

Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is seventy-five percent of actual value. Neb. Rev. Stat. §77-201(1) and (2)(R.S. Supp., 2007). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2007) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Revenue Property Assessment Division, hereinafter referred to as the Division, is annually responsible for analyzing and measuring the assessment performance of each county. This responsibility includes requiring the Property Tax Administrator to prepare statistical and narrative reports for the Tax Equalization and Review Commission, hereinafter referred to as the Commission, and the county assessors. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2005):

- (2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.
- (3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

(4) In addition to an opinion of level of value and quality of assessment in the county, the Property Tax Administrator may make nonbinding recommendations for consideration by the commission.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator's opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all the data provided by the county assessor and gathered by the Division regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Division is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2007) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Division prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Division prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

The Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. Based on the information collected in developing this report the Property Tax Administrator may feel further recommendations must be stated for a county to assist the Commission in determining the level of value and quality of assessment within a county. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Division. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp., 2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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2008 Commission Summary

41 Hamilton

Residential Real Property - Current

Number of Sales	334	COD	8.74
Total Sales Price	\$30,947,090	PRD	103.76
Total Adj. Sales Price	\$30,964,090	COV	21.50
Total Assessed Value	\$29,722,570	STD	21.42
Avg. Adj. Sales Price	\$92,707	Avg. Abs. Dev.	8.69
Avg. Assessed Value	\$88,990	Min	22.14
Median	99.51	Max	367.50
Wgt. Mean	95.99	95% Median C.I.	99.26 to 99.67
Mean	99.60	95% Wgt. Mean C.I.	94.20 to 97.78
		95% Mean C.I.	97.30 to 101.89
% of Value of the Class of all Real Property Value in the County			30.35
% of Records Sold in the Study Period			8.87
% of Value Sold in the Study Period			9.38
Average Assessed Value of the Base			84,136

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	334	99.51	8.74	103.76
2007	375	99.65	9.29	103.61
2006	357	96.76	11.70	103.44
2005	324	98.31	11.14	103.39
2004	282	97.66	12.92	102.45
2003	284	96	11.00	102.06
2002	298	96	11	102.06
2001	341	98	7.96	100.97

2008 Commission Summary

41 Hamilton

Commercial Real Property - Current

Number of Sales	36	COD	15.38
Total Sales Price	\$3,199,745	PRD	98.53
Total Adj. Sales Price	\$3,182,245	COV	22.25
Total Assessed Value	\$2,884,444	STD	19.87
Avg. Adj. Sales Price	\$88,396	Avg. Abs. Dev.	14.36
Avg. Assessed Value	\$80,123	Min	30.16
Median	93.37	Max	131.57
Wgt. Mean	90.64	95% Median C.I.	83.76 to 98.43
Mean	89.31	95% Wgt. Mean C.I.	85.00 to 96.28
		95% Mean C.I.	82.82 to 95.80
% of Value of the Class of all Real Property Value in the County			9.7
% of Records Sold in the Study Period			7
% of Value Sold in the Study Period			2.85
Average Assessed Value of the Base			197,178

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	36	93.37	15.38	98.53
2007	46	97.91	13.73	100.69
2006	56	98.00	12.76	102.20
2005	56	98.00	11.22	100.47
2004	53	95.13	18.35	94.21
2003	47	95	20.73	106.50
2002	39	95	20.73	106.5
2001	38	96	22.36	106.05

2008 Commission Summary

41 Hamilton

Agricultural Land - Current

Number of Sales	103	COD	14.30
Total Sales Price	\$26,249,068	PRD	102.10
Total Adj. Sales Price	\$25,930,699	COV	19.98
Total Assessed Value	\$18,165,605	STD	14.29
Avg. Adj. Sales Price	\$251,754	Avg. Abs. Dev.	10.26
Avg. Assessed Value	\$176,365	Min	18.14
Median	71.76	Max	115.42
Wgt. Mean	70.05	95% Median C.I.	70.70 to 73.81
Mean	71.53	95% Wgt. Mean C.I.	67.55 to 72.56
		95% Mean C.I.	68.77 to 74.29
% of Value of the Class of all Real Property Value in the County			59.95
% of Records Sold in the Study Period			3.07
% of Value Sold in the Study Period			2.82
Average Assessed Value of the Base			186,374

