. Sales Price	\$32,106	Avg. Abs. Dev.	13.25
Avg. Assessed Value	\$29,852	Min	41.32
Median	95.64	Max	153.40
Wgt. Mean	92.98	95% Median C.I.	93.46 to 100.29
Mean	97.53	95% Wgt. Mean C.I.	87.73 to 98.23
		95% Mean C.I.	91.47 to 103.58
% of Value of the Class of all Real Property Value in the County			9.95
% of Records Sold in the Study Period			4.77
% of Value Sold in the Study Period			4.41
Average Assessed Value of the Base			32,236

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	45	95.64	13.85	104.89
2007	45	97.32	20.99	104.96
2006	46	96.78	27.47	110.85
2005	70	97.11	35.42	111.97
2004	80	94.99	40.27	112.06
2003	83	96	37.79	113.73
2002	72	98	31.9	113.9
2001	66	94	28.07	107.38

## 2008 Commission Summary

39 Greeley

### Commercial Real Property - Current

Number of Sales	7	COD	31.23
Total Sales Price	\$211,150	PRD	107.76
Total Adj. Sales Price	\$211,150	COV	41.25
Total Assessed Value	\$129,625	STD	27.28
Avg. Adj. Sales Price	\$30,164	Avg. Abs. Dev.	21.18
Avg. Assessed Value	\$18,518	Min	32.16
Median	67.80	Max	104.00
Wgt. Mean	61.39	95% Median C.I.	32.16 to 104.00
Mean	66.15	95% Wgt. Mean C.I.	35.02 to 87.76
		95% Mean C.I.	40.92 to 91.39
% of Value of the Class of all Real Property Value in the County			2.24
% of Records Sold in the Study Period			3.74
% of Value Sold in the Study Period			1.89
Average Assessed Value of the Base			36,665

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	7	67.80	31.23	107.76
2007	2	116.61	14.45	93.23
2006	8	96.70	34.63	131.13
2005	11	95.94	43.41	131.67
2004	13	99.94	57.08	152.28
2003	14	98	45.03	122.16
2002	19	100	35.55	104.18
2001	18	94	44.45	84.91



## 2008 Commission Summary

### 39 Greeley

#### Agricultural Land - Current

<b>Number of Sales</b>	<b>42</b>	<b>COD</b>	<b>14.51</b>
Total Sales Price	\$8,873,951	<b>PRD</b>	<b>110.71</b>
Total Adj. Sales Price	\$8,744,451	COV	19.86
Total Assessed Value	\$5,869,885	STD	14.76
Avg. Adj. Sales Price	\$208,201	Avg. Abs. Dev.	10.45
Avg. Assessed Value	\$139,759	Min	44.32
<b>Median</b>	<b>72.02</b>	Max	117.10
Wgt. Mean	67.13	95% Median C.I.	67.99 to 76.32
Mean	74.31	95% Wgt. Mean C.I.	59.77 to 74.48
		95% Mean C.I.	69.85 to 78.78
% of Value of the Class of all Real Property Value in the County			87.81
% of Records Sold in the Study Period			2.31
% of Value Sold in the Study Period			5.2
Average Assessed Value of the Base			147,947

#### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2008</b>	<b>42</b>	<b>72.02</b>	<b>14.51</b>	<b>110.71</b>
<b>2007</b>	<b>45</b>	<b>72.43</b>	<b>18.12</b>	<b>103.85</b>
<b>2006</b>	44	76.95	12.33	105.00
<b>2005</b>	72	76.81	13.25	104.61
<b>2004</b>	59	77.08	15.35	104.39
<b>2003</b>	46	77	12.56	100.65
<b>2002</b>	41	78	15.16	103.45
<b>2001</b>	54	78	17.12	101.89



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

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

### **Residential Real Property**

It is my opinion that the level of value of the class of residential real property in Greeley County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Greeley County is not in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Greeley County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Greeley County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Greeley County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Greeley County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen  
Property Tax Administrator



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>97</b>	COV:	25.02	95% Median C.I.:	91.46 to 102.80
TOTAL Sales Price:	1,439,750	WGT. MEAN:	91	STD:	24.25	95% Wgt. Mean C.I.:	84.91 to 97.70
TOTAL Adj.Sales Price:	1,444,750	MEAN:	97	AVG.ABS.DEV:	16.44	95% Mean C.I.:	89.82 to 103.98
TOTAL Assessed Value:	1,319,150						
AVG. Adj. Sales Price:	32,105	COD:	16.97	MAX Sales Ratio:	156.40		
AVG. Assessed Value:	29,314	PRD:	106.13	MIN Sales Ratio:	33.10		

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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	8	93.76	94.85	92.21	14.35	102.87	59.82	129.43	59.82 to 129.43	33,687	31,063
10/01/05 TO 12/31/05	8	99.33	102.26	101.51	27.81	100.73	42.50	156.40	42.50 to 156.40	17,250	17,511
01/01/06 TO 03/31/06	1	93.33	93.33	93.33			93.33	93.33	N/A	30,000	28,000
04/01/06 TO 06/30/06	5	96.16	98.42	100.42	6.45	98.01	91.00	116.17	N/A	12,390	12,442
07/01/06 TO 09/30/06	10	98.32	95.38	93.34	11.65	102.18	72.11	120.84	76.85 to 108.35	41,100	38,361
10/01/06 TO 12/31/06	3	94.95	87.39	86.06	18.48	101.54	57.28	109.93	N/A	75,000	64,548
01/01/07 TO 03/31/07	5	96.88	90.67	84.16	20.48	107.74	33.10	125.24	N/A	34,700	29,204
04/01/07 TO 06/30/07	5	104.70	105.78	86.20	18.62	122.71	73.49	140.00	N/A	27,160	23,413
<u>Study Years</u>											
07/01/05 TO 06/30/06	22	95.90	98.29	95.87	17.18	102.52	42.50	156.40	89.52 to 103.03	22,702	21,764
07/01/06 TO 06/30/07	23	98.04	95.57	88.90	16.62	107.51	33.10	140.00	89.88 to 106.08	41,100	36,536
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	19	96.16	94.81	91.69	11.28	103.40	57.28	120.84	91.00 to 106.08	38,313	35,129
<u>ALL</u>											
	45	96.88	96.90	91.31	16.97	106.13	33.10	156.40	91.46 to 102.80	32,105	29,314

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GREELEY	10	100.31	99.98	92.41	12.21	108.20	73.49	129.43	88.06 to 116.17	32,100	29,663
RURAL	2	91.57	91.57	82.88	15.85	110.48	77.06	106.08	N/A	62,250	51,595
SCOTIA	14	96.52	93.84	91.42	19.12	102.65	42.50	155.28	70.77 to 104.81	31,285	28,600
SPALDING	8	95.25	100.87	96.91	13.77	104.08	76.85	156.40	76.85 to 156.40	44,937	43,548
WOLBACH	11	98.59	96.08	84.53	19.83	113.66	33.10	140.00	59.82 to 120.84	18,340	15,503
<u>ALL</u>											
	45	96.88	96.90	91.31	16.97	106.13	33.10	156.40	91.46 to 102.80	32,105	29,314

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	43	96.88	97.15	92.10	17.06	105.48	33.10	156.40	91.46 to 102.80	30,703	28,278
2	1	77.06	77.06	77.06			77.06	77.06	N/A	99,500	76,670
3	1	106.08	106.08	106.08			106.08	106.08	N/A	25,000	26,520
<u>ALL</u>											
	45	96.88	96.90	91.31	16.97	106.13	33.10	156.40	91.46 to 102.80	32,105	29,314

**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
1	39	96.16	96.32	91.09	17.75	105.74	33.10	156.40	89.88 to 103.03	35,743	32,559
2	6	97.66	100.65	97.19	12.40	103.56	76.85	140.00	76.85 to 140.00	8,458	8,220
____ALL____	45	96.88	96.90	91.31	16.97	106.13	33.10	156.40	91.46 to 102.80	32,105	29,314

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	45	96.88	96.90	91.31	16.97	106.13	33.10	156.40	91.46 to 102.80	32,105	29,314
06											
07											
____ALL____	45	96.88	96.90	91.31	16.97	106.13	33.10	156.40	91.46 to 102.80	32,105	29,314

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	21	98.59	97.94	89.37	16.30	109.59	33.10	140.00	89.64 to 109.93	24,892	22,246
39-0055	8	95.25	100.87	96.91	13.77	104.08	76.85	156.40	76.85 to 156.40	44,937	43,548
39-0501	16	96.52	93.56	89.53	18.61	104.50	42.50	155.28	72.11 to 104.81	35,156	31,474
47-0001											
88-0005											
92-0045											
NonValid School											
____ALL____	45	96.88	96.90	91.31	16.97	106.13	33.10	156.40	91.46 to 102.80	32,105	29,314

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AVG. Assessed Value:	29,314	PRD:	106.13	MIN Sales Ratio:	33.10		

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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	7	98.00	100.36	97.63	10.68	102.80	76.85	140.00	76.85 to 140.00	10,535	10,285
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	26	102.71	97.48	92.19	18.08	105.74	33.10	156.40	89.64 to 108.35	23,057	21,255
1920 TO 1939	4	85.19	82.66	77.88	20.28	106.14	57.28	103.00	N/A	57,125	44,488
1940 TO 1949	2	124.31	124.31	118.11	24.92	105.25	93.33	155.28	N/A	25,000	29,527
1950 TO 1959	3	94.95	87.92	91.55	9.57	96.03	70.77	98.04	N/A	62,666	57,371
1960 TO 1969	1	95.54	95.54	95.54			95.54	95.54	N/A	135,000	128,975
1970 TO 1979											
1980 TO 1989	1	95.54	95.54	95.54			95.54	95.54	N/A	70,000	66,880
1990 TO 1994											
1995 TO 1999	1	89.52	89.52	89.52			89.52	89.52	N/A	100,000	89,515
2000 TO Present											
ALL	45	96.88	96.90	91.31	16.97	106.13	33.10	156.40	91.46 to 102.80	32,105	29,314

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	4	97.66	106.70	99.78	12.60	106.93	91.46	140.00	N/A	2,312	2,307
5000 TO 9999	3	89.64	89.70	91.13	9.58	98.43	76.85	102.61	N/A	7,500	6,835
Total \$											
1 TO 9999	7	97.32	99.41	93.65	12.13	106.15	76.85	140.00	76.85 to 140.00	4,535	4,247
10000 TO 29999	21	104.70	105.16	105.25	17.43	99.92	42.50	156.40	91.00 to 120.83	18,166	19,119
30000 TO 59999	10	98.59	87.30	87.24	16.75	100.06	33.10	109.93	59.82 to 103.03	34,700	30,273
60000 TO 99999	4	75.28	75.84	76.13	13.89	99.62	57.28	95.54	N/A	79,875	60,812
100000 TO 149999	3	94.95	93.34	93.68	2.11	99.64	89.52	95.54	N/A	121,666	113,975
ALL	45	96.88	96.90	91.31	16.97	106.13	33.10	156.40	91.46 to 102.80	32,105	29,314

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

NUMBER of Sales:	45	<b>MEDIAN:</b>	<b>97</b>	COV:	25.02	95% Median C.I.:	91.46 to 102.80
TOTAL Sales Price:	1,439,750	WGT. MEAN:	91	STD:	24.25	95% Wgt. Mean C.I.:	84.91 to 97.70
TOTAL Adj.Sales Price:	1,444,750	MEAN:	97	AVG.ABS.DEV:	16.44	95% Mean C.I.:	89.82 to 103.98
TOTAL Assessed Value:	1,319,150						
AVG. Adj. Sales Price:	32,105	COD:	16.97	MAX Sales Ratio:	156.40		
AVG. Assessed Value:	29,314	PRD:	106.13	MIN Sales Ratio:	33.10		

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	94.39	91.02	70.65	21.99	128.83	42.50	140.00	42.50 to 140.00	4,458	3,150
5000 TO 9999	2	96.13	96.13	96.94	6.75	99.16	89.64	102.61	N/A	8,000	7,755
Total \$ _____											
1 TO 9999	8	94.39	92.30	80.49	18.21	114.67	42.50	140.00	42.50 to 140.00	5,343	4,301
10000 TO 29999	23	98.04	98.59	92.92	18.33	106.10	33.10	156.40	89.88 to 108.35	20,869	19,392
30000 TO 59999	8	102.90	103.56	96.12	13.85	107.74	57.28	155.28	57.28 to 155.28	37,812	36,345
60000 TO 99999	4	83.29	83.90	83.37	10.36	100.64	73.49	95.54	N/A	88,625	73,883
100000 TO 149999	2	95.25	95.25	95.25	0.31	100.00	94.95	95.54	N/A	132,500	126,205
ALL _____											
	45	96.88	96.90	91.31	16.97	106.13	33.10	156.40	91.46 to 102.80	32,105	29,314

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	98.00	100.36	97.63	10.68	102.80	76.85	140.00	76.85 to 140.00	10,535	10,285
20	14	92.76	91.79	84.08	24.08	109.17	33.10	156.40	70.77 to 116.17	17,392	14,624
25	3	96.88	98.68	98.84	2.35	99.84	96.16	103.00	N/A	34,500	34,098
30	18	99.17	98.98	90.23	18.57	109.70	57.28	155.28	88.06 to 109.93	41,055	37,042
35	1	95.54	95.54	95.54			95.54	95.54	N/A	135,000	128,975
40	2	99.83	99.83	96.25	4.88	103.71	94.95	104.70	N/A	75,000	72,187
ALL _____											
	45	96.88	96.90	91.31	16.97	106.13	33.10	156.40	91.46 to 102.80	32,105	29,314

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	98.00	100.36	97.63	10.68	102.80	76.85	140.00	76.85 to 140.00	10,535	10,285
101	20	95.59	98.32	96.54	13.97	101.85	42.50	155.28	89.88 to 103.00	38,500	37,167
102	4	103.75	101.35	90.72	11.01	111.72	77.06	120.84	N/A	45,125	40,936
104	14	93.58	91.87	80.87	25.66	113.60	33.10	156.40	59.82 to 109.93	30,035	24,289
ALL _____											
	45	96.88	96.90	91.31	16.97	106.13	33.10	156.40	91.46 to 102.80	32,105	29,314



**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:	45	<b>MEDIAN:</b>	<b>97</b>	COV:	25.02	95% Median C.I.:	91.46 to 102.80
TOTAL Sales Price:	1,439,750	WGT. MEAN:	91	STD:	24.25	95% Wgt. Mean C.I.:	84.91 to 97.70
TOTAL Adj.Sales Price:	1,444,750	MEAN:	97	AVG.ABS.DEV:	16.44	95% Mean C.I.:	89.82 to 103.98
TOTAL Assessed Value:	1,319,150						
AVG. Adj. Sales Price:	32,105	COD:	16.97	MAX Sales Ratio:	156.40		
AVG. Assessed Value:	29,314	PRD:	106.13	MIN Sales Ratio:	33.10		

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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)	7	98.00	100.36	97.63	10.68	102.80	76.85	140.00	76.85 to 140.00	10,535	10,285
15	2	105.24	105.24	112.44	14.82	93.59	89.64	120.84	N/A	13,000	14,617
20	2	66.75	66.75	70.48	36.33	94.71	42.50	91.00	N/A	13,000	9,162
30	19	102.61	104.20	99.58	14.95	104.64	70.77	156.40	89.88 to 108.35	26,526	26,415
40	12	96.52	89.46	84.61	21.06	105.73	33.10	125.24	59.82 to 109.93	46,291	39,167
50	3	88.20	86.93	87.74	6.98	99.08	77.06	95.54	N/A	86,500	75,898
ALL	45	96.88	96.90	91.31	16.97	106.13	33.10	156.40	91.46 to 102.80	32,105	29,314

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

### **Residential**

Residential sales are reviewed for analysis through research of the deed, supplemental questionnaires to buyers and sellers and on-site reviews of the property as deemed appropriate. Permits are logged and reviewed for specific activities and notable changes to the property valuation.