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	103	71.76	14.30	102.10
2007	95	72.14	14.86	102.05
2006	111	77.35	14.49	101.66
2005	118	77.71	13.62	102.42
2004	111	76.70	12.82	99.95
2003	106	77	10.32	100.10
2002	100	77	10.32	100.1
2001	122	75	13.54	99.68

2008 Opinions of the Property Tax Administrator for Hamilton County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Hamilton County is 100% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Hamilton County is in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Hamilton County is 93% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hamilton County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

Dated this 7th day of April, 2008.



Ruth A. Sorensen

Ruth A. Sorensen

Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	334	MEDIAN:	100	COV:	21.77	95% Median C.I.:	99.24 to 99.67
TOTAL Sales Price:	30,947,090	WGT. MEAN:	96	STD:	21.66	95% Wgt. Mean C.I.:	94.02 to 97.65
TOTAL Adj.Sales Price:	30,964,090	MEAN:	99	AVG.ABS.DEV:	8.98	95% Mean C.I.:	97.16 to 101.81
TOTAL Assessed Value:	29,674,605						
AVG. Adj. Sales Price:	92,706	COD:	9.02	MAX Sales Ratio:	367.50		
AVG. Assessed Value:	88,846	PRD:	103.81	MIN Sales Ratio:	22.14		

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DATE OF SALE *	RANGE	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	57	99.50	103.41	98.16	8.81	105.35	71.53	367.50	99.23 to 99.95	96,122	94,358
	10/01/05 TO 12/31/05	35	99.58	102.76	99.98	10.46	102.78	72.27	158.15	98.69 to 102.03	77,050	77,038
	01/01/06 TO 03/31/06	24	99.15	98.74	91.66	9.44	107.73	76.12	160.86	92.43 to 99.93	112,915	103,500
	04/01/06 TO 06/30/06	47	99.18	99.74	95.97	11.33	103.92	22.14	231.17	98.85 to 99.86	84,584	81,178
	07/01/06 TO 09/30/06	52	99.70	99.31	93.81	6.70	105.87	53.59	125.17	99.28 to 100.43	99,073	92,939
	10/01/06 TO 12/31/06	38	99.66	98.98	99.39	6.71	99.59	40.33	144.54	99.05 to 99.94	92,622	92,054
	01/01/07 TO 03/31/07	26	99.65	96.67	95.80	6.23	100.91	52.48	117.24	97.22 to 100.22	87,926	84,234
	04/01/07 TO 06/30/07	55	97.74	95.28	92.89	11.18	102.57	64.08	128.43	93.96 to 99.44	93,550	86,898
<u>Study Years</u>												
	07/01/05 TO 06/30/06	163	99.49	101.53	96.72	9.99	104.97	22.14	367.50	99.17 to 99.75	91,173	88,184
	07/01/06 TO 06/30/07	171	99.52	97.54	95.02	8.10	102.65	40.33	144.54	99.07 to 99.71	94,168	89,476
<u>Calendar Yrs</u>												
	01/01/06 TO 12/31/06	161	99.58	99.27	95.27	8.47	104.20	22.14	231.17	99.18 to 99.78	95,384	90,871
<u>ALL</u>												
		334	99.51	99.48	95.84	9.02	103.81	22.14	367.50	99.24 to 99.67	92,706	88,846