Statistical analysis of the Assessor Locations was completed. A market analysis was completed for the Village of Wolbach since the County Board of Equalization placed added economic depreciation on every protested property for 2007 valuations. Borrowed sales of newer houses from villages similar to Wolbach and in a general area were integrated into the sales mix for depreciation since Wolbach lacks sales of newer houses. These sales were placed in the neighborhood to reflect current land values prior to setting depreciation. The villages from which the borrowed sales are derived are deemed appropriate from a study including but not limited to the population, median household income, services available, and distance to a larger city.

Additionally, newer homes in the Village of Scotia were reviewed using the borrowed sales since this village also lacks sales of this type of property.

Unimproved rural residential acreage sales were arrayed on a county map to assist our analysis of possible market areas. Rural residential land was revalued to reflect current market activity. Primary use analysis was implemented for Greeley County. The focus was on 40 acres and less since county zoning requires 40 acres for residential building unless a variance is granted. Letters and questionnaires were sent out for each parcel under review to obtain the property owner's input regarding their motivation and intent of use for their parcel. Changes were made accordingly for 2008 and a system has been put in place to continue review on an annual basis. A Primary Use Policy has been written for the county.

## 2008 Assessment Survey for Greeley County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b> Appraisal Staff
2.	<b>Valuation done by:</b> Appraiser and assistant determine valuation, with the appraiser being responsible for the final value of the property.
3.	<b>Pickup work done by whom:</b> Appraisal Staff
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b> June 2005 Marshall-Swift
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b> 2008 Wolbach village 2007 all remaining villages and rural parcels
6.	<b>What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b> N/A
7.	<b>Number of market areas/neighborhoods for this property class:</b> 5 – Greeley, Spalding, Scotia, Wolbach and Rural.
8.	<b>How are these defined?</b> These areas are defined by location.
9.	<b>Is “Assessor Location” a usable valuation identity?</b> Yes
10.	<b>Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)</b> The county does not use “suburban” as an identifiable market area; in fact suburban is not used as an assessor location within the sales file.

11.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> ( <i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i> )
	There is no market significance of the suburban location in Greeley County as this location is only a geographic grouping based on the Reg.
12.	<b>Are the county's ag residential and rural residential improvements classified and valued in the same manner?</b>
	Yes

**Residential Permit Numbers:**

Permits	Information Statements	Other	Total
45	27	5	77

**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:	45	<b>MEDIAN:</b>	<b>96</b>	COV:	21.24	95% Median C.I.:	93.46 to 100.29
TOTAL Sales Price:	1,439,750	WGT. MEAN:	93	STD:	20.72	95% Wgt. Mean C.I.:	87.73 to 98.23
TOTAL Adj.Sales Price:	1,444,750	MEAN:	98	AVG.ABS.DEV:	13.25	95% Mean C.I.:	91.47 to 103.58
TOTAL Assessed Value:	1,343,345						
AVG. Adj. Sales Price:	32,105	COD:	13.85	MAX Sales Ratio:	153.40		
AVG. Assessed Value:	29,852	PRD:	104.89	MIN Sales Ratio:	41.32		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	8	98.77	99.55	96.24	9.47	103.44	86.69	127.67	86.69 to 127.67	33,687	32,422
10/01/05 TO 12/31/05	8	97.40	100.20	99.62	27.93	100.58	41.32	153.40	41.32 to 153.40	17,250	17,184
01/01/06 TO 03/31/06	1	92.17	92.17	92.17			92.17	92.17	N/A	30,000	27,650
04/01/06 TO 06/30/06	5	95.28	97.29	98.83	6.68	98.44	88.23	114.17	N/A	12,390	12,245
07/01/06 TO 09/30/06	10	96.06	96.74	96.72	5.99	100.02	76.85	110.94	93.32 to 105.75	41,100	39,752
10/01/06 TO 12/31/06	3	93.94	86.60	85.23	18.55	101.61	56.79	109.07	N/A	75,000	63,920
01/01/07 TO 03/31/07	5	95.64	95.71	89.98	14.24	106.37	63.54	124.72	N/A	34,700	31,224
04/01/07 TO 06/30/07	5	99.40	101.25	82.63	16.12	122.54	72.57	140.00	N/A	27,160	22,442
<u>Study Years</u>											
07/01/05 TO 06/30/06	22	96.30	98.94	97.25	15.71	101.73	41.32	153.40	88.17 to 102.88	22,702	22,078
07/01/06 TO 06/30/07	23	95.64	96.17	90.72	11.98	106.01	56.79	140.00	93.88 to 100.78	41,100	37,287
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	19	95.24	95.04	93.16	8.07	102.02	56.79	114.17	92.17 to 100.29	38,313	35,692
<u>ALL</u>											
	45	95.64	97.53	92.98	13.85	104.89	41.32	153.40	93.46 to 100.29	32,105	29,852

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GREELEY	10	99.39	99.11	91.71	12.65	108.07	72.57	127.67	86.69 to 114.17	32,100	29,439
RURAL	2	102.13	102.13	96.86	8.63	105.45	93.32	110.94	N/A	62,250	60,292
SCOTIA	14	95.46	94.22	90.92	17.30	103.63	41.32	152.00	69.93 to 102.88	31,285	28,443
SPALDING	8	93.70	99.32	95.86	13.55	103.61	76.85	153.40	76.85 to 153.40	44,937	43,075
WOLBACH	11	98.59	98.15	91.97	9.62	106.72	63.54	140.00	90.79 to 103.50	18,340	16,867
<u>ALL</u>											
	45	95.64	97.53	92.98	13.85	104.89	41.32	153.40	93.46 to 100.29	32,105	29,852

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	43	95.64	97.31	92.62	14.07	105.07	41.32	153.40	93.46 to 100.29	30,703	28,436
2	1	93.32	93.32	93.32			93.32	93.32	N/A	99,500	92,850
3	1	110.94	110.94	110.94			110.94	110.94	N/A	25,000	27,735
<u>ALL</u>											
	45	95.64	97.53	92.98	13.85	104.89	41.32	153.40	93.46 to 100.29	32,105	29,852

**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:	45	<b>MEDIAN:</b>	<b>96</b>	COV:	21.24	95% Median C.I.:	93.46 to 100.29
TOTAL Sales Price:	1,439,750	WGT. MEAN:	93	STD:	20.72	95% Wgt. Mean C.I.:	87.73 to 98.23
TOTAL Adj.Sales Price:	1,444,750	MEAN:	98	AVG.ABS.DEV:	13.25	95% Mean C.I.:	91.47 to 103.58
TOTAL Assessed Value:	1,343,345						
AVG. Adj. Sales Price:	32,105	COD:	13.85	MAX Sales Ratio:	153.40		
AVG. Assessed Value:	29,852	PRD:	104.89	MIN Sales Ratio:	41.32		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	39	95.28	97.05	92.83	13.99	104.54	41.32	153.40	93.32 to 101.33	35,743	33,180
2	6	97.66	100.65	97.19	12.40	103.56	76.85	140.00	76.85 to 140.00	8,458	8,220
____ALL____	45	95.64	97.53	92.98	13.85	104.89	41.32	153.40	93.46 to 100.29	32,105	29,852

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	45	95.64	97.53	92.98	13.85	104.89	41.32	153.40	93.46 to 100.29	32,105	29,852
06											
07											
____ALL____	45	95.64	97.53	92.98	13.85	104.89	41.32	153.40	93.46 to 100.29	32,105	29,852

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	21	98.59	98.61	91.81	11.11	107.41	63.54	140.00	90.79 to 103.50	24,892	22,854
39-0055	8	93.70	99.32	95.86	13.55	103.61	76.85	153.40	76.85 to 153.40	44,937	43,075
39-0501	16	95.46	95.21	92.23	16.29	103.23	41.32	152.00	92.17 to 102.88	35,156	32,425
47-0001											
88-0005											
92-0045											
NonValid School											
____ALL____	45	95.64	97.53	92.98	13.85	104.89	41.32	153.40	93.46 to 100.29	32,105	29,852

**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:	45	<b>MEDIAN:</b>	<b>96</b>	COV:	21.24	95% Median C.I.:	93.46 to 100.29
TOTAL Sales Price:	1,439,750	WGT. MEAN:	93	STD:	20.72	95% Wgt. Mean C.I.:	87.73 to 98.23
TOTAL Adj.Sales Price:	1,444,750	MEAN:	98	AVG.ABS.DEV:	13.25	95% Mean C.I.:	91.47 to 103.58
TOTAL Assessed Value:	1,343,345						
AVG. Adj. Sales Price:	32,105	COD:	13.85	MAX Sales Ratio:	153.40		
AVG. Assessed Value:	29,852	PRD:	104.89	MIN Sales Ratio:	41.32		

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	98.00	100.36	97.63	10.68	102.80	76.85	140.00	76.85 to 140.00	10,535	10,285
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	26	99.47	98.94	97.30	13.08	101.69	41.32	153.40	93.32 to 103.50	23,057	22,434
1920 TO 1939	4	84.10	82.94	77.75	21.71	106.66	56.79	106.74	N/A	57,125	44,417
1940 TO 1949	2	122.09	122.09	116.10	24.50	105.16	92.17	152.00	N/A	25,000	29,025
1950 TO 1959	3	93.94	86.92	90.55	9.56	95.99	69.93	96.88	N/A	62,666	56,743
1960 TO 1969	1	94.97	94.97	94.97			94.97	94.97	N/A	135,000	128,215
1970 TO 1979											
1980 TO 1989	1	93.88	93.88	93.88			93.88	93.88	N/A	70,000	65,715
1990 TO 1994											
1995 TO 1999	1	88.17	88.17	88.17			88.17	88.17	N/A	100,000	88,165
2000 TO Present											
ALL	45	95.64	97.53	92.98	13.85	104.89	41.32	153.40	93.46 to 100.29	32,105	29,852

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	97.66	106.70	99.78	12.60	106.93	91.46	140.00	N/A	2,312	2,307
5000 TO 9999	3	87.29	88.31	89.67	9.14	98.48	76.85	100.78	N/A	7,500	6,725
Total \$											
1 TO 9999	7	97.32	98.81	92.61	12.21	106.69	76.85	140.00	76.85 to 140.00	4,535	4,200
10000 TO 29999	21	98.59	103.02	102.93	15.65	100.09	41.32	153.40	93.46 to 110.94	18,166	18,698
30000 TO 59999	10	99.91	93.99	93.84	9.84	100.17	63.54	109.07	69.93 to 106.74	34,700	32,561
60000 TO 99999	4	82.94	79.14	80.49	17.43	98.32	56.79	93.88	N/A	79,875	64,291
100000 TO 149999	3	93.94	92.36	92.74	2.41	99.59	88.17	94.97	N/A	121,666	112,835
ALL	45	95.64	97.53	92.98	13.85	104.89	41.32	153.40	93.46 to 100.29	32,105	29,852

**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:	45	<b>MEDIAN:</b>	<b>96</b>	COV:	21.24	95% Median C.I.:	93.46 to 100.29
TOTAL Sales Price:	1,439,750	WGT. MEAN:	93	STD:	20.72	95% Wgt. Mean C.I.:	87.73 to 98.23
TOTAL Adj.Sales Price:	1,444,750	MEAN:	98	AVG.ABS.DEV:	13.25	95% Mean C.I.:	91.47 to 103.58
TOTAL Assessed Value:	1,343,345						
AVG. Adj. Sales Price:	32,105	COD:	13.85	MAX Sales Ratio:	153.40		
AVG. Assessed Value:	29,852	PRD:	104.89	MIN Sales Ratio:	41.32		

Printed: 03/31/2008 18:54:43

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	6	94.39	90.83	70.17	22.19	129.44	41.32	140.00	41.32 to 140.00	4,458	3,128
5000 TO 9999	2	94.04	94.04	94.88	7.17	99.11	87.29	100.78	N/A	8,000	7,590
Total \$ _____											
1 TO 9999	8	94.39	91.63	79.42	18.43	115.38	41.32	140.00	41.32 to 140.00	5,343	4,243
10000 TO 29999	23	96.88	99.79	96.11	12.69	103.84	63.54	153.40	92.17 to 103.50	20,869	20,056
30000 TO 59999	8	101.51	102.94	95.65	14.22	107.63	56.79	152.00	56.79 to 152.00	37,812	36,166
60000 TO 99999	4	90.75	86.99	87.00	7.29	99.98	72.57	93.88	N/A	88,625	77,103
100000 TO 149999	2	94.46	94.46	94.47	0.55	99.99	93.94	94.97	N/A	132,500	125,170
ALL _____											
	45	95.64	97.53	92.98	13.85	104.89	41.32	153.40	93.46 to 100.29	32,105	29,852

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	98.00	100.36	97.63	10.68	102.80	76.85	140.00	76.85 to 140.00	10,535	10,285
20	14	94.01	94.41	89.38	19.23	105.62	41.32	153.40	69.93 to 114.17	17,392	15,545
25	3	95.64	99.22	99.41	3.99	99.81	95.28	106.74	N/A	34,500	34,296
30	18	97.38	98.81	92.10	13.94	107.29	56.79	152.00	88.23 to 105.75	41,055	37,811
35	1	94.97	94.97	94.97			94.97	94.97	N/A	135,000	128,215
40	2	96.67	96.67	94.67	2.82	102.11	93.94	99.40	N/A	75,000	71,002
ALL _____											
	45	95.64	97.53	92.98	13.85	104.89	41.32	153.40	93.46 to 100.29	32,105	29,852

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	98.00	100.36	97.63	10.68	102.80	76.85	140.00	76.85 to 140.00	10,535	10,285
101	20	94.46	96.42	95.20	13.40	101.28	41.32	152.00	90.79 to 101.33	38,500	36,653
102	4	97.32	97.41	96.14	3.22	101.32	93.32	101.68	N/A	45,125	43,382
104	14	97.41	97.73	86.74	18.36	112.67	56.79	153.40	72.57 to 110.94	30,035	26,052
ALL _____											
	45	95.64	97.53	92.98	13.85	104.89	41.32	153.40	93.46 to 100.29	32,105	29,852



**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:	45	<b>MEDIAN:</b>	<b>96</b>	COV:	21.24	95% Median C.I.:	93.46 to 100.29
TOTAL Sales Price:	1,439,750	WGT. MEAN:	93	STD:	20.72	95% Wgt. Mean C.I.:	87.73 to 98.23
TOTAL Adj.Sales Price:	1,444,750	MEAN:	98	AVG.ABS.DEV:	13.25	95% Mean C.I.:	91.47 to 103.58
TOTAL Assessed Value:	1,343,345						
AVG. Adj. Sales Price:	32,105	COD:	13.85	MAX Sales Ratio:	153.40		
AVG. Assessed Value:	29,852	PRD:	104.89	MIN Sales Ratio:	41.32		

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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)	7	98.00	100.36	97.63	10.68	102.80	76.85	140.00	76.85 to 140.00	10,535	10,285
15	2	91.27	91.27	93.10	4.36	98.03	87.29	95.24	N/A	13,000	12,102
20	2	64.78	64.78	68.38	36.21	94.72	41.32	88.23	N/A	13,000	8,890
30	19	99.40	103.94	98.83	13.89	105.17	69.93	153.40	92.17 to 110.94	26,526	26,215
40	12	97.59	93.58	87.89	14.30	106.48	56.79	124.72	72.57 to 106.74	46,291	40,685
50	3	93.32	92.08	93.66	2.51	98.31	87.94	94.97	N/A	86,500	81,016
ALL	45	95.64	97.53	92.98	13.85	104.89	41.32	153.40	93.46 to 100.29	32,105	29,852



**2008 Correlation Section  
for Greeley County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: As the tables and narratives below will show, all three measures of central tendency are within the acceptable range. Regarding quality of assessment for the residential class, the coefficient of dispersion is within the acceptable range and the price related differential is above the range. Further analysis of the statistics shows the quality statistics for the PRD in all Assessor Locations are outside of the acceptable range. This suggests that assessments in those Assessor Locations are slightly regressive. The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the residential class of property. For purposes of direct equalization, the median measure will be utilized to represent the level of value for the residential property class since there is support for the R&O median provided by the Trended Preliminary Ratio.

**2008 Correlation Section  
for Greeley County**

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**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>91</b>	<b>45</b>	<b>49.45</b>
<b>2007</b>	<b>90</b>	<b>45</b>	<b>50</b>
<b>2006</b>	<b>94</b>	<b>46</b>	<b>48.94</b>
<b>2005</b>	<b>100</b>	<b>70</b>	<b>70</b>
<b>2004</b>	<b>111</b>	<b>80</b>	<b>72.07</b>
<b>2003</b>	<b>109</b>	<b>83</b>	<b>76.15</b>
<b>2002</b>	<b>94</b>	<b>72</b>	<b>76.6</b>
<b>2001</b>	<b>91</b>	<b>66</b>	<b>72.53</b>

RESIDENTIAL: Table II current year's percentage of sales used is very similar to the previous two years. Further review of the non-qualified sales reveals nothing that would indicate excessive trimming.

**2008 Correlation Section  
for Greeley County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section  
for Greeley County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>96.88</b>	<b>0.04</b>	<b>96.92</b>	<b>95.64</b>
<b>2007</b>	<b>100.28</b>	<b>7.89</b>	<b>108.19</b>	<b>97.32</b>
<b>2006</b>	<b>96.01</b>	<b>6.33</b>	<b>102.09</b>	<b>96.78</b>
<b>2005</b>	<b>97.56</b>	<b>-2.68</b>	<b>94.94</b>	<b>97.11</b>
<b>2004</b>	<b>98.51</b>	<b>-4.4</b>	<b>94.18</b>	<b>94.99</b>
<b>2003</b>	<b>100</b>	<b>-10.67</b>	<b>89.33</b>	<b>96</b>
<b>2002</b>	<b>90</b>	<b>20.14</b>	<b>108.13</b>	<b>98</b>
<b>2001</b>	<b>82</b>	<b>13.7</b>	<b>93.23</b>	<b>94</b>

RESIDENTIAL: As shown in Table III, there is moderately strong support for the R&O median provided by the Trended Preliminary Ratio, since the difference between them is less than two points.

**2008 Correlation Section  
for Greeley County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section  
for Greeley County**

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
2.05	2008	0.04
0.84	2007	7.89
0.31	2006	6.33
1.75	2005	-2.68
-3.14	2004	-4.4
-10.2	2003	-10.67
4.05	2002	20.14
14.97	2001	13.7

RESIDENTIAL: The percent change in the sale base and the percent change in the assessed base are showing a 2.01 point difference. The difference implies that the assessment actions had more of an effect on the sales file when compared to the assessed base.



## 2008 Correlation Section for Greeley County

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

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

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

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

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

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

**2008 Correlation Section  
for Greeley County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>95.64</b>	<b>92.98</b>	<b>97.53</b>

RESIDENTIAL: All three measures of central tendency are within the acceptable range, indicating that the county has attained an acceptable level of value for assessment year 2008.

**2008 Correlation Section  
for Greeley County**

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**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>13.85</b>	<b>104.89</b>
<b>Difference</b>	<b>0</b>	<b>1.89</b>

RESIDENTIAL: The coefficient of dispersion is within the acceptable parameters, while the price related differential is above the range. A review of the Assessor Location subclass shows all locations are above the range possibly indicating these assessments are slightly regressive.

**2008 Correlation Section  
for Greeley County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>45</b>	<b>45</b>	<b>0</b>
<b>Median</b>	<b>96.88</b>	<b>95.64</b>	<b>-1.24</b>
<b>Wgt. Mean</b>	<b>91.31</b>	<b>92.98</b>	<b>1.67</b>
<b>Mean</b>	<b>96.90</b>	<b>97.53</b>	<b>0.63</b>
<b>COD</b>	<b>16.97</b>	<b>13.85</b>	<b>-3.12</b>
<b>PRD</b>	<b>106.13</b>	<b>104.89</b>	<b>-1.24</b>
<b>Min Sales Ratio</b>	<b>33.10</b>	<b>41.32</b>	<b>8.22</b>
<b>Max Sales Ratio</b>	<b>156.40</b>	<b>153.40</b>	<b>-3</b>

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



**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:	7	<b>MEDIAN:</b>	<b>65</b>	COV:	41.48	95% Median C.I.:	32.16 to 104.00	(! : Derived)
TOTAL Sales Price:	211,150	WGT. MEAN:	61	STD:	27.28	95% Wgt. Mean C.I.:	34.79 to 86.69	
TOTAL Adj.Sales Price:	211,150	MEAN:	66	AVG.ABS.DEV:	21.18	95% Mean C.I.:	40.54 to 90.99	
TOTAL Assessed Value:	128,260							
AVG. Adj. Sales Price:	30,164	COD:	32.54	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	18,322	PRD:	108.26	MIN Sales Ratio:	32.16			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04											
10/01/04 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	104.00	104.00	104.00			104.00	104.00	N/A	24,150	25,115
07/01/06 TO 09/30/06	1	33.36	33.36	33.36			33.36	33.36	N/A	60,000	20,015
10/01/06 TO 12/31/06	1	58.00	58.00	58.00			58.00	58.00	N/A	25,000	14,500
01/01/07 TO 03/31/07	1	76.59	76.59	76.59			76.59	76.59	N/A	27,000	20,680
04/01/07 TO 06/30/07	3	65.07	62.80	63.93	30.22	98.22	32.16	91.16	N/A	25,000	15,983
<u>Study Years</u>											
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	1	104.00	104.00	104.00			104.00	104.00	N/A	24,150	25,115
07/01/06 TO 06/30/07	6	61.54	59.39	55.16	29.60	107.67	32.16	91.16	32.16 to 91.16	31,166	17,190
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05											
01/01/06 TO 12/31/06	3	58.00	65.12	54.63	40.60	119.20	33.36	104.00	N/A	36,383	19,876
<u>ALL</u>											
	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GREELEY	4	61.54	58.26	54.15	20.44	107.57	33.36	76.59	N/A	40,500	21,932
WOLBACH	3	91.16	75.77	82.46	26.27	91.89	32.16	104.00	N/A	16,383	13,510
<u>ALL</u>											
	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322

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	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322
<u>ALL</u>											
	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322

**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:	7	<b>MEDIAN:</b>	<b>65</b>	COV:	41.48	95% Median C.I.:	32.16 to 104.00	(!: Derived)
TOTAL Sales Price:	211,150	WGT. MEAN:	61	STD:	27.28	95% Wgt. Mean C.I.:	34.79 to 86.69	
TOTAL Adj.Sales Price:	211,150	MEAN:	66	AVG.ABS.DEV:	21.18	95% Mean C.I.:	40.54 to 90.99	
TOTAL Assessed Value:	128,260							
AVG. Adj. Sales Price:	30,164	COD:	32.54	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	18,322	PRD:	108.26	MIN Sales Ratio:	32.16			

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322
____ALL____	_____										
	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322
04											
____ALL____	_____										
	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322
39-0055											
39-0501											
47-0001											
88-0005											
92-0045											
NonValid School											
____ALL____	_____										
	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322

**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:	7	<b>MEDIAN:</b>	<b>65</b>	COV:	41.48	95% Median C.I.:	32.16 to 104.00	(!: Derived)
TOTAL Sales Price:	211,150	WGT. MEAN:	61	STD:	27.28	95% Wgt. Mean C.I.:	34.79 to 86.69	
TOTAL Adj.Sales Price:	211,150	MEAN:	66	AVG.ABS.DEV:	21.18	95% Mean C.I.:	40.54 to 90.99	
TOTAL Assessed Value:	128,260							
AVG. Adj. Sales Price:	30,164	COD:	32.54	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	18,322	PRD:	108.26	MIN Sales Ratio:	32.16			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	91.16	84.39	82.74	16.82	101.99	58.00	104.00	N/A	20,550	17,003
1920 TO 1939	3	33.36	43.53	46.18	32.88	94.26	32.16	65.07	N/A	40,833	18,856
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	76.59	76.59	76.59			76.59	76.59	N/A	27,000	20,680
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	5	76.59	72.38	74.85	27.42	96.70	32.16	104.00	N/A	20,230	15,142
30000 TO 59999	1	65.07	65.07	65.07			65.07	65.07	N/A	50,000	32,535
60000 TO 99999	1	33.36	33.36	33.36			33.36	33.36	N/A	60,000	20,015
ALL	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	32.16	32.16	32.16			32.16	32.16	N/A	12,500	4,020
Total \$											
1 TO 9999	1	32.16	32.16	32.16			32.16	32.16	N/A	12,500	4,020
10000 TO 29999	5	76.59	72.62	61.69	27.11	117.72	33.36	104.00	N/A	29,730	18,341
30000 TO 59999	1	65.07	65.07	65.07			65.07	65.07	N/A	50,000	32,535
ALL	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322



**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:	7	<b>MEDIAN:</b>	<b>65</b>	COV:	41.48	95% Median C.I.:	32.16 to 104.00	(! : Derived)
TOTAL Sales Price:	211,150	WGT. MEAN:	61	STD:	27.28	95% Wgt. Mean C.I.:	34.79 to 86.69	
TOTAL Adj.Sales Price:	211,150	MEAN:	66	AVG.ABS.DEV:	21.18	95% Mean C.I.:	40.54 to 90.99	
TOTAL Assessed Value:	128,260							
AVG. Adj. Sales Price:	30,164	COD:	32.54	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	18,322	PRD:	108.26	MIN Sales Ratio:	32.16			

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<b>COST RANK</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10	1	76.59	76.59	76.59			76.59	76.59	N/A	27,000	20,680	
20	6	61.54	63.96	58.42	37.03	109.48	32.16	104.00	32.16 to 104.00	30,691	17,930	
<u>ALL</u>												
	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
300	1	104.00	104.00	104.00			104.00	104.00	N/A	24,150	25,115	
311	1	33.36	33.36	33.36			33.36	33.36	N/A	60,000	20,015	
326	1	58.00	58.00	58.00			58.00	58.00	N/A	25,000	14,500	
353	2	70.83	70.83	69.11	8.13	102.49	65.07	76.59	N/A	38,500	26,607	
470	1	32.16	32.16	32.16			32.16	32.16	N/A	12,500	4,020	
494	1	91.16	91.16	91.16			91.16	91.16	N/A	12,500	11,395	
<u>ALL</u>												
	7	65.07	65.76	60.74	32.54	108.26	32.16	104.00	32.16 to 104.00	30,164	18,322	

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

**Commercial**

Commercial sales were reviewed through buyer/seller questionnaires and physical inspections. Additional resources such as attorneys and real estate agents are utilized in this process to acquire more accurate information concerning sales.

Due to a lack of sales in this class or property no market adjustments were made to valuations for 2008 unless changes were found through pickup work of new improvements or changes found due to sales verifications.

The annual permits and pick up work was completed timely.

## 2008 Assessment Survey for Greeley County

### Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	Appraisal Staff
2.	<b>Valuation done by:</b>
	Appraiser and assistant determine valuation, with the appraiser being responsible for the final value of the property.
3.	<b>Pickup work done by whom:</b>
	Appraisal Staff
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	June 2002 Marshall-Swift
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	2002
6.	<b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	In 2004 the income approach was used to value mini-storage warehouses; otherwise the income approach is not used.
7.	<b>When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b>
	N/A
8.	<b>Number of market areas/neighborhoods for this property class?</b>
	5 – Greeley, Spalding, Scotia, Wolbach and Rural.
9.	<b>How are these defined?</b>
	These locations are defined by location.
10.	<b>Is “Assessor Location” a usable valuation identity?</b>
	Yes
11.	<b>Does the assessor location “suburban” mean something other than rural commercial? (that is, does the “suburban” location have its own market?)</b>
	No, the assessor location “suburban” is not used by the County

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

**Commercial Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	7	<b>MEDIAN:</b>	<b>68</b>	COV:	41.25	95% Median C.I.:	32.16 to 104.00	(!: Derived)
TOTAL Sales Price:	211,150	WGT. MEAN:	61	STD:	27.28	95% Wgt. Mean C.I.:	35.02 to 87.76	
TOTAL Adj.Sales Price:	211,150	MEAN:	66	AVG.ABS.DEV:	21.18	95% Mean C.I.:	40.92 to 91.39	
TOTAL Assessed Value:	129,625							
AVG. Adj. Sales Price:	30,164	COD:	31.23	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	18,517	PRD:	107.76	MIN Sales Ratio:	32.16			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04											
10/01/04 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	104.00	104.00	104.00			104.00	104.00	N/A	24,150	25,115
07/01/06 TO 09/30/06	1	33.36	33.36	33.36			33.36	33.36	N/A	60,000	20,015
10/01/06 TO 12/31/06	1	58.00	58.00	58.00			58.00	58.00	N/A	25,000	14,500
01/01/07 TO 03/31/07	1	76.59	76.59	76.59			76.59	76.59	N/A	27,000	20,680
04/01/07 TO 06/30/07	3	67.80	63.71	65.75	29.01	96.89	32.16	91.16	N/A	25,000	16,438
<u>Study Years</u>											
07/01/04 TO 06/30/05											
07/01/05 TO 06/30/06	1	104.00	104.00	104.00			104.00	104.00	N/A	24,150	25,115
07/01/06 TO 06/30/07	6	62.90	59.84	55.89	29.68	107.08	32.16	91.16	32.16 to 91.16	31,166	17,418
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05											
01/01/06 TO 12/31/06	3	58.00	65.12	54.63	40.60	119.20	33.36	104.00	N/A	36,383	19,876
<u>ALL</u>											
	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GREELEY	4	62.90	58.94	55.00	21.08	107.17	33.36	76.59	N/A	40,500	22,273
WOLBACH	3	91.16	75.77	82.46	26.27	91.89	32.16	104.00	N/A	16,383	13,510
<u>ALL</u>											
	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517

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	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517
<u>ALL</u>											
	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517

**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:	7	<b>MEDIAN:</b>	<b>68</b>	COV:	41.25	95% Median C.I.:	32.16 to 104.00	(!: Derived)
TOTAL Sales Price:	211,150	WGT. MEAN:	61	STD:	27.28	95% Wgt. Mean C.I.:	35.02 to 87.76	
TOTAL Adj.Sales Price:	211,150	MEAN:	66	AVG.ABS.DEV:	21.18	95% Mean C.I.:	40.92 to 91.39	
TOTAL Assessed Value:	129,625							
AVG. Adj. Sales Price:	30,164	COD:	31.23	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	18,517	PRD:	107.76	MIN Sales Ratio:	32.16			

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517
____ALL____	_____										
	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517
04											
____ALL____	_____										
	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0006											
39-0010	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517
39-0055											
39-0501											
47-0001											
88-0005											
92-0045											
NonValid School											
____ALL____	_____										
	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517

**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:	7	<b>MEDIAN:</b>	<b>68</b>	COV:	41.25	95% Median C.I.:	32.16 to 104.00	(! : Derived)
TOTAL Sales Price:	211,150	WGT. MEAN:	61	STD:	27.28	95% Wgt. Mean C.I.:	35.02 to 87.76	
TOTAL Adj.Sales Price:	211,150	MEAN:	66	AVG.ABS.DEV:	21.18	95% Mean C.I.:	40.92 to 91.39	
TOTAL Assessed Value:	129,625							
AVG. Adj. Sales Price:	30,164	COD:	31.23	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	18,517	PRD:	107.76	MIN Sales Ratio:	32.16			

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**YEAR BUILT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank											
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	91.16	84.39	82.74	16.82	101.99	58.00	104.00	N/A	20,550	17,003
1920 TO 1939	3	33.36	44.44	47.29	35.61	93.97	32.16	67.80	N/A	40,833	19,311
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	76.59	76.59	76.59			76.59	76.59	N/A	27,000	20,680
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	5	76.59	72.38	74.85	27.42	96.70	32.16	104.00	N/A	20,230	15,142
30000 TO 59999	1	67.80	67.80	67.80			67.80	67.80	N/A	50,000	33,900
60000 TO 99999	1	33.36	33.36	33.36			33.36	33.36	N/A	60,000	20,015
ALL	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	32.16	32.16	32.16			32.16	32.16	N/A	12,500	4,020
Total \$											
1 TO 9999	1	32.16	32.16	32.16			32.16	32.16	N/A	12,500	4,020
10000 TO 29999	5	76.59	72.62	61.69	27.11	117.72	33.36	104.00	N/A	29,730	18,341
30000 TO 59999	1	67.80	67.80	67.80			67.80	67.80	N/A	50,000	33,900
ALL	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517

**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:	7	<b>MEDIAN:</b>	<b>68</b>	COV:	41.25	95% Median C.I.:	32.16 to 104.00	(!: Derived)
TOTAL Sales Price:	211,150	WGT. MEAN:	61	STD:	27.28	95% Wgt. Mean C.I.:	35.02 to 87.76	
TOTAL Adj.Sales Price:	211,150	MEAN:	66	AVG.ABS.DEV:	21.18	95% Mean C.I.:	40.92 to 91.39	
TOTAL Assessed Value:	129,625							
AVG. Adj. Sales Price:	30,164	COD:	31.23	MAX Sales Ratio:	104.00			
AVG. Assessed Value:	18,517	PRD:	107.76	MIN Sales Ratio:	32.16			

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<b>COST RANK</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
10	1	76.59	76.59	76.59			76.59	76.59	N/A	27,000	20,680
20	6	62.90	64.41	59.16	36.95	108.88	32.16	104.00	32.16 to 104.00	30,691	18,157
<u>ALL</u>											
	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517

<b>OCCUPANCY CODE</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
300	1	104.00	104.00	104.00			104.00	104.00	N/A	24,150	25,115
311	1	33.36	33.36	33.36			33.36	33.36	N/A	60,000	20,015
326	1	58.00	58.00	58.00			58.00	58.00	N/A	25,000	14,500
353	2	72.19	72.19	70.88	6.09	101.85	67.80	76.59	N/A	38,500	27,290
470	1	32.16	32.16	32.16			32.16	32.16	N/A	12,500	4,020
494	1	91.16	91.16	91.16			91.16	91.16	N/A	12,500	11,395
<u>ALL</u>											
	7	67.80	66.15	61.39	31.23	107.76	32.16	104.00	32.16 to 104.00	30,164	18,517





**2008 Correlation Section  
for Greeley County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: With only seven sales in the commercial sales file it is believed that with the diversity of the sales, the representativeness of the sample to the population is unreliable. There is no other information available that would indicate that Greeley County has not met an acceptable level of value for the commercial class of property for assessment year 2008.