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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NUMBER of Sales:	334	MEDIAN:	100	COV:	21.77	95% Median C.I.:	99.24 to 99.67
TOTAL Sales Price:	30,947,090	WGT. MEAN:	96	STD:	21.66	95% Wgt. Mean C.I.:	94.02 to 97.65
TOTAL Adj.Sales Price:	30,964,090	MEAN:	99	AVG.ABS.DEV:	8.98	95% Mean C.I.:	97.16 to 101.81
TOTAL Assessed Value:	29,674,605						
AVG. Adj. Sales Price:	92,706	COD:	9.02	MAX Sales Ratio:	367.50		
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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	46	93.28	91.45	87.31	14.15	104.74	22.14	144.54	86.58 to 99.24	150,337	131,263
AURORA	200	99.67	101.24	99.83	4.86	101.41	69.35	231.17	99.51 to 99.78	93,011	92,855
GILTNER	12	97.69	93.52	91.43	11.51	102.29	61.57	121.60	79.38 to 99.88	67,214	61,453
HAMPTON	25	98.46	98.76	97.31	12.64	101.48	68.89	128.43	91.57 to 101.79	54,693	53,224
HILLCREST	2	101.49	101.49	101.43	1.97	100.06	99.49	103.49	N/A	141,000	143,020
HORDVILLE	3	100.00	112.38	107.43	13.38	104.61	98.50	138.64	N/A	27,407	29,442
LAC DENADO	2	96.44	96.44	96.41	3.26	100.03	93.29	99.58	N/A	58,000	55,917
MARQUETTE	12	98.87	98.38	94.16	22.81	104.48	40.33	160.86	75.96 to 124.31	35,325	33,263
PARADISE LAKE	1	52.48	52.48	52.48			52.48	52.48	N/A	25,000	13,120
PHILLIPS	5	99.98	150.01	92.65	62.98	161.90	68.50	367.50	N/A	38,900	36,042
PLATTE VIEW EST	9	100.00	99.26	98.81	1.16	100.45	95.24	101.88	98.70 to 100.00	42,729	42,222
RATHJES	1	95.13	95.13	95.13			95.13	95.13	N/A	60,000	57,075
SHOUPS	1	101.27	101.27	101.27			101.27	101.27	N/A	30,000	30,380
STOCKHAM	1	117.24	117.24	117.24			117.24	117.24	N/A	49,000	57,450
SUNSET TERRACE	4	89.88	87.93	88.68	4.00	99.16	79.72	92.22	N/A	155,100	137,536
TIMBER COVE	3	110.36	105.76	105.34	4.17	100.40	96.56	110.36	N/A	36,666	38,625
TURTLE BEACH	3	99.24	96.74	101.91	7.92	94.93	83.70	107.29	N/A	86,598	88,250
WILLOW BEND	4	76.79	74.77	72.91	15.89	102.54	53.59	91.89	N/A	158,750	115,748
ALL	334	99.51	99.48	95.84	9.02	103.81	22.14	367.50	99.24 to 99.67	92,706	88,846

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	258	99.64	101.65	99.25	8.05	102.41	40.33	367.50	99.44 to 99.77	83,433	82,807
3	76	95.19	92.15	88.05	12.26	104.65	22.14	144.54	91.89 to 99.24	124,188	109,346
ALL	334	99.51	99.48	95.84	9.02	103.81	22.14	367.50	99.24 to 99.67	92,706	88,846

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	283	99.49	99.16	95.76	7.77	103.55	53.59	231.17	99.17 to 99.63	103,051	98,677
2	49	100.00	101.43	97.12	16.34	104.44	22.14	367.50	98.70 to 101.74	34,909	33,906
3	2	98.20	98.20	97.17	3.13	101.06	95.13	101.27	N/A	45,000	43,727
ALL	334	99.51	99.48	95.84	9.02	103.81	22.14	367.50	99.24 to 99.67	92,706	88,846