**2008 Correlation Section  
for Greeley County**

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**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>19</b>	<b>7</b>	<b>36.84</b>
<b>2007</b>	<b>11</b>	<b>2</b>	<b>18.18</b>
<b>2006</b>	<b>17</b>	<b>8</b>	<b>47.06</b>
<b>2005</b>	<b>20</b>	<b>11</b>	<b>55</b>
<b>2004</b>	<b>22</b>	<b>13</b>	<b>59.09</b>
<b>2003</b>	<b>25</b>	<b>14</b>	<b>56</b>
<b>2002</b>	<b>32</b>	<b>21</b>	<b>65.62</b>
<b>2001</b>	<b>32</b>	<b>20</b>	<b>62.5</b>

COMMERCIAL: A review of Table II indicates the percentage of sales used has increased from the previous year. A further review of the non qualified sales indicates no excessive trimming.

**2008 Correlation Section  
for Greeley County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section  
for Greeley County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>65.07</b>	<b>0.31</b>	<b>65.27</b>	<b>67.80</b>
<b>2007</b>	<b>102.13</b>	<b>0.46</b>	<b>102.6</b>	<b>116.61</b>
<b>2006</b>	<b>93.46</b>	<b>6</b>	<b>99.07</b>	<b>96.70</b>
<b>2005</b>	<b>88.10</b>	<b>0.18</b>	<b>88.26</b>	<b>95.94</b>
<b>2004</b>	<b>99.94</b>	<b>0.57</b>	<b>100.51</b>	<b>99.94</b>
<b>2003</b>	<b>98</b>	<b>-0.85</b>	<b>97.17</b>	<b>98</b>
<b>2002</b>	<b>110</b>	<b>50.74</b>	<b>165.81</b>	<b>100</b>
<b>2001</b>	<b>94</b>	<b>-69.96</b>	<b>28.24</b>	<b>94</b>

COMMERCIAL: The Trended Preliminary Ratio compared to the R&O Ratio is somewhat dissimilar, but not unreasonable.

**2008 Correlation Section  
for Greeley County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section  
for Greeley County**

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
1.32	2008	0.31
27.7	2007	0.46
2.93	2006	6
-6.49	2005	0.18
0	2004	0.57
0	2003	-0.85
-39.13	2002	50.74
0	2001	-69.96

COMMERCIAL: The difference between the percent changes in total assessed value in the sales file to the percent change in assessed base is similar.

## 2008 Correlation Section for Greeley County

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

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

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

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

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

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



**2008 Correlation Section  
for Greeley County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>67.80</b>	<b>61.39</b>	<b>66.15</b>

COMMERCIAL: All three measures of central tendency are outside the acceptable range; however the class consists of seven qualified sales. With a small sample size these measures in all probability are not reliable.

**2008 Correlation Section  
for Greeley County**

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**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>31.23</b>	<b>107.76</b>
<b>Difference</b>	<b>11.23</b>	<b>4.76</b>

COMMERCIAL: Both qualitative statistical measures are above the acceptable ranges, based on seven qualified sales.

**2008 Correlation Section  
for Greeley County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>7</b>	<b>7</b>	<b>0</b>
<b>Median</b>	<b>65.07</b>	<b>67.80</b>	<b>2.73</b>
<b>Wgt. Mean</b>	<b>60.74</b>	<b>61.39</b>	<b>0.65</b>
<b>Mean</b>	<b>65.76</b>	<b>66.15</b>	<b>0.39</b>
<b>COD</b>	<b>32.54</b>	<b>31.23</b>	<b>-1.31</b>
<b>PRD</b>	<b>108.26</b>	<b>107.76</b>	<b>-0.5</b>
<b>Min Sales Ratio</b>	<b>32.16</b>	<b>32.16</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>104.00</b>	<b>104.00</b>	<b>0</b>

COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is due to corrections found through sales verification and pick up work for 2008.



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	<b>MEDIAN:</b>	<b>70</b>	COV:	23.96	95% Median C.I.:	65.62 to 74.81	(!: Derived)
(AgLand) TOTAL Sales Price:	8,862,016	WGT. MEAN:	64	STD:	17.26	95% Wgt. Mean C.I.:	56.46 to 71.35	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,732,516	MEAN:	72	AVG.ABS.DEV:	12.16	95% Mean C.I.:	66.82 to 77.26	
(AgLand) TOTAL Assessed Value:	5,580,280							
AVG. Adj. Sales Price:	207,917	COD:	17.44	MAX Sales Ratio:	130.10			
AVG. Assessed Value:	132,863	PRD:	112.73	MIN Sales Ratio:	37.52			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	3	70.30	69.72	69.26	5.11	100.66	64.04	74.81	N/A	171,022	118,446
01/01/05 TO 03/31/05	4	79.31	89.69	75.05	24.00	119.51	70.04	130.10	N/A	160,262	120,273
04/01/05 TO 06/30/05	3	72.23	79.13	77.69	13.77	101.86	67.67	97.50	N/A	118,831	92,321
07/01/05 TO 09/30/05	1	66.25	66.25	66.25			66.25	66.25	N/A	552,000	365,695
10/01/05 TO 12/31/05	3	78.11	78.87	79.27	7.08	99.49	70.96	87.54	N/A	132,585	105,103
01/01/06 TO 03/31/06	6	67.22	70.08	68.28	14.38	102.64	57.26	93.05	57.26 to 93.05	109,715	74,911
04/01/06 TO 06/30/06	3	62.27	64.29	58.80	12.79	109.34	53.36	77.25	N/A	137,301	80,736
07/01/06 TO 09/30/06	2	87.42	87.42	87.13	1.12	100.33	86.44	88.40	N/A	102,375	89,197
10/01/06 TO 12/31/06	7	69.47	75.24	70.34	18.94	106.97	58.16	114.37	58.16 to 114.37	198,341	139,508
01/01/07 TO 03/31/07	7	60.92	56.89	48.52	18.19	117.24	37.52	74.02	37.52 to 74.02	387,758	188,152
04/01/07 TO 06/30/07	3	62.23	68.11	69.56	16.91	97.92	55.26	86.83	N/A	298,166	207,390
<u>Study Years</u>											
07/01/04 TO 06/30/05	10	71.75	80.53	73.71	16.54	109.26	64.04	130.10	67.67 to 97.50	151,061	111,340
07/01/05 TO 06/30/06	13	68.82	70.48	67.96	13.54	103.71	53.36	93.05	58.37 to 78.11	155,381	105,591
07/01/06 TO 06/30/07	19	65.70	68.63	59.48	20.57	115.39	37.52	114.37	58.16 to 82.66	273,786	162,852
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	11	72.23	81.73	73.90	16.92	110.59	66.25	130.10	67.67 to 97.50	177,027	130,824
01/01/06 TO 12/31/06	18	69.15	73.05	69.34	17.55	105.36	53.36	114.37	61.79 to 82.66	147,963	102,590
<u>ALL</u>											
	42	69.76	72.04	63.90	17.44	112.73	37.52	130.10	65.62 to 74.81	207,917	132,863

**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:	42	<b>MEDIAN:</b>	<b>70</b>	COV:	23.96	95% Median C.I.:	65.62 to 74.81	(!: Derived)
(AgLand) TOTAL Sales Price:	8,862,016	WGT. MEAN:	64	STD:	17.26	95% Wgt. Mean C.I.:	56.46 to 71.35	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,732,516	MEAN:	72	AVG.ABS.DEV:	12.16	95% Mean C.I.:	66.82 to 77.26	
(AgLand) TOTAL Assessed Value:	5,580,280							
AVG. Adj. Sales Price:	207,917	COD:	17.44	MAX Sales Ratio:	130.10			
AVG. Assessed Value:	132,863	PRD:	112.73	MIN Sales Ratio:	37.52			

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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	
2043	3	62.60	63.55	64.16	2.37	99.05	61.79	66.25	N/A	380,000	243,796	
2045	3	88.40	90.78	90.38	4.17	100.44	86.44	97.50	N/A	99,471	89,905	
2047	3	70.04	70.31	66.96	16.27	105.01	53.36	87.54	N/A	234,350	156,916	
2049	1	42.05	42.05	42.05			42.05	42.05	N/A	1,161,425	488,355	
2135	1	57.26	57.26	57.26			57.26	57.26	N/A	64,000	36,645	
2137	3	78.11	89.91	92.74	15.84	96.95	77.25	114.37	N/A	93,272	86,500	
2139	1	67.71	67.71	67.71			67.71	67.71	N/A	272,310	184,375	
2141	2	49.22	49.22	44.18	23.77	111.40	37.52	60.92	N/A	365,000	161,275	
2327	1	70.96	70.96	70.96			70.96	70.96	N/A	152,757	108,390	
2329	2	80.69	80.69	82.87	8.26	97.37	74.02	87.35	N/A	99,426	82,392	
2331	2	66.75	66.75	68.79	6.77	97.04	62.23	71.27	N/A	182,000	125,190	
2333	5	58.16	58.69	57.45	8.32	102.16	50.29	65.70	N/A	271,494	155,965	
2423	3	69.47	73.27	75.42	7.19	97.14	67.67	82.66	N/A	139,825	105,458	
2425	3	62.27	69.16	81.07	15.23	85.31	58.37	86.83	N/A	161,446	130,881	
2427	5	74.81	75.99	71.73	9.69	105.94	65.62	93.05	N/A	127,041	91,126	
2429	4	74.80	87.50	74.03	21.70	118.19	70.30	130.10	N/A	117,849	87,242	
ALL												
	42	69.76	72.04	63.90	17.44	112.73	37.52	130.10	65.62 to 74.81	207,917	132,863	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	11	67.71	71.18	62.45	20.43	113.97	37.52	97.50	53.36 to 88.40	248,597	155,252	
2	31	70.04	72.34	64.56	16.41	112.05	42.05	130.10	64.04 to 77.25	193,481	124,919	
ALL												
	42	69.76	72.04	63.90	17.44	112.73	37.52	130.10	65.62 to 74.81	207,917	132,863	

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	42	69.76	72.04	63.90	17.44	112.73	37.52	130.10	65.62 to 74.81	207,917	132,863	
ALL												
	42	69.76	72.04	63.90	17.44	112.73	37.52	130.10	65.62 to 74.81	207,917	132,863	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS	21	67.71	72.59	69.58	12.91	104.33	58.37	97.50	64.04 to 78.11	162,115	112,795	
GRASS-N/A	6	75.69	72.34	75.98	10.93	95.20	57.26	86.83	57.26 to 86.83	154,534	117,419	
IRRGTD	3	70.30	90.15	71.59	28.48	125.93	70.04	130.10	N/A	139,339	99,746	
IRRGTD-N/A	12	63.82	66.40	55.43	26.57	119.78	37.52	114.37	50.29 to 82.66	331,905	183,984	
ALL												
	42	69.76	72.04	63.90	17.44	112.73	37.52	130.10	65.62 to 74.81	207,917	132,863	

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

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(AgLand) TOTAL Assessed Value:	5,580,280							
AVG. Adj. Sales Price:	207,917	COD:	17.44	MAX Sales Ratio:	130.10			
AVG. Assessed Value:	132,863	PRD:	112.73	MIN Sales Ratio:	37.52			

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MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS	23	67.71	72.29	69.34	12.84	104.25	58.37	97.50	64.04 to 77.36	162,175	112,452	
GRASS-N/A	4	75.83	73.94	80.92	10.94	91.37	57.26	86.83	N/A	150,401	121,705	
IRRGTD	13	70.04	71.25	55.96	25.34	127.32	37.52	130.10	50.29 to 82.66	302,529	169,302	
IRRGTD-N/A	2	70.45	70.45	65.41	24.26	107.71	53.36	87.54	N/A	234,000	153,057	
ALL	42	69.76	72.04	63.90	17.44	112.73	37.52	130.10	65.62 to 74.81	207,917	132,863	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS	27	68.82	72.53	70.95	13.17	102.23	57.26	97.50	64.04 to 77.64	160,430	113,823	
IRRGTD	15	70.04	71.15	56.97	25.22	124.89	37.52	130.10	53.36 to 82.66	293,392	167,136	
ALL	42	69.76	72.04	63.90	17.44	112.73	37.52	130.10	65.62 to 74.81	207,917	132,863	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
06-0006												
39-0010	24	69.15	72.50	70.40	14.92	102.98	50.29	114.37	64.04 to 78.11	168,172	118,389	
39-0055	6	63.65	67.96	53.76	26.82	126.41	42.05	97.50	42.05 to 97.50	337,023	181,178	
39-0501	12	70.63	73.16	61.77	18.78	118.44	37.52	130.10	61.79 to 77.36	222,854	137,655	
47-0001												
88-0005												
92-0045												
NonValid School												
ALL	42	69.76	72.04	63.90	17.44	112.73	37.52	130.10	65.62 to 74.81	207,917	132,863	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	1	130.10	130.10	130.10			130.10	130.10	N/A	10,000	13,010	
30.01 TO 50.00	1	62.27	62.27	62.27			62.27	62.27	N/A	24,000	14,945	
50.01 TO 100.00	5	70.30	72.98	71.14	11.70	102.58	57.26	93.05	N/A	108,532	77,212	
100.01 TO 180.00	15	74.02	74.53	71.59	15.13	104.11	50.29	114.37	62.23 to 82.66	147,142	105,340	
180.01 TO 330.00	14	67.26	68.79	61.81	16.80	111.29	37.52	97.50	55.26 to 86.44	213,712	132,105	
330.01 TO 650.00	5	62.60	64.20	57.01	16.20	112.60	42.05	86.83	N/A	480,947	274,196	
650.01 +	1	66.25	66.25	66.25			66.25	66.25	N/A	552,000	365,695	
ALL	42	69.76	72.04	63.90	17.44	112.73	37.52	130.10	65.62 to 74.81	207,917	132,863	

**PAD 2008 Preliminary Statistics**

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<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	2	96.19	96.19	82.22	35.26	116.98	62.27	130.10	N/A	17,000	13,977	
30000 TO 59999	1	93.05	93.05	93.05			93.05	93.05	N/A	31,995	29,770	
60000 TO 99999	9	77.25	75.14	75.81	12.13	99.11	57.26	97.50	58.37 to 88.40	79,834	60,522	
100000 TO 149999	7	77.36	81.72	81.83	15.08	99.86	62.23	114.37	62.23 to 114.37	124,423	101,819	
150000 TO 249999	11	70.04	70.80	70.57	7.60	100.33	60.92	87.54	64.04 to 82.66	186,759	131,796	
250000 TO 499999	9	61.79	63.03	63.34	12.83	99.51	50.29	86.83	53.36 to 71.27	309,695	196,163	
500000 +	3	42.05	48.61	46.97	22.77	103.49	37.52	66.25	N/A	745,141	349,960	
ALL												
	42	69.76	72.04	63.90	17.44	112.73	37.52	130.10	65.62 to 74.81	207,917	132,863	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	3	93.05	95.14	87.47	24.30	108.77	62.27	130.10	N/A	21,998	19,241	
30000 TO 59999	3	58.37	63.22	63.06	9.57	100.26	57.26	74.02	N/A	69,397	43,758	
60000 TO 99999	9	77.36	77.29	76.61	9.34	100.89	62.23	97.50	67.67 to 88.40	94,835	72,654	
100000 TO 149999	14	70.63	74.24	71.26	14.97	104.19	50.29	114.37	64.04 to 87.35	174,314	124,213	
150000 TO 249999	10	62.20	62.04	59.05	14.18	105.05	37.52	82.66	53.36 to 71.27	306,798	181,179	
250000 TO 499999	3	66.25	65.04	56.60	22.53	114.91	42.05	86.83	N/A	698,808	395,535	
ALL												
	42	69.76	72.04	63.90	17.44	112.73	37.52	130.10	65.62 to 74.81	207,917	132,863	



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

### **Agricultural**

Agricultural sales were reviewed through buyer/seller questionnaires and physical inspections. Additional resources such as attorneys and real estate agents are utilized in this process to acquire more accurate information concerning sales. Current roster unimproved sales were plotted on a large soil map to assist market analysis and to review the currently used market areas.

Geo code sales analysis was completed which indicated the need for a third market area. A subclass of the Conservation Reserve Program acres that sold are tracked and adjusted to its own market. Additionally, other sub-classes of irrigated grass and Wetlands Reserve Program sales are followed and values adjusted as needed.

Many hours were spent by the Assessment side doing NRD Certifications. Property owners had to present a current FSA Map for each parcel, their application for irrigation certification and request the assessment office to certify the number of acres that were being irrigated. In the review of irrigated acres, the office also reviewed all uses of the parcel. Dry, grass and irrigated acres were all reviewed and corrected where needed.

The annual permits and pick up work was completed timely.

## 2008 Assessment Survey for Greeley County

### Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	Appraisal Staff
2.	<b>Valuation done by:</b>
	Appraiser and assistant determine valuation, with the appraiser being responsible for the final value of the property.
3.	<b>Pickup work done by whom:</b>
	Appraisal Staff
4.	<b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>
	Yes
a.	<b>How is agricultural land defined in this county?</b>
	Agricultural land is defined according to Neb. Rev. Stat. 77-1359.
5.	<b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	N/A
6.	<b>What is the date of the soil survey currently used?</b>
	1988
7.	<b>What date was the last countywide land use study completed?</b>
	1991
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	Inspection of FSA maps, physical inspection, and confirmation of NRD information.
b.	<b>By whom?</b>
	Assessment staff
c.	<b>What proportion is complete / implemented at this time?</b>
	100% of the 1991 study is completed.
8.	<b>Number of market areas/neighborhoods in the agricultural property class:</b>
	3

9.	<b>How are market areas/neighborhoods defined in this property class?</b>
	By soil type, delineated by section lines.
10.	<b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b>
	No

**Agricultural Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>12</b>	<b>20</b>	<b>626</b>	<b>658</b>

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	<b>MEDIAN:</b>	<b>72</b>	COV:	19.86	95% Median C.I.:	67.99 to 76.32	(!: Derived)
(AgLand) TOTAL Sales Price:	8,873,951	WGT. MEAN:	67	STD:	14.76	95% Wgt. Mean C.I.:	59.77 to 74.48	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,744,451	MEAN:	74	AVG.ABS.DEV:	10.45	95% Mean C.I.:	69.85 to 78.78	
(AgLand) TOTAL Assessed Value:	5,869,885							
AVG. Adj. Sales Price:	208,201	COD:	14.51	MAX Sales Ratio:	117.10			
AVG. Assessed Value:	139,759	PRD:	110.71	MIN Sales Ratio:	44.32			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	3	72.19	72.12	72.01	2.06	100.14	69.85	74.31	N/A	171,022	123,161
01/01/05 TO 03/31/05	4	81.36	86.87	75.66	18.88	114.82	67.65	117.10	N/A	160,262	121,247
04/01/05 TO 06/30/05	3	76.32	81.72	79.49	11.43	102.80	71.33	97.50	N/A	118,831	94,463
07/01/05 TO 09/30/05	1	66.25	66.25	66.25			66.25	66.25	N/A	552,000	365,695
10/01/05 TO 12/31/05	3	77.13	78.21	78.67	7.16	99.41	70.46	87.03	N/A	132,585	104,308
01/01/06 TO 03/31/06	6	66.91	71.64	69.03	10.68	103.79	62.89	91.86	62.89 to 91.86	109,715	75,736
04/01/06 TO 06/30/06	3	71.84	72.81	72.67	2.81	100.19	70.27	76.32	N/A	137,301	99,776
07/01/06 TO 09/30/06	2	87.42	87.42	87.13	1.12	100.33	86.44	88.40	N/A	102,375	89,197
10/01/06 TO 12/31/06	7	73.78	76.94	72.12	17.81	106.69	61.79	113.68	61.79 to 113.68	198,341	143,035
01/01/07 TO 03/31/07	7	60.56	60.62	52.79	15.99	114.85	44.32	74.06	44.32 to 74.06	389,463	205,581
04/01/07 TO 06/30/07	3	70.18	75.08	76.13	17.49	98.63	59.12	95.95	N/A	298,166	226,980
<u>Study Years</u>											
07/01/04 TO 06/30/05	10	74.84	80.90	75.32	13.14	107.40	67.65	117.10	69.85 to 97.50	151,061	113,786
07/01/05 TO 06/30/06	13	70.46	73.01	70.91	9.03	102.96	62.89	91.86	65.82 to 77.13	155,381	110,182
07/01/06 TO 06/30/07	19	70.18	71.74	63.29	18.69	113.36	44.32	113.68	60.56 to 86.44	274,415	173,665
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	11	76.32	81.23	74.31	13.70	109.31	66.25	117.10	67.65 to 97.50	177,027	131,545
01/01/06 TO 12/31/06	18	72.81	75.65	72.59	13.86	104.21	61.79	113.68	64.78 to 86.44	147,963	107,410
<u>ALL</u>											
	42	72.02	74.31	67.13	14.51	110.71	44.32	117.10	67.99 to 76.32	208,201	139,759

**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:	42	<b>MEDIAN:</b>	<b>72</b>	COV:	19.86	95% Median C.I.:	67.99 to 76.32	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	8,744,451	MEAN:	74	AVG.ABS.DEV:	10.45	95% Mean C.I.:	69.85 to 78.78	
(AgLand) TOTAL Assessed Value:	5,869,885							
AVG. Adj. Sales Price:	208,201	COD:	14.51	MAX Sales Ratio:	117.10			
AVG. Assessed Value:	139,759	PRD:	110.71	MIN Sales Ratio:	44.32			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2043	3	62.60	63.55	64.16	2.37	99.05	61.79	66.25	N/A	380,000	243,796	
2045	3	88.40	90.78	90.38	4.17	100.44	86.44	97.50	N/A	99,471	89,905	
2047	3	71.84	75.51	74.00	8.99	102.03	67.65	87.03	N/A	234,350	173,423	
2049	1	44.32	44.32	44.32			44.32	44.32	N/A	1,173,360	520,070	
2135	1	62.89	62.89	62.89			62.89	62.89	N/A	64,000	40,250	
2137	3	77.13	89.04	91.89	16.15	96.90	76.32	113.68	N/A	93,272	85,711	
2139	1	67.71	67.71	67.71			67.71	67.71	N/A	272,310	184,375	
2141	2	55.29	55.29	53.02	9.53	104.28	50.02	60.56	N/A	365,000	193,532	
2327	1	70.46	70.46	70.46			70.46	70.46	N/A	152,757	107,630	
2329	2	80.69	80.69	82.87	8.26	97.37	74.02	87.35	N/A	99,426	82,392	
2331	2	72.78	72.78	73.94	3.57	98.42	70.18	75.37	N/A	182,000	134,575	
2333	5	62.03	64.22	62.44	10.79	102.85	53.68	74.06	N/A	271,494	169,519	
2423	3	76.32	79.27	81.04	6.08	97.82	73.78	87.71	N/A	139,825	113,315	
2425	3	70.27	77.35	89.86	14.29	86.07	65.82	95.95	N/A	161,446	145,081	
2427	5	74.31	75.19	70.98	9.71	105.92	64.78	91.86	N/A	127,041	90,178	
2429	4	73.93	83.70	73.05	17.73	114.57	69.85	117.10	N/A	117,849	86,093	
ALL												
	42	72.02	74.31	67.13	14.51	110.71	44.32	117.10	67.99 to 76.32	208,201	139,759	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	11	71.84	73.99	66.89	15.86	110.63	50.02	97.50	61.79 to 88.40	248,597	166,275	
2	16	75.32	78.97	73.98	14.08	106.74	60.56	117.10	67.99 to 87.03	134,201	99,287	
3	15	70.27	69.58	63.49	13.03	109.60	44.32	95.95	62.03 to 75.37	257,509	163,483	
ALL												
	42	72.02	74.31	67.13	14.51	110.71	44.32	117.10	67.99 to 76.32	208,201	139,759	

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	42	72.02	74.31	67.13	14.51	110.71	44.32	117.10	67.99 to 76.32	208,201	139,759	
ALL												
	42	72.02	74.31	67.13	14.51	110.71	44.32	117.10	67.99 to 76.32	208,201	139,759	

**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:	42	<b>MEDIAN:</b>	<b>72</b>	COV:	19.86	95% Median C.I.:	67.99 to 76.32	(! : Derived)
(AgLand) TOTAL Sales Price:	8,873,951	WGT. MEAN:	67	STD:	14.76	95% Wgt. Mean C.I.:	59.77 to 74.48	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,744,451	MEAN:	74	AVG.ABS.DEV:	10.45	95% Mean C.I.:	69.85 to 78.78	
(AgLand) TOTAL Assessed Value:	5,869,885							
AVG. Adj. Sales Price:	208,201	COD:	14.51	MAX Sales Ratio:	117.10			
AVG. Assessed Value:	139,759	PRD:	110.71	MIN Sales Ratio:	44.32			

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<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS	21	71.33	74.61	70.98	10.66	105.11	61.79	97.50	67.71 to 77.13	162,115	115,068	
GRASS-N/A	6	75.27	74.49	79.89	11.51	93.24	60.56	95.95	60.56 to 95.95	154,534	123,452	
IRRGTD	3	69.85	84.87	69.74	23.60	121.68	67.65	117.10	N/A	139,339	97,181	
IRRGTD-N/A	12	72.81	71.07	60.61	19.56	117.27	44.32	113.68	53.68 to 87.03	332,900	201,765	
ALL	42	72.02	74.31	67.13	14.51	110.71	44.32	117.10	67.99 to 76.32	208,201	139,759	

<b>MAJORITY LAND USE &gt; 80%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS	23	71.33	74.08	70.57	10.71	104.97	60.56	97.50	67.71 to 76.52	162,175	114,451	
GRASS-N/A	4	75.51	77.46	87.23	11.93	88.80	62.89	95.95	N/A	150,401	131,192	
IRRGTD	13	69.85	72.97	59.61	22.59	122.42	44.32	117.10	53.68 to 87.71	303,447	180,882	
IRRGTD-N/A	2	79.44	79.44	77.19	9.56	102.91	71.84	87.03	N/A	234,000	180,630	
ALL	42	72.02	74.31	67.13	14.51	110.71	44.32	117.10	67.99 to 76.32	208,201	139,759	

<b>MAJORITY LAND USE &gt; 50%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
GRASS	27	72.19	74.58	72.89	11.09	102.33	60.56	97.50	67.71 to 76.99	160,430	116,931	
IRRGTD	15	71.84	73.83	61.47	20.63	120.10	44.32	117.10	59.12 to 87.03	294,187	180,849	
ALL	42	72.02	74.31	67.13	14.51	110.71	44.32	117.10	67.99 to 76.32	208,201	139,759	

<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
06-0006												
39-0010	24	74.04	75.72	74.03	12.05	102.28	53.68	113.68	67.99 to 77.13	168,172	124,503	
39-0055	6	69.75	71.87	57.61	19.48	124.75	44.32	97.50	44.32 to 97.50	339,012	195,318	
39-0501	12	70.16	72.72	63.94	15.50	113.73	50.02	117.10	61.79 to 76.52	222,854	142,491	
47-0001												
88-0005												
92-0045												
NonValid School												
ALL	42	72.02	74.31	67.13	14.51	110.71	44.32	117.10	67.99 to 76.32	208,201	139,759	

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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AVG. Adj. Sales Price:	208,201	COD:	14.51	MAX Sales Ratio:	117.10			
AVG. Assessed Value:	139,759	PRD:	110.71	MIN Sales Ratio:	44.32			

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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
0.01 TO 10.00	1	117.10	117.10	117.10			117.10	117.10	N/A	10,000	11,710
30.01 TO 50.00	1	70.27	70.27	70.27			70.27	70.27	N/A	24,000	16,865
50.01 TO 100.00	5	73.78	74.54	72.45	9.06	102.88	62.89	91.86	N/A	108,532	78,636
100.01 TO 180.00	15	76.32	76.82	74.03	12.10	103.78	53.68	113.68	67.65 to 87.03	147,142	108,923
180.01 TO 330.00	14	71.59	72.15	67.21	12.14	107.35	50.02	97.50	60.56 to 86.44	213,712	143,640
330.01 TO 650.00	5	62.60	66.47	59.49	18.39	111.74	44.32	95.95	N/A	483,334	287,523
650.01 +	1	66.25	66.25	66.25			66.25	66.25	N/A	552,000	365,695
ALL	42	72.02	74.31	67.13	14.51	110.71	44.32	117.10	67.99 to 76.32	208,201	139,759

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	93.69	93.69	84.04	24.99	111.47	70.27	117.10	N/A	17,000	14,287
30000 TO 59999	1	91.86	91.86	91.86			91.86	91.86	N/A	31,995	29,390
60000 TO 99999	9	76.32	77.27	77.92	8.88	99.16	62.89	97.50	65.82 to 88.40	79,834	62,208
100000 TO 149999	7	76.52	83.18	83.08	12.92	100.12	70.18	113.68	70.18 to 113.68	124,423	103,366
150000 TO 249999	11	70.46	72.15	71.95	7.93	100.28	60.56	87.71	64.78 to 87.03	186,759	134,368
250000 TO 499999	9	62.60	67.79	68.29	13.18	99.26	53.68	95.95	59.12 to 75.37	309,695	211,505
500000 +	3	50.02	53.53	51.03	14.61	104.90	44.32	66.25	N/A	749,120	382,290
ALL	42	72.02	74.31	67.13	14.51	110.71	44.32	117.10	67.99 to 76.32	208,201	139,759

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	3	91.86	93.08	87.83	16.99	105.97	70.27	117.10	N/A	21,998	19,321
30000 TO 59999	3	65.82	67.58	67.55	5.64	100.03	62.89	74.02	N/A	69,397	46,880
60000 TO 99999	9	76.52	79.24	78.74	6.30	100.63	70.18	97.50	73.78 to 88.40	94,835	74,674
100000 TO 149999	13	72.19	76.93	75.18	12.56	102.32	60.56	113.68	67.99 to 87.03	165,015	124,055
150000 TO 249999	10	65.13	66.95	65.89	10.91	101.60	53.68	87.71	59.12 to 75.37	284,118	187,215
250000 TO 499999	3	66.25	70.74	68.24	23.11	103.66	50.02	95.95	N/A	485,666	331,425
500000 +	1	44.32	44.32	44.32			44.32	44.32	N/A	1,173,360	520,070
ALL	42	72.02	74.31	67.13	14.51	110.71	44.32	117.10	67.99 to 76.32	208,201	139,759





**2008 Correlation Section  
for Greeley County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: As the tables and narratives below will show, two of the three measures of central tendency are within the acceptable range, while the weighted mean is below the lower limit of acceptable range. With the hypothetical removal of one high dollar sale this measure moves into the acceptable range. The coefficient of dispersion is within the acceptable range, but the price related differential is significantly above the range. The hypothetical removal of outlier sales fails to bring the PRD within compliance. The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the agricultural class of property. The presented statistics support an acceptable level of value that is best indicated by the median measure of central tendency.