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	330	99.51	99.52	95.83	9.08	103.85	22.14	367.50	99.24 to 99.68	93,314	89,423
06	1	101.27	101.27	101.27			101.27	101.27	N/A	30,000	30,380
07	3	95.13	94.61	95.98	3.67	98.57	89.12	99.58	N/A	46,716	44,840
<u>ALL</u>	<u>334</u>	<u>99.51</u>	<u>99.48</u>	<u>95.84</u>	<u>9.02</u>	<u>103.81</u>	<u>22.14</u>	<u>367.50</u>	<u>99.24 to 99.67</u>	<u>92,706</u>	<u>88,846</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0002											
18-0011											
40-0126	3	90.95	88.52	88.51	6.74	100.01	78.11	96.49	N/A	82,166	72,726
41-0002	17	97.38	95.47	90.42	14.43	105.59	61.57	144.54	79.38 to 109.11	93,916	84,916
41-0091	29	99.54	99.78	99.07	11.77	100.72	68.89	128.43	92.08 to 105.60	61,994	61,414
41-0504	259	99.53	100.01	96.55	8.08	103.59	22.14	367.50	99.31 to 99.70	95,562	92,261
61-0004	14	94.31	90.99	84.52	12.39	107.65	53.59	110.36	79.10 to 107.29	110,056	93,020
72-0075	7	104.49	109.49	107.31	8.54	102.03	98.50	138.64	98.50 to 138.64	51,317	55,069
93-0096	5	103.35	100.67	96.39	7.97	104.43	86.93	112.97	N/A	134,500	129,646
NonValid School											
<u>ALL</u>	<u>334</u>	<u>99.51</u>	<u>99.48</u>	<u>95.84</u>	<u>9.02</u>	<u>103.81</u>	<u>22.14</u>	<u>367.50</u>	<u>99.24 to 99.67</u>	<u>92,706</u>	<u>88,846</u>

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	48	100.00	102.33	98.28	16.34	104.12	22.14	367.50	98.70 to 101.93	29,801	29,288
Prior TO 1860											
1860 TO 1899	7	99.31	102.79	103.11	4.91	99.69	96.66	118.51	96.66 to 118.51	45,428	46,842
1900 TO 1919	82	99.55	101.82	97.61	10.99	104.32	61.57	231.17	98.91 to 99.86	67,701	66,080
1920 TO 1939	34	98.97	97.21	93.44	9.82	104.03	64.08	158.15	94.08 to 99.50	79,395	74,189
1940 TO 1949	2	96.47	96.47	95.69	2.60	100.82	93.96	98.98	N/A	83,000	79,420
1950 TO 1959	19	99.20	97.73	95.58	3.17	102.25	70.64	105.93	98.94 to 99.76	94,950	90,750
1960 TO 1969	22	99.61	101.00	101.23	4.38	99.78	88.57	125.35	98.86 to 100.54	97,786	98,986
1970 TO 1979	48	98.97	94.77	93.33	7.52	101.55	72.72	124.50	92.47 to 99.66	132,996	124,124
1980 TO 1989	13	98.97	92.91	88.10	11.63	105.46	53.59	128.43	79.88 to 99.97	139,692	123,070
1990 TO 1994	13	99.96	97.95	97.44	2.60	100.53	71.53	103.34	99.44 to 100.06	132,826	129,426
1995 TO 1999	25	100.17	101.06	95.25	5.84	106.10	59.93	117.24	99.50 to 103.89	147,170	140,176
2000 TO Present	21	99.54	100.63	98.66	4.06	101.99	88.82	130.05	98.00 to 100.43	154,165	152,105
<u>ALL</u>	<u>334</u>	<u>99.51</u>	<u>99.48</u>	<u>95.84</u>	<u>9.02</u>	<u>103.81</u>	<u>22.14</u>	<u>367.50</u>	<u>99.24 to 99.67</u>	<u>92,706</u>	<u>88,846</u>

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:	334	MEDIAN:	100	COV:	21.77	95% Median C.I.:	99.24 to 99.67
TOTAL Sales Price:	30,947,090	WGT. MEAN:	96	STD:	21.66	95% Wgt. Mean C.I.:	94.02 to 97.65
TOTAL Adj.Sales Price:	30,964,090	MEAN:	99	AVG.ABS.DEV:	8.98	95% Mean C.I.:	97.16 to 101.81
TOTAL Assessed Value:	29,674,605						
AVG. Adj. Sales Price:	92,706	COD:	9.02	MAX Sales Ratio:	367.50		
AVG. Assessed Value:	88,846	PRD:	103.81	MIN Sales Ratio:	22.14		