**2008 Correlation Section  
for Greeley County**

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**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>112</b>	<b>42</b>	<b>37.5</b>
<b>2007</b>	<b>115</b>	<b>45</b>	<b>39.13</b>
<b>2006</b>	<b>105</b>	<b>44</b>	<b>41.9</b>
<b>2005</b>	<b>111</b>	<b>72</b>	<b>64.86</b>
<b>2004</b>	<b>96</b>	<b>59</b>	<b>61.46</b>
<b>2003</b>	<b>78</b>	<b>48</b>	<b>61.54</b>
<b>2002</b>	<b>62</b>	<b>41</b>	<b>66.13</b>
<b>2001</b>	<b>67</b>	<b>39</b>	<b>58.21</b>

**AGRICULTURAL UNIMPROVED:** The lower percentage of sales used by the county is primarily because of the removal of the substantially changed sales from the qualified sales as directed by the Division. It should be considered that the County has utilized an acceptable portion of the available sales.

**2008 Correlation Section  
for Greeley County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section  
for Greeley County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>69.76</b>	<b>6.77</b>	<b>74.48</b>	<b>72.02</b>
<b>2007</b>	<b>74.60</b>	<b>1.14</b>	<b>75.45</b>	<b>72.43</b>
<b>2006</b>	<b>73.89</b>	<b>6.77</b>	<b>78.89</b>	<b>76.95</b>
<b>2005</b>	<b>69.02</b>	<b>23.88</b>	<b>85.5</b>	<b>76.81</b>
<b>2004</b>	<b>73.05</b>	<b>3.47</b>	<b>75.59</b>	<b>77.08</b>
<b>2003</b>	<b>71</b>	<b>11.52</b>	<b>79.18</b>	<b>77</b>
<b>2002</b>	<b>74</b>	<b>2.9</b>	<b>76.15</b>	<b>78</b>
<b>2001</b>	<b>70</b>	<b>5.88</b>	<b>74.12</b>	<b>77</b>

AGRICULTURAL UNIMPROVED: After review of the Trended Preliminary Ratio and the Reports and Opinion Median, the two statistics are similar and support a level of value within the acceptable range.

**2008 Correlation Section  
for Greeley County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section  
for Greeley County**

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>6.41</b>	<b>2008</b>	<b>6.77</b>
<b>2.31</b>	<b>2007</b>	<b>1.14</b>
<b>16.81</b>	<b>2006</b>	<b>6.77</b>
<b>15.13</b>	<b>2005</b>	<b>23.88</b>
<b>7.15</b>	<b>2004</b>	<b>3.47</b>
<b>9.23</b>	<b>2003</b>	<b>11.52</b>
<b>4.61</b>	<b>2002</b>	<b>2.9</b>
<b>12.23</b>	<b>2001</b>	<b>5.88</b>

AGRICULTURAL UNIMPROVED: Comparison of the percent change in the sales file with the percent change in the assessed base is statistically insignificant, and demonstrates that there is no significant difference in the valuation practices applied to the sold versus the unsold agricultural property.

## 2008 Correlation Section for Greeley County

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

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

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

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

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

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

**2008 Correlation Section  
for Greeley County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>72.02</b>	<b>67.13</b>	<b>74.31</b>

AGRICULTURAL UNIMPROVED: The median and mean measures of central tendency are within the acceptable range, while the weighted mean is below the range. With the hypothetical removal of one high dollar sale this measure falls into the acceptable range.



**2008 Correlation Section  
for Greeley County**

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**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>14.51</b>	<b>110.71</b>
<b>Difference</b>	<b>0</b>	<b>7.71</b>

**AGRICULTURAL UNIMPROVED:** The coefficient of dispersion is within the acceptable range, but the price related differential is significantly above the range. The hypothetical removal of outliers fails to bring the PRD within compliance.

**2008 Correlation Section  
for Greeley County**

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**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>42</b>	<b>42</b>	<b>0</b>
<b>Median</b>	<b>69.76</b>	<b>72.02</b>	<b>2.26</b>
<b>Wgt. Mean</b>	<b>63.90</b>	<b>67.13</b>	<b>3.23</b>
<b>Mean</b>	<b>72.04</b>	<b>74.31</b>	<b>2.27</b>
<b>COD</b>	<b>17.44</b>	<b>14.51</b>	<b>-2.93</b>
<b>PRD</b>	<b>112.73</b>	<b>110.71</b>	<b>-2.02</b>
<b>Min Sales Ratio</b>	<b>37.52</b>	<b>44.32</b>	<b>6.8</b>
<b>Max Sales Ratio</b>	<b>130.10</b>	<b>117.10</b>	<b>-13</b>

AGRICULTURAL UNIMPROVED: Changes shown between the Preliminary and the R&O statistics reflect the assessment actions to the agricultural land in Greeley County. Through a market analysis it was determined a third market area would be added for valuation purposes. In market area 1 irrigated value increased. In market area 2 irrigated and grass values decreased. Market area 3 is the new market area.



**County 39 - Greeley**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 2,947	<b>Value</b> 305,957,460	<b>Total Growth</b> 1,587,365 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>1. Res UnImp Land</b>	112	657,230	3	36,600	7	88,965	122	782,795	
<b>2. Res Improv Land</b>	742	2,602,080	32	696,540	34	562,390	808	3,861,010	
<b>3. Res Improvements</b>	755	21,916,250	32	2,393,795	35	1,476,460	822	25,786,505	
<b>4. Res Total</b>	867	25,175,560	35	3,126,935	42	2,127,815	944	30,430,310	307,995
<b>% of Total</b>	91.84	82.73	3.70	10.27	4.44	6.99	32.03	9.94	19.40
<b>5. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>6. Rec Improv Land</b>	0	0	0	0	0	0	0	0	
<b>7. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>8. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res+Rec Total</b>	867	25,175,560	35	3,126,935	42	2,127,815	944	30,430,310	307,995
<b>% of Total</b>	91.84	82.73	3.70	10.27	4.44	6.99	32.03	9.94	19.40

**County 39 - Greeley**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 2,947	<b>Value</b> 305,957,460	<b>Total Growth</b> 1,587,365 (Sum 17, 25, & 41)
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**Schedule I: Non-Agricultural Records (Com and Ind)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	19	77,410	5	20,580	0	0	24	97,990	
10. Comm Improv Land	136	344,415	13	104,105	3	34,980	152	483,500	
11. Comm Improvements	144	3,221,080	16	2,035,455	3	1,018,250	163	6,274,785	
12. Comm Total	163	3,642,905	21	2,160,140	3	1,053,230	187	6,856,275	644,315
% of Total	87.16	53.13	11.22	31.50	1.60	15.36	6.34	2.24	40.59
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	163	3,642,905	21	2,160,140	3	1,053,230	187	6,856,275	644,315
% of Total	87.16	53.13	11.22	31.50	1.60	15.36	6.34	2.24	40.59
17. Taxable Total	1,030	28,818,465	56	5,287,075	45	3,181,045	1,131	37,286,585	952,310
% of Total	91.06	77.28	4.95	8.38	3.97	5.70	38.37	12.18	59.99

**County 39 - Greeley**

**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
<b>22. Total Sch II</b>				<b>0</b>	<b>0</b>	<b>0</b>

**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		
<b>25. Mineral Interest Total</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>		

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	134	18	35	<b>187</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	1,580	48	2,997,860	1,165	135,973,675	1,214	138,973,115
28. Ag-Improved Land	3	101,955	35	4,404,965	514	92,370,725	552	96,877,645
29. Ag-Improvements	3	25,535	38	1,410,290	561	31,384,290	602	32,820,115
<b>30. Ag-Total Taxable</b>							<b>1,816</b>	<b>268,670,875</b>

**County 39 - Greeley**

**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	2	2.000	12,050	18	20.000	174,000	
33. HomeSite Improvements	2		23,035	18		1,064,055	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	2	6.000	15,500	
36. FarmSite Impr Land	3	7.000	15,000	33	151.880	431,095	
37. FarmSite Improv	2		2,500	36		346,235	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			139.760		
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	5	5.000	37,000	5	5.000	37,000	
32. HomeSite Improv Land	309	324.750	2,384,350	329	346.750	2,570,400	
33. HomeSite Improvements	324		12,527,635	344		13,614,725	635,055
<b>34. HomeSite Total</b>				349	351.750	16,222,125	
35. FarmSite UnImp Land	16	61.300	74,000	18	67.300	89,500	
36. FarmSite Impr Land	490	2,351.950	3,170,350	526	2,510.830	3,616,445	
37. FarmSite Improv	530		18,856,655	568		19,205,390	0
<b>38. FarmSite Total</b>				586	2,578.130	22,911,335	
39. Road & Ditches		4,088.900			4,228.660		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>935</b>	<b>7,158.540</b>	<b>39,133,460</b>	<b>635,055</b>

**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 39 - Greeley

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	46.800	53,350	779.300	888,390	826.100	941,740
47. 2A1	0.000	0	114.750	114,750	1,675.120	1,675,120	1,789.870	1,789,870
48. 2A	0.000	0	26.600	26,335	1,167.280	1,155,625	1,193.880	1,181,960
49. 3A1	0.000	0	86.160	84,435	1,437.090	1,408,340	1,523.250	1,492,775
50. 3A	0.000	0	473.360	437,880	2,553.210	2,361,855	3,026.570	2,799,735
51. 4A1	0.000	0	143.230	130,340	8,281.080	7,535,780	8,424.310	7,666,120
52. 4A	0.000	0	1.400	1,110	4,596.180	3,630,970	4,597.580	3,632,080
53. Total	0.000	0	892.300	848,200	20,489.260	18,656,080	21,381.560	19,504,280
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	4.300	3,635	151.110	127,700	155.410	131,335
56. 2D1	0.000	0	14.960	12,495	541.450	452,130	556.410	464,625
57. 2D	0.000	0	5.500	4,540	551.640	455,190	557.140	459,730
58. 3D1	0.000	0	11.650	8,155	807.000	564,900	818.650	573,055
59. 3D	0.000	0	107.640	73,735	703.480	481,920	811.120	555,655
60. 4D1	0.000	0	70.150	27,360	2,142.250	835,495	2,212.400	862,855
61. 4D	0.000	0	2.800	850	893.410	272,490	896.210	273,340
62. Total	0.000	0	217.000	130,770	5,790.340	3,189,825	6,007.340	3,320,595
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.200	85	163.820	68,180	164.020	68,265
65. 2G1	0.000	0	9.300	3,350	711.090	256,275	720.390	259,625
66. 2G	0.000	0	3.690	1,235	678.850	230,025	682.540	231,260
67. 3G1	0.000	0	3.500	1,145	4,452.260	1,449,745	4,455.760	1,450,890
68. 3G	0.000	0	309.800	102,425	1,762.050	566,910	2,071.850	669,335
69. 4G1	0.000	0	527.250	203,925	14,991.070	5,798,495	15,518.320	6,002,420
70. 4G	0.000	0	491.500	182,870	48,621.770	18,493,045	49,113.270	18,675,915
71. Total	0.000	0	1,345.240	495,035	71,380.910	26,862,675	72,726.150	27,357,710
72. Waste	0.000	0	3.180	180	37.480	2,075	40.660	2,255
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	2,457.720	1,474,185	97,697.990	48,710,655	100,155.710	50,184,840



County 39 - Greeley

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	399.640	623,430	11,031.470	17,209,065	11,431.110	17,832,495
47. 2A1	0.000	0	195.200	274,265	4,892.810	6,874,455	5,088.010	7,148,720
48. 2A	0.000	0	108.400	147,420	4,539.670	6,173,970	4,648.070	6,321,390
49. 3A1	0.000	0	72.900	80,555	1,858.750	2,053,940	1,931.650	2,134,495
50. 3A	0.000	0	82.300	90,530	1,970.930	2,168,025	2,053.230	2,258,555
51. 4A1	0.000	0	86.260	93,595	7,497.370	8,134,720	7,583.630	8,228,315
52. 4A	0.000	0	38.700	36,380	6,820.610	6,411,390	6,859.310	6,447,770
53. Total	0.000	0	983.400	1,346,175	38,611.610	49,025,565	39,595.010	50,371,740
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	117.840	99,575	2,232.430	1,886,500	2,350.270	1,986,075
56. 2D1	0.000	0	50.500	42,165	1,513.580	1,263,900	1,564.080	1,306,065
57. 2D	0.000	0	19.900	16,420	1,802.890	1,487,625	1,822.790	1,504,045
58. 3D1	0.000	0	111.400	77,980	619.710	433,790	731.110	511,770
59. 3D	0.000	0	33.600	23,025	390.470	267,485	424.070	290,510
60. 4D1	0.000	0	52.920	20,640	3,435.330	1,339,795	3,488.250	1,360,435
61. 4D	0.000	0	36.700	11,200	3,462.620	1,056,180	3,499.320	1,067,380
62. Total	0.000	0	422.860	291,005	13,457.030	7,735,275	13,879.890	8,026,280
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	94.920	47,990	1,413.190	704,870	1,508.110	752,860
65. 2G1	0.000	0	54.610	26,220	1,061.530	507,695	1,116.140	533,915
66. 2G	0.000	0	47.640	21,995	1,683.970	776,225	1,731.610	798,220
67. 3G1	0.000	0	7.600	3,585	629.150	283,115	636.750	286,700
68. 3G	0.000	0	218.000	92,965	1,127.720	484,140	1,345.720	577,105
69. 4G1	0.000	0	188.800	76,020	13,617.390	5,479,290	13,806.190	5,555,310
70. 4G	0.000	0	145.200	55,320	45,851.620	17,478,775	45,996.820	17,534,095
71. Total	0.000	0	756.770	324,095	65,384.570	25,714,110	66,141.340	26,038,205
72. Waste	0.000	0	45.900	2,525	1,335.690	73,565	1,381.590	76,090
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	2,208.930	1,963,800	118,788.900	82,548,515	120,997.830	84,512,315