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	3	100.00	188.29	147.31	90.04	127.82	97.38	367.50	N/A	1,810	2,667	
5000 TO 9999	5	88.57	80.49	82.50	18.86	97.57	40.33	101.93	N/A	7,570	6,245	
<u>Total \$</u>												
1 TO 9999	8	97.08	120.92	90.63	47.16	133.42	40.33	367.50	40.33 to 367.50	5,410	4,903	
10000 TO 29999	44	103.37	108.17	106.51	15.45	101.55	52.48	231.17	99.68 to 108.34	19,829	21,120	
30000 TO 59999	76	99.62	101.74	101.65	8.86	100.09	22.14	158.15	98.98 to 100.00	45,340	46,087	
60000 TO 99999	73	99.29	97.33	97.57	4.17	99.76	68.50	112.14	99.00 to 99.63	80,551	78,590	
100000 TO 149999	74	99.28	96.50	96.40	6.62	100.11	61.57	124.50	99.02 to 99.67	123,387	118,944	
150000 TO 249999	52	99.60	95.12	94.83	6.08	100.30	53.59	107.43	98.92 to 99.78	178,555	169,330	
250000 TO 499999	6	84.76	86.06	86.33	9.37	99.69	72.82	99.50	72.82 to 99.50	301,100	259,934	
500000 +	1	59.93	59.93	59.93			59.93	59.93	N/A	500,000	299,645	
<u>ALL</u>	334	99.51	99.48	95.84	9.02	103.81	22.14	367.50	99.24 to 99.67	92,706	88,846	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	4	98.69	151.30	91.17	83.54	165.97	40.33	367.50	N/A	2,858	2,605	
5000 TO 9999	8	72.61	74.24	60.13	22.44	123.46	22.14	101.93	22.14 to 101.93	12,981	7,805	
<u>Total \$</u>												
1 TO 9999	12	81.71	99.93	63.21	51.52	158.09	22.14	367.50	68.89 to 100.00	9,606	6,072	
10000 TO 29999	41	103.24	109.38	105.87	13.80	103.32	52.48	231.17	99.68 to 106.86	20,511	21,715	
30000 TO 59999	77	99.47	100.48	98.96	7.83	101.53	68.50	144.54	98.89 to 100.00	46,480	45,997	
60000 TO 99999	81	99.27	97.74	96.06	6.54	101.75	61.57	158.15	99.00 to 99.62	84,754	81,416	
100000 TO 149999	73	99.36	96.68	95.51	6.63	101.23	53.59	124.50	99.03 to 99.82	130,126	124,281	
150000 TO 249999	45	99.68	98.02	97.25	3.74	100.79	72.82	107.61	99.20 to 99.97	183,531	178,489	
250000 TO 499999	5	87.08	84.21	81.43	12.84	103.41	59.93	99.50	N/A	361,120	294,056	
<u>ALL</u>	334	99.51	99.48	95.84	9.02	103.81	22.14	367.50	99.24 to 99.67	92,706	88,846	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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TOTAL Adj.Sales Price:	30,964,090	MEAN:	99	AVG.ABS.DEV:	8.98	95% Mean C.I.:	97.16 to 101.81
TOTAL Assessed Value:	29,674,605						
AVG. Adj. Sales Price:	92,706	COD:	9.02	MAX Sales Ratio:	367.50		
AVG. Assessed Value:	88,846	PRD:	103.81	MIN Sales Ratio:	22.14		

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QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	49	100.00	102.25	98.28	16.04	104.04	22.14	367.50	98.70 to 101.88	29,560	29,052	
10	2	115.02	115.02	107.20	13.07	107.29	99.98	130.05	N/A	62,500	67,000	
20	51	99.63	104.11	96.85	10.23	107.50	53.59	231.17	99.13 to 99.95	64,039	62,025	
25	1	99.85	99.85	99.85			99.85	99.85	N/A	128,000	127,810	
30	194	99.28	98.12	96.35	7.64	101.84	61.57	158.15	99.04 to 99.60	98,319	94,730	
35	1	95.43	95.43	95.43			95.43	95.43	N/A	265,600	253,460	
40	34	99.62	95.90	93.13	4.98	102.97	59.93	107.29	99.03 to 99.82	174,910	162,900	
50	2	93.29	93.29	92.41	6.66	100.95	87.08	99.50	N/A	355,000	328,070	
ALL	334	99.51	99.48	95.84	9.02	103.81	22.14	367.50	99.24 to 99.67	92,706	88,846	