County 39 - Greeley

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	644.100	1,056,320	8,864.270	14,537,385	9,508.370	15,593,705
47. 2A1	0.000	0	140.900	209,935	4,807.990	7,163,895	4,948.890	7,373,830
48. 2A	0.000	0	160.000	230,400	3,420.610	4,925,665	3,580.610	5,156,065
49. 3A1	0.000	0	74.000	88,430	1,673.800	2,000,200	1,747.800	2,088,630
50. 3A	0.000	0	33.400	39,580	1,040.350	1,232,815	1,073.750	1,272,395
51. 4A1	0.000	0	151.720	175,995	8,034.380	9,319,875	8,186.100	9,495,870
52. 4A	0.000	0	55.100	56,490	10,843.280	11,114,875	10,898.380	11,171,365
53. Total	0.000	0	1,259.220	1,857,150	38,684.680	50,294,710	39,943.900	52,151,860
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	46.440	39,240	2,691.370	2,274,330	2,737.810	2,313,570
56. 2D1	0.000	0	4.800	4,010	1,535.800	1,282,435	1,540.600	1,286,445
57. 2D	0.000	0	42.900	35,400	1,571.190	1,296,460	1,614.090	1,331,860
58. 3D1	0.000	0	2.400	1,680	528.020	369,615	530.420	371,295
59. 3D	0.000	0	30.630	20,975	115.900	79,400	146.530	100,375
60. 4D1	0.000	0	56.000	21,835	3,298.520	1,286,480	3,354.520	1,308,315
61. 4D	0.000	0	109.510	33,400	4,304.940	1,313,050	4,414.450	1,346,450
62. Total	0.000	0	292.680	156,540	14,045.740	7,901,770	14,338.420	8,058,310
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	68.880	39,370	2,444.190	1,380,130	2,513.070	1,419,500
65. 2G1	0.000	0	27.800	14,735	1,359.150	726,845	1,386.950	741,580
66. 2G	0.000	0	61.840	32,025	2,023.360	1,041,100	2,085.200	1,073,125
67. 3G1	0.000	0	14.000	7,070	650.990	332,475	664.990	339,545
68. 3G	0.000	0	37.430	17,965	334.760	160,695	372.190	178,660
69. 4G1	0.000	0	735.840	335,480	17,650.530	8,079,285	18,386.370	8,414,765
70. 4G	0.000	0	2,018.220	878,885	49,185.320	21,474,015	51,203.540	22,352,900
71. Total	0.000	0	2,964.010	1,325,530	73,648.300	33,194,545	76,612.310	34,520,075
72. Waste	0.000	0	91.330	5,025	516.170	28,505	607.500	33,530
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	4,607.240	3,344,245	126,894.890	91,419,530	131,502.130	94,763,775

County 39 - Greeley

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 20

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	6.000	6,000	0.000	0	0.000	0	6.000	6,000
48. 2A	1.600	1,585	0.000	0	0.000	0	1.600	1,585
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	11.200	10,360	0.000	0	0.000	0	11.200	10,360
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
<b>53. Total</b>	<b>18.800</b>	<b>17,945</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>18.800</b>	<b>17,945</b>
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	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
<b>62. Total</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	0.000	0	0.000	0
66. 2G	1.600	535	0.000	0	0.000	0	1.600	535
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	1.600	650	0.000	0	0.000	0	1.600	650
70. 4G	1.000	300	0.000	0	0.000	0	1.000	300
<b>71. Total</b>	<b>4.200</b>	<b>1,485</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>4.200</b>	<b>1,485</b>
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	
<b>75. Total</b>	<b>23.000</b>	<b>19,430</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>23.000</b>	<b>19,430</b>

County 39 - Greeley

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 30

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	17.000	26,520	0.000	0	0.000	0	17.000	26,520
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
<b>53. Total</b>	<b>17.000</b>	<b>26,520</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>17.000</b>	<b>26,520</b>
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	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
<b>62. Total</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	2.420	1,200	0.000	0	0.000	0	2.420	1,200
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	1.000	380	0.000	0	0.000	0	1.000	380
<b>71. Total</b>	<b>3.420</b>	<b>1,580</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>3.420</b>	<b>1,580</b>
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	
<b>75. Total</b>	<b>20.420</b>	<b>28,100</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>20.420</b>	<b>28,100</b>

County 39 - Greeley

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 40

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
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	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	9.200	3,590	0.000	0	0.000	0	9.200	3,590
61. 4D	3.000	915	0.000	0	0.000	0	3.000	915
62. Total	12.200	4,505	0.000	0	0.000	0	12.200	4,505
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	9.000	4,770	0.000	0	0.000	0	9.000	4,770
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	18.400	8,370	0.000	0	0.000	0	18.400	8,370
70. 4G	26.000	11,310	0.000	0	0.000	0	26.000	11,310
71. Total	53.400	24,450	0.000	0	0.000	0	53.400	24,450
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	65.600	28,955	0.000	0	0.000	0	65.600	28,955

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	35.800	44,465	3,134.920	4,051,525	97,785.550	117,976,355	100,956.270	122,072,345
<b>77.Dry Land</b>	12.200	4,505	932.540	578,315	33,293.110	18,826,870	34,237.850	19,409,690
<b>78.Grass</b>	61.020	27,515	5,066.020	2,144,660	210,413.780	85,771,330	215,540.820	87,943,505
<b>79.Waste</b>	0.000	0	140.410	7,730	1,889.340	104,145	2,029.750	111,875
<b>80.Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>81.Exempt</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>82.Total</b>	109.020	76,485	9,273.890	6,782,230	343,381.780	222,678,700	<b>352,764.690</b>	<b>229,537,415</b>

## 2008 Agricultural Land Detail

### County 39 - Greeley

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	826.100	3.86%	941,740	4.83%	1,139.983
2A1	1,789.870	8.37%	1,789,870	9.18%	1,000.000
2A	1,193.880	5.58%	1,181,960	6.06%	990.015
3A1	1,523.250	7.12%	1,492,775	7.65%	979.993
3A	3,026.570	14.16%	2,799,735	14.35%	925.052
4A1	8,424.310	39.40%	7,666,120	39.30%	909.999
4A	4,597.580	21.50%	3,632,080	18.62%	789.998
<b>Irrigated Total</b>	<b>21,381.560</b>	<b>100.00%</b>	<b>19,504,280</b>	<b>100.00%</b>	<b>912.200</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	155.410	2.59%	131,335	3.96%	845.087
2D1	556.410	9.26%	464,625	13.99%	835.040
2D	557.140	9.27%	459,730	13.84%	825.160
3D1	818.650	13.63%	573,055	17.26%	700.000
3D	811.120	13.50%	555,655	16.73%	685.046
4D1	2,212.400	36.83%	862,855	25.98%	390.008
4D	896.210	14.92%	273,340	8.23%	304.995
<b>Dry Total</b>	<b>6,007.340</b>	<b>100.00%</b>	<b>3,320,595</b>	<b>100.00%</b>	<b>552.756</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	164.020	0.23%	68,265	0.25%	416.199
2G1	720.390	0.99%	259,625	0.95%	360.395
2G	682.540	0.94%	231,260	0.85%	338.822
3G1	4,455.760	6.13%	1,450,890	5.30%	325.621
3G	2,071.850	2.85%	669,335	2.45%	323.061
4G1	15,518.320	21.34%	6,002,420	21.94%	386.795
4G	49,113.270	67.53%	18,675,915	68.27%	380.262
<b>Grass Total</b>	<b>72,726.150</b>	<b>100.00%</b>	<b>27,357,710</b>	<b>100.00%</b>	<b>376.174</b>

<b>Irrigated Total</b>	<b>21,381.560</b>	<b>21.35%</b>	<b>19,504,280</b>	<b>38.86%</b>	<b>912.200</b>
<b>Dry Total</b>	<b>6,007.340</b>	<b>6.00%</b>	<b>3,320,595</b>	<b>6.62%</b>	<b>552.756</b>
<b>Grass Total</b>	<b>72,726.150</b>	<b>72.61%</b>	<b>27,357,710</b>	<b>54.51%</b>	<b>376.174</b>
Waste	40.660	0.04%	2,255	0.00%	55.459
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>100,155.710</b>	<b>100.00%</b>	<b>50,184,840</b>	<b>100.00%</b>	<b>501.068</b>

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

<b>Irrigated Total</b>	<b>21,381.560</b>	<b>21.18%</b>	<b>19,504,280</b>	<b>15.98%</b>	
<b>Dry Total</b>	<b>6,007.340</b>	<b>17.55%</b>	<b>3,320,595</b>	<b>17.11%</b>	
<b>Grass Total</b>	<b>72,726.150</b>	<b>33.74%</b>	<b>27,357,710</b>	<b>31.11%</b>	
Waste	40.660	2.00%	2,255	2.02%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>100,155.710</b>	<b>28.39%</b>	<b>50,184,840</b>	<b>21.86%</b>	

## 2008 Agricultural Land Detail

### County 39 - Greeley

Market Area: **2**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	0.000	0.00%	0	0.00%	0.000
1A	11,431.110	28.87%	17,832,495	35.40%	1,559.996
2A1	5,088.010	12.85%	7,148,720	14.19%	1,405.012
2A	4,648.070	11.74%	6,321,390	12.55%	1,360.003
3A1	1,931.650	4.88%	2,134,495	4.24%	1,105.011
3A	2,053.230	5.19%	2,258,555	4.48%	1,100.000
4A1	7,583.630	19.15%	8,228,315	16.34%	1,085.010
4A	6,859.310	17.32%	6,447,770	12.80%	940.002
<b>Irrigated Total</b>	<b>39,595.010</b>	<b>100.00%</b>	<b>50,371,740</b>	<b>100.00%</b>	<b>1,272.173</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	2,350.270	16.93%	1,986,075	24.74%	845.041
2D1	1,564.080	11.27%	1,306,065	16.27%	835.037
2D	1,822.790	13.13%	1,504,045	18.74%	825.133
3D1	731.110	5.27%	511,770	6.38%	699.990
3D	424.070	3.06%	290,510	3.62%	685.052
4D1	3,488.250	25.13%	1,360,435	16.95%	390.005
4D	3,499.320	25.21%	1,067,380	13.30%	305.024
<b>Dry Total</b>	<b>13,879.890</b>	<b>100.00%</b>	<b>8,026,280</b>	<b>100.00%</b>	<b>578.266</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,508.110	2.28%	752,860	2.89%	499.207
2G1	1,116.140	1.69%	533,915	2.05%	478.358
2G	1,731.610	2.62%	798,220	3.07%	460.969
3G1	636.750	0.96%	286,700	1.10%	450.255
3G	1,345.720	2.03%	577,105	2.22%	428.844
4G1	13,806.190	20.87%	5,555,310	21.34%	402.378
4G	45,996.820	69.54%	17,534,095	67.34%	381.202
<b>Grass Total</b>	<b>66,141.340</b>	<b>100.00%</b>	<b>26,038,205</b>	<b>100.00%</b>	<b>393.675</b>

<b>Irrigated Total</b>	<b>39,595.010</b>	<b>32.72%</b>	<b>50,371,740</b>	<b>59.60%</b>	<b>1,272.173</b>
<b>Dry Total</b>	<b>13,879.890</b>	<b>11.47%</b>	<b>8,026,280</b>	<b>9.50%</b>	<b>578.266</b>
<b>Grass Total</b>	<b>66,141.340</b>	<b>54.66%</b>	<b>26,038,205</b>	<b>30.81%</b>	<b>393.675</b>
Waste	1,381.590	1.14%	76,090	0.09%	55.074
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>120,997.830</b>	<b>100.00%</b>	<b>84,512,315</b>	<b>100.00%</b>	<b>698.461</b>

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

<b>Irrigated Total</b>	<b>39,595.010</b>	<b>39.22%</b>	<b>50,371,740</b>	<b>41.26%</b>	
<b>Dry Total</b>	<b>13,879.890</b>	<b>40.54%</b>	<b>8,026,280</b>	<b>41.35%</b>	
<b>Grass Total</b>	<b>66,141.340</b>	<b>30.69%</b>	<b>26,038,205</b>	<b>29.61%</b>	
Waste	1,381.590	68.07%	76,090	68.01%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>120,997.830</b>	<b>34.30%</b>	<b>84,512,315</b>	<b>36.82%</b>	



## 2008 Agricultural Land Detail

### County 39 - Greeley

Market Area: **3**

<b>Irrigated:</b>	<b>Acres</b>	<b>% of Acres*</b>	<b>Value</b>	<b>% of Value*</b>	<b>Average Assessed Value*</b>
1A1	0.000	0.00%	0	0.00%	0.000
1A	9,508.370	23.80%	15,593,705	29.90%	1,639.997
2A1	4,948.890	12.39%	7,373,830	14.14%	1,489.996
2A	3,580.610	8.96%	5,156,065	9.89%	1,439.996
3A1	1,747.800	4.38%	2,088,630	4.00%	1,195.005
3A	1,073.750	2.69%	1,272,395	2.44%	1,185.001
4A1	8,186.100	20.49%	9,495,870	18.21%	1,159.999
4A	10,898.380	27.28%	11,171,365	21.42%	1,025.048
<b>Irrigated Total</b>	<b>39,943.900</b>	<b>100.00%</b>	<b>52,151,860</b>	<b>100.00%</b>	<b>1,305.627</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	2,737.810	19.09%	2,313,570	28.71%	845.044
2D1	1,540.600	10.74%	1,286,445	15.96%	835.028
2D	1,614.090	11.26%	1,331,860	16.53%	825.146
3D1	530.420	3.70%	371,295	4.61%	700.001
3D	146.530	1.02%	100,375	1.25%	685.013
4D1	3,354.520	23.40%	1,308,315	16.24%	390.015
4D	4,414.450	30.79%	1,346,450	16.71%	305.009
<b>Dry Total</b>	<b>14,338.420</b>	<b>100.00%</b>	<b>8,058,310</b>	<b>100.00%</b>	<b>562.008</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	2,513.070	3.28%	1,419,500	4.11%	564.846
2G1	1,386.950	1.81%	741,580	2.15%	534.684
2G	2,085.200	2.72%	1,073,125	3.11%	514.638
3G1	664.990	0.87%	339,545	0.98%	510.601
3G	372.190	0.49%	178,660	0.52%	480.023
4G1	18,386.370	24.00%	8,414,765	24.38%	457.663
4G	51,203.540	66.83%	22,352,900	64.75%	436.549
<b>Grass Total</b>	<b>76,612.310</b>	<b>100.00%</b>	<b>34,520,075</b>	<b>100.00%</b>	<b>450.581</b>

<b>Irrigated Total</b>	<b>39,943.900</b>	<b>30.38%</b>	<b>52,151,860</b>	<b>55.03%</b>	<b>1,305.627</b>
<b>Dry Total</b>	<b>14,338.420</b>	<b>10.90%</b>	<b>8,058,310</b>	<b>8.50%</b>	<b>562.008</b>
<b>Grass Total</b>	<b>76,612.310</b>	<b>58.26%</b>	<b>34,520,075</b>	<b>36.43%</b>	<b>450.581</b>
Waste	607.500	0.46%	33,530	0.04%	55.193
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>131,502.130</b>	<b>100.00%</b>	<b>94,763,775</b>	<b>100.00%</b>	<b>720.625</b>

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

<b>Irrigated Total</b>	<b>39,943.900</b>	<b>39.57%</b>	<b>52,151,860</b>	<b>42.72%</b>	
<b>Dry Total</b>	<b>14,338.420</b>	<b>41.88%</b>	<b>8,058,310</b>	<b>41.52%</b>	
<b>Grass Total</b>	<b>76,612.310</b>	<b>35.54%</b>	<b>34,520,075</b>	<b>39.25%</b>	
Waste	607.500	29.93%	33,530	29.97%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>131,502.130</b>	<b>37.28%</b>	<b>94,763,775</b>	<b>41.28%</b>	

## 2008 Agricultural Land Detail

### County 39 - Greeley

Market Area: **20**

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	6.000	31.91%	6,000	33.44%	1,000.000
2A	1.600	8.51%	1,585	8.83%	990.625
3A1	0.000	0.00%	0	0.00%	0.000
3A	11.200	59.57%	10,360	57.73%	925.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
<b>Irrigated Total</b>	<b>18.800</b>	<b>100.00%</b>	<b>17,945</b>	<b>100.00%</b>	<b>954.521</b>

**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
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**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	1.600	38.10%	535	36.03%	334.375
3G1	0.000	0.00%	0	0.00%	0.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	1.600	38.10%	650	43.77%	406.250
4G	1.000	23.81%	300	20.20%	300.000
<b>Grass Total</b>	<b>4.200</b>	<b>100.00%</b>	<b>1,485</b>	<b>100.00%</b>	<b>353.571</b>