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	48	100.00	102.33	98.28	16.34	104.12	22.14	367.50	98.70 to 101.93	29,801	29,288	
100	5	98.00	100.32	98.39	7.91	101.96	89.12	121.60	N/A	43,964	43,258	
101	189	99.49	99.46	95.16	8.34	104.52	53.59	231.17	99.13 to 99.68	106,131	100,997	
102	18	99.85	101.08	100.50	4.03	100.57	79.72	117.24	99.65 to 102.03	97,473	97,959	
103	6	99.40	98.32	97.87	1.48	100.46	91.94	100.22	91.94 to 100.22	145,900	142,790	
104	62	99.07	96.84	95.29	8.26	101.63	61.57	158.15	98.46 to 99.50	97,174	92,593	
106	1	99.18	99.18	99.18			99.18	99.18	N/A	96,000	95,210	
301	3	100.67	101.21	101.48	1.18	99.73	99.70	103.25	N/A	78,083	79,236	
304	2	100.05	100.05	100.05	0.01	100.00	100.04	100.06	N/A	135,000	135,067	
ALL	334	99.51	99.48	95.84	9.02	103.81	22.14	367.50	99.24 to 99.67	92,706	88,846	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	59	100.00	101.50	97.00	14.80	104.64	22.14	367.50	98.70 to 101.74	44,647	43,308	
10	1	102.78	102.78	102.78			102.78	102.78	N/A	25,000	25,695	
15	2	99.31	99.31	99.44	0.21	99.87	99.10	99.52	N/A	61,750	61,402	
20	11	97.42	95.97	91.72	11.84	104.63	68.89	127.52	79.48 to 114.96	38,094	34,940	
25	4	108.41	108.64	107.91	8.52	100.67	99.24	118.51	N/A	49,500	53,417	
30	247	99.47	99.09	95.68	7.82	103.56	53.59	231.17	99.16 to 99.67	104,373	99,868	
40	9	99.38	97.13	94.79	3.44	102.47	87.08	103.91	91.94 to 99.67	164,333	155,768	
50	1	99.50	99.50	99.50			99.50	99.50	N/A	305,000	303,480	
ALL	334	99.51	99.48	95.84	9.02	103.81	22.14	367.50	99.24 to 99.67	92,706	88,846	

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

Residential

No major changes to the residential class of property were reported for 2008. The County conducted a market analysis of this class of property and determined the median was within the acceptable range for the class. All assessor locations with a sufficient number of sales had a level of value within the acceptable range as well. No other individual valuation groupings had a representative number of sales to indicate an adjustment was necessary.

Other assessed value changes were made to properties in the county based on pick-up of new and omitted construction.

2008 Assessment Survey for Hamilton County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Assessment Staff
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor and Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	Urban: 2006 Rural: 2005
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	Urban: 2006 Rural: 2005
6.	What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	N/A
7.	Number of market areas/neighborhoods for this property class:
	Rural has 7 areas and urban has 7 areas.
8.	How are these defined?
	Areas are defined by town and locational characteristics.
9.	Is "Assessor Location" a usable valuation identity?
	Yes
10.	Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?)
	No

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

Residential Permit Numbers:

Permits	Information Statements	Other	Total
83			83

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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(!: Derived)

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TOTAL Adj.Sales Price:	30,964,090	MEAN:	100	AVG.ABS.DEV:	8.69	95% Mean C.I.:	97.30 to 101.89
TOTAL Assessed Value:	29,722,570						
AVG. Adj. Sales Price:	92,706	COD:	8.74	MAX Sales Ratio:	367.50		
AVG. Assessed Value:	88,989	PRD:	103.76	MIN Sales Ratio:	22.14		

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DATE OF SALE *	RANGE	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	57	99.50	103.66	98.37	9.05	105.38	71.53	367.50	99.24 to 99.98	96,122	94,556
	10/01/05 TO 12/31/05	35	99.58	102.76	99.98	10.46	102.78	72.27	158.15	98.69 to 102.03	77,050	77,038
	01/01/06 TO 03/31/06	24	99.15	98.52	91.21	9.67	108.01	76.12	160.86	92.43 to 99.93	112,915	102,986
	04/01/06 TO 06/30/06	47	99.18	99.74	95.97	11.33	103.92	22.14	231.17	98.85 to 99.86	84,584	81,178
	07/01/06 TO 09/30/06	52	99.77	99.48	93.84	6.86	106.01	53.59	125.17	99.28 to 100.54	99,073	92,973
	10/01/06 TO 12/31/06	38	99.66	99.12	99.59	6.56	99.53	40.33	144.54	99.05 to 99.94	92,622	92,243
	01/01/07 TO 03/31/07	26	99.65	96.68	95.84	6.22	100.88	52.48	117.24	97.22 to 100.22	87,926	84,268
	04/01/07 TO 06/30/07	55	98.50	95.54	93.65	9.00	102.02	68.50	128.43	94.08 to 99.44	93,550	87,611
<u>Study Years</u>												
	07/01/05 TO 06/30/06	163	99.49	101.58	96.72	10.11	105.03	22.14	367.50	99.18 to 99.75	91,173	88,178
	07/01/06 TO 06/30/07	171	99.52	97.71	95.32	7.43	102.50	40.33	144.54	99.10 to 99.71	94,168	89,762
<u>Calendar Yrs</u>												
	01/01/06 TO 12/31/06	161	99.58	99.33	95.25	8.53	104.28	22.14	231.17	99.18 to 99.78	95,384	90,850
<u>ALL</u>												
		334	99.51	99.60	95.99	8.74	103.76	22.14	367.50	99.26 to 99.67	92,706	88,989

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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

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AVG. Adj. Sales Price:	92,706	COD:	8.74	MAX Sales Ratio:	367.50		
AVG. Assessed Value:	88,989	PRD:	103.76	MIN Sales Ratio:	22.14		

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ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	46	93.28	91.69	87.49	13.90	104.80	22.14	144.54	84.73 to 99.24	150,337	131,536
AURORA	200	99.67	101.58	100.05	4.51	101.53	70.37	231.17	99.52 to 99.78	93,011	93,058
GILTNER	12	97.69	93.52	91.43	11.51	102.29	61.57	121.60	79.38 to 99.88	67,214	61,453
HAMPTON	25	95.15	97.09	96.93	12.25	100.16	68.89	128.43	89.12 to 100.67	54,693	53,016
HILLCREST	2	101.49	101.49	101.43	1.97	100.06	99.49	103.49	N/A	141,000	143,020
HORDVILLE	3	100.00	112.38	107.43	13.38	104.61	98.50	138.64	N/A	27,407	29,442
LAC DENADO	2	96.44	96.44	96.41	3.26	100.03	93.29	99.58	N/A	58,000	55,917
MARQUETTE	12	98.87	98.38	94.16	22.81	104.48	40.33	160.86	75.96 to 124.31	35,325	33,263
PARADISE LAKE	1	52.48	52.48	52.48			52.48	52.48	N/A	25,000	13,120
PHILLIPS	5	99.98	150.01	92.65	62.98	161.90	68.50	367.50	N/A	38,900	36,042
PLATTE VIEW EST	9	100.00	99.26	98.81	1.16	100.45	95.24	101.88	98.70 to 100.00	42,729	42,222
RATHJES	1	95.13	95.13	95.13			95.13	95.13	N/A	60,000	57,075
SHOUPS	1	101.27	101.27	101.27			101.27	101.27	N/A	30,000	30,380
STOCKHAM	1	117.24	117.24	117.24			117.24	117.24	N/A	49,000	57,450
SUNSET TERRACE	4	89.88	87.93	88.68	4.00	99.16	79.72	92.22	N/A	155,100	137,536
TIMBER COVE	3	110.36	105.76	105.34	4.17	100.40	96.56	110.36	N/A	36,666	38,625
TURTLE BEACH	3	99.24	96.74	101.91	7.92	94.93	83.70	107.29	N/A	86,598	88,250
WILLOW BEND	4	76.79	74.77	72.91	15.89	102.54	53.59	91.89	N/A	158,750	115,748
ALL	334	99.51	99.60	95.99	8.74	103.76	22.14	367.50	99.26 to 99.67	92,706	88,989