<b>Irrigated Total</b>	<b>18.800</b>	<b>81.74%</b>	<b>17,945</b>	<b>92.36%</b>	<b>954.521</b>
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Grass Total</b>	<b>4.200</b>	<b>18.26%</b>	<b>1,485</b>	<b>7.64%</b>	<b>353.571</b>
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%			
<b>Market Area Total</b>	<b>23.000</b>	<b>100.00%</b>	<b>19,430</b>	<b>100.00%</b>	<b>844.782</b>

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

<b>Irrigated Total</b>	<b>18.800</b>	<b>0.02%</b>	<b>17,945</b>	<b>0.01%</b>	
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Grass Total</b>	<b>4.200</b>	<b>0.00%</b>	<b>1,485</b>	<b>0.00%</b>	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>23.000</b>	<b>0.01%</b>	<b>19,430</b>	<b>0.01%</b>	

## 2008 Agricultural Land Detail

### County 39 - Greeley

Market Area: **30**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	17.000	100.00%	26,520	100.00%	1,560.000
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
<b>Irrigated Total</b>	<b>17.000</b>	<b>100.00%</b>	<b>26,520</b>	<b>100.00%</b>	<b>1,560.000</b>

**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
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	2.420	70.76%	1,200	75.95%	495.867
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	1.000	29.24%	380	24.05%	380.000
<b>Grass Total</b>	<b>3.420</b>	<b>100.00%</b>	<b>1,580</b>	<b>100.00%</b>	<b>461.988</b>

<b>Irrigated Total</b>	<b>17.000</b>	<b>83.25%</b>	<b>26,520</b>	<b>94.38%</b>	<b>1,560.000</b>
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Grass Total</b>	<b>3.420</b>	<b>16.75%</b>	<b>1,580</b>	<b>5.62%</b>	<b>461.988</b>
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%			
<b>Market Area Total</b>	<b>20.420</b>	<b>100.00%</b>	<b>28,100</b>	<b>100.00%</b>	<b>1,376.101</b>

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

<b>Irrigated Total</b>	<b>17.000</b>	<b>0.02%</b>	<b>26,520</b>	<b>0.02%</b>	
<b>Dry Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Grass Total</b>	<b>3.420</b>	<b>0.00%</b>	<b>1,580</b>	<b>0.00%</b>	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>20.420</b>	<b>0.01%</b>	<b>28,100</b>	<b>0.01%</b>	

## 2008 Agricultural Land Detail

### County 39 - Greeley

Market Area: **40**

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
<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>

**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	9.200	75.41%	3,590	79.69%	390.217
4D	3.000	24.59%	915	20.31%	305.000
<b>Dry Total</b>	<b>12.200</b>	<b>100.00%</b>	<b>4,505</b>	<b>100.00%</b>	<b>369.262</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	9.000	16.85%	4,770	19.51%	530.000
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	18.400	34.46%	8,370	34.23%	454.891
4G	26.000	48.69%	11,310	46.26%	435.000
<b>Grass Total</b>	<b>53.400</b>	<b>100.00%</b>	<b>24,450</b>	<b>100.00%</b>	<b>457.865</b>

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	<b>0.000</b>
<b>Dry Total</b>	<b>12.200</b>	<b>18.60%</b>	<b>4,505</b>	<b>15.56%</b>	<b>369.262</b>
<b>Grass Total</b>	<b>53.400</b>	<b>81.40%</b>	<b>24,450</b>	<b>84.44%</b>	<b>457.865</b>
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%			
<b>Market Area Total</b>	<b>65.600</b>	<b>100.00%</b>	<b>28,955</b>	<b>100.00%</b>	<b>441.387</b>

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

<b>Irrigated Total</b>	<b>0.000</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>	
<b>Dry Total</b>	<b>12.200</b>	<b>0.04%</b>	<b>4,505</b>	<b>0.02%</b>	
<b>Grass Total</b>	<b>53.400</b>	<b>0.02%</b>	<b>24,450</b>	<b>0.03%</b>	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>65.600</b>	<b>0.02%</b>	<b>28,955</b>	<b>0.01%</b>	

## 2008 Agricultural Land Detail

### County 39 - Greeley

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	35.800	44,465	3,134.920	4,051,525	97,785.550	117,976,355
Dry	12.200	4,505	932.540	578,315	33,293.110	18,826,870
Grass	61.020	27,515	5,066.020	2,144,660	210,413.780	85,771,330
Waste	0.000	0	140.410	7,730	1,889.340	104,145
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
<b>Total</b>	<b>109.020</b>	<b>76,485</b>	<b>9,273.890</b>	<b>6,782,230</b>	<b>343,381.780</b>	<b>222,678,700</b>

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	100,956.270	122,072,345	100,956.270	28.62%	122,072,345	53.18%	1,209.160
Dry	34,237.850	19,409,690	34,237.850	9.71%	19,409,690	8.46%	566.907
Grass	215,540.820	87,943,505	215,540.820	61.10%	87,943,505	38.31%	408.013
Waste	2,029.750	111,875	2,029.750	0.58%	111,875	0.05%	55.117
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
<b>Total</b>	<b>352,764.690</b>	<b>229,537,415</b>	<b>352,764.690</b>	<b>100.00%</b>	<b>229,537,415</b>	<b>100.00%</b>	<b>650.681</b>

\* Department of Property Assessment & Taxation Calculates

**2008 County Abstract of Assessment for Real Property, Form 45 Compared with the  
2007 Certificate of Taxes Levied (CTL)**

39 Greeley

	<b>2007 CTL County Total</b>	<b>2008 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2008 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	30,110,365	30,430,310	319,945	1.06	307,995	0.04
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	16,856,580	16,222,125	-634,455	-3.76	*-----	-3.76
<b>4. Total Residential (sum lines 1-3)</b>	<b>46,966,945</b>	<b>46,652,435</b>	<b>-314,510</b>	<b>-0.67</b>	<b>307,995</b>	<b>-1.33</b>
5. Commercial	6,192,685	6,856,275	663,590	10.72	644,315	0.31
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	23,590,120	22,911,335	-678,785	-2.88	635,055	-5.57
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>29,782,805</b>	<b>29,767,610</b>	<b>-15,195</b>	<b>-0.05</b>	<b>644,315</b>	<b>-2.21</b>
<b>10. Total Non-Agland Real Property</b>	<b>76,749,750</b>	<b>76,420,045</b>	<b>-329,705</b>	<b>-0.43</b>	<b>1,587,365</b>	<b>-2.5</b>
11. Irrigated	108,331,615	122,072,345	13,740,730	12.68		
12. Dryland	21,082,450	19,409,690	-1,672,760	-7.93		
13. Grassland	85,387,755	87,943,505	2,555,750	2.99		
14. Wasteland	175,705	111,875	-63,830	-36.33		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>214,977,525</b>	<b>229,537,415</b>	<b>14,559,890</b>	<b>6.77</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>291,727,275</b>	<b>305,957,460</b>	<b>14,230,185</b>	<b>4.88</b>	<b>1,587,365</b>	<b>4.33</b>

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

**2007 Plan of Assessment for Greeley County**  
**Assessment Years 2008, 2009, and 2010**  
**Date: JUNE 15, 2007**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

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

General Description of Real Property in Greeley County:

Per the 2007 County Abstract, Greeley County consists of 2,942 parcels with the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	938	31.88%	9.90%
Commercial	187	6.35%	2.16%
Industrial	NA	NA%	NA%
Recreational	NA	NA%	NA%
Agricultural	1,817	61.76%	87.94%
Special Value	NA	NA%	NA%

Agricultural land - taxable acres: 352,792.07.

Other pertinent facts: 88% of county is agricultural and of that 62% is grassland, 26% is irrigated cropland and 11% consists of dry cropland and waste.

New Property: For assessment year 2007, an estimated 70 building permits and/or information statements were filed for new property construction/additions in the county. Additional mobile home titles, and well registrations from the NRD, that provided additional information for improvements to the county properties.

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

Current Resources:

- A. Staff – Assessment Manager, Assistant Manager, Shared Appraiser and Assistant Appraiser.
- B. Cadastral Maps 1969/ soil maps/ land use maps, aerial photos.
- C. Property Record Cards - quantity and quality of property information, current listings, photo, sketches, etc.
- D. Software for CAMA, Assessment Administration, GIS – The administrative and CAMA software is provided by TerraScan. Greeley County does not have a GIS system.
- E. Web based – property record information access – July 2006.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory all property – Real estate transfers are entered into the computer sales file which changes the ownership on the property record card and ownership changes are made on the cadastral maps as each transfer statement is processed. Sales questionnaires are sent to both the buyer and seller for further sales analysis. Telephone calls are sometimes made to realtors, attorneys and brokers when further information is needed. The appraisal staff reviews all sales measuring all improvements and visiting with property owners whenever possible. Current photos are taken and later entered in the CAMA system. Building permits and information



statements are received from city and county zoning personnel, individual taxpayers, and from personal knowledge of changes to the property are entered in the computer for later review.

- B. Data Collection – The appraisal staff reviews all sales prior to the assessment staff processing them through the computer. Improved parcels are checked for accuracy of measurements and proper date of what was actually there at the time of sale, land use etc. New photos are taken to be entered into the cama system. Corrections are listed on the field review sheet and corrected in the computer system prior to the sales being processed so that the information is accurate to what actually sold. Any other information is gathered as possible. Gathering rental amounts on residential properties or commercial properties is helpful if available. Some owners are reluctant to share rental income information.
- C. Review assessment sales ratio studies before assessment actions – Sales ratio studies are done on an ongoing basis so as to stay informed as to what the markets are doing. This information is reviewed several times throughout the year. The Liaison is always helpful in running extra stats if requested but generally they are run in the office through our cama system. We often query to look for particular information that may be affecting the sales price paid for properties.
- D. Approaches to Value
  - 1) Market Approach; sales comparisons – Similar properties are studied to determine if and what actions will be necessary for the upcoming year.
  - 2) Cost Approach; cost manual used & date of manual and latest depreciation study – We are currently using the 2002 Marshall & Swift costing for all classes of property except commercial. Commercial properties are priced with 2000 costing and adjusted to the local market. We are using a new depreciation study for residential properties.
  - 3) Income Approach; income and expense data collection/analysis from the market – Gather income and expense information as available on commercial and residential rental properties as well as agricultural properties.
  - 4) Land valuation studies, establish market areas, special value for agricultural land – We currently use a formula to calculate the amount paid for each sub-class of agricultural property within each agland class. Each sale is then transferred to an agland spread sheet in the excel program for each market area. These are then reviewed to see if they are comparable throughout the market area or if the market area boundaries need adjustments. Average price paid per acre for each sub-class is then determined based on the price paid and the proper percentage applied for each sub-class of the property. To reach our assessed value we then average the price paid for each sub-class within the market area then adjust to the 74%-80% level, striving to stay to the top end or 77% or above. Taken into consideration is the number of acres sold within a market area for each sub-class of property. At this time we have not noticed any difference in the price paid per acre to be classes as special value as all that had sold is being used for agricultural purposes. It is noted that some is being purchased for land use change from dry or grass to irrigated lands.

- E. Reconciliation of Final Value and documentation – The markets are analyzed based on the standard approaches to value with the final valuation based on the most appropriate method.
- F. Review assessment sales ratio studies after assessment actions - Sales assessment ratios are reviewed after final values are applied to the sales base within all sub-classes and classes of properties then applied to the entire population of properties within the sub-classes and classes within the county.
- G. Notices and Public Relations – Notice of Valuation Changes are mailed to property owners on or before June 1<sup>st</sup> of each year. The appraisal staff is available to answer any questions or concerns from the taxpayers with support from the assessment staff as needed. We continue to review and improve our thoroughness and accuracy of all appraisal practices. We strive to be as available and knowledgeable about all aspects of the appraisal process so as to better serve our constituents.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	97	20.99	104.96
Commercial	N/A	N/A	N/A
Agricultural Land	72	18.12	103.84
Special Value Agland	N/A	N\A	N\A

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

**Assessment Projects to be Completed and Actions Planned to improve Quality and Uniformity for Assessment Year 2007:**

Residential (and/or subclasses): Update sales to the current study period. Review all sales and adjust depreciation to the market for all other residential properties if needed. Annual pickup work.

Commercial (and/or subclasses): Update to the current study period. Review all sales and adjust if necessary. Annual pickup work.

Agricultural Land (and/or subclass): Update sales to the current study period. Review all sales and adjust market areas and valuation as necessary. Annual pickup work.

Special Value – Agland: Review to see if the sales activity indicates there is a need for special value.

**Assessment Actions Planned for Assessment Year 2008:**

Residential (and/or subclasses): Update sales to the current study period. Review all sales and adjust valuations if needed. Annual pickup work.

Commercial (and/or subclasses): Update sales file to the current study period. Review all sales and update values as necessary. Annual pickup work.

Agricultural Land (and/or subclasses): Update sales to the current study period. Review all sales and adjust market areas and valuations as necessary. Annual pickup work.

Special Value – Agland: Review to see if the sales activity indicates there is a need for special value.

**Assessment Actions Planned for Assessment Year 2009:**

Residential (and/or subclasses): Update sales to the current study period. Review all sales and adjust values as necessary. Annual pickup work.

Commercial (and/or subclasses): Update to the current study period. Review all sales and update values as necessary. Annual pickup work.

Agricultural Land (and/or subclasses): Update sales to the current study period. Review all sales and adjust market areas and values if necessary. Annual pickup work.

Special Value – Agland – Review to see if the sales activity indicates there is a need for special value.

**Other functions preformed by the assessor’s office, but not limited to:**

1. Record Maintenance, Mapping updates, & Ownership changes
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Value Report
  - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - g. Certificate of Taxes Levied Report
  - h. Report of current values for properties owned by Board of Education Lands & Funds
  - i. Report of all Exempt Property and Taxable Government Owned Property
  - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of 538 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 174 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 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.
9. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
10. Tax List Corrections – prepare tax list correction documents for county board approval.
11. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information
12. TERC Appeals – appraiser prepares information and attend taxpayer appeal hearings before TERC, defend valuation.
13. TERC Statewide Equalization – appraiser attends hearings if applicable to county, defend values, and/or implement orders of the TERC.
14. 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. Retention of the assessor certification requires 60 hours of approved continuing education every four years. Retention of the appraiser registration requires 28 hours of continuing education every two years.

Conclusion:

Setting forth and following a comprehensive plan of assessment which includes solutions for better quality and uniformity within the county will create a better valuation product.

Respectfully submitted:

Assessment:

CAROLYN J SEKUTERA  
ASSESSMENT MANAGER  
GREELEY COUNTY

Appraiser:

SHARON BOUCHER  
APPRAISER  
GREELEY COUNTY

Copy distribution: Submit the plan to county board of equalization on or before July 31 of each year.

Mail a copy of the plan and any amendments to Dept. of Property Assessment & Taxation on or before October 31 of each year.

## 2008 Assessment Survey for Greeley County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	0
2.	<b>Appraiser(s) on staff</b>
	0
3.	<b>Other full-time employees</b>
	2 – Appraiser assistant and Administrative Assistant
4.	<b>Other part-time employees</b>
	0
5.	<b>Number of shared employees</b>
	2, The Assessment Administrative Manager and Appraiser are shared with Garfield, Sherman and Greeley counties.
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$145,707.33
7.	<b>Part of the budget that is dedicated to the computer system</b>
	\$4,006.42
8.	<b>Adopted budget, or granted budget if different from above</b>
	\$145,707.33
9.	<b>Amount of the total budget set aside for appraisal work</b>
	\$74,966.27
10.	<b>Amount of the total budget set aside for education/workshops</b>
	\$0
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	\$0
12.	<b>Other miscellaneous funds</b>
	\$0
13.	<b>Total budget</b>
	\$145,707.33
a.	<b>Was any of last year's budget not used:</b>
	No

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

1.	<b>Administrative software</b>
	Terra Scan

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

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Scotia, Spalding and Greeley
4.	<b>When was zoning implemented?</b>
	1999

### **D. Contracted Services**

1.	<b>Appraisal Services</b>
	None
2.	<b>Other services</b>
	None



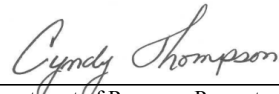


## Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Greeley County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5715.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division



## Valuation History Charts