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	258	99.64	101.75	99.41	7.72	102.35	40.33	367.50	99.44 to 99.77	83,433	82,944
3	76	95.19	92.29	88.18	12.11	104.66	22.14	144.54	91.89 to 99.24	124,188	109,511
ALL	334	99.51	99.60	95.99	8.74	103.76	22.14	367.50	99.26 to 99.67	92,706	88,989

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	283	99.49	99.30	95.89	7.37	103.55	53.59	231.17	99.23 to 99.65	104,012	99,736
2	49	100.00	101.39	97.99	16.70	103.47	22.14	367.50	98.70 to 101.88	29,356	28,768
3	2	98.20	98.20	97.17	3.13	101.06	95.13	101.27	N/A	45,000	43,727
ALL	334	99.51	99.60	95.99	8.74	103.76	22.14	367.50	99.26 to 99.67	92,706	88,989

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	330	99.51	99.64	95.99	8.79	103.80	22.14	367.50	99.26 to 99.67	93,314	89,568
06	1	101.27	101.27	101.27			101.27	101.27	N/A	30,000	30,380
07	3	95.13	94.61	95.98	3.67	98.57	89.12	99.58	N/A	46,716	44,840
<u>ALL</u>	<u>334</u>	<u>99.51</u>	<u>99.60</u>	<u>95.99</u>	<u>8.74</u>	<u>103.76</u>	<u>22.14</u>	<u>367.50</u>	<u>99.26 to 99.67</u>	<u>92,706</u>	<u>88,989</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0002											
18-0011											
40-0126	3	90.95	88.52	88.51	6.74	100.01	78.11	96.49	N/A	82,166	72,726
41-0002	17	97.38	95.47	90.42	14.43	105.59	61.57	144.54	79.38 to 109.11	93,916	84,916
41-0091	29	98.91	98.34	98.78	11.33	99.56	68.89	128.43	91.57 to 101.79	61,994	61,235
41-0504	259	99.54	100.33	96.81	7.74	103.64	22.14	367.50	99.36 to 99.70	95,562	92,514
61-0004	14	94.31	90.99	84.52	12.39	107.65	53.59	110.36	79.10 to 107.29	110,056	93,020
72-0075	7	104.49	109.49	107.31	8.54	102.03	98.50	138.64	98.50 to 138.64	51,317	55,069
93-0096	5	103.35	99.57	94.56	9.03	105.30	81.45	112.97	N/A	134,500	127,180
NonValid School											
<u>ALL</u>	<u>334</u>	<u>99.51</u>	<u>99.60</u>	<u>95.99</u>	<u>8.74</u>	<u>103.76</u>	<u>22.14</u>	<u>367.50</u>	<u>99.26 to 99.67</u>	<u>92,706</u>	<u>88,989</u>

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	48	100.00	102.63	98.46	16.38	104.24	22.14	367.50	98.70 to 103.24	29,801	29,341
Prior TO 1860											
1860 TO 1899	7	99.31	102.79	103.11	4.91	99.69	96.66	118.51	96.66 to 118.51	45,428	46,842
1900 TO 1919	82	99.52	101.85	98.02	10.62	103.90	61.57	231.17	98.91 to 99.78	67,701	66,361
1920 TO 1939	34	98.97	97.87	94.57	9.15	103.49	71.46	158.15	94.08 to 99.50	79,395	75,083
1940 TO 1949	2	96.47	96.47	95.69	2.60	100.82	93.96	98.98	N/A	83,000	79,420
1950 TO 1959	19	99.27	97.45	94.91	3.45	102.68	70.64	105.93	98.94 to 99.76	94,950	90,114
1960 TO 1969	22	99.61	101.00	101.23	4.38	99.78	88.57	125.35	98.86 to 100.54	97,786	98,986
1970 TO 1979	48	99.04	94.84	93.39	6.50	101.55	72.72	121.60	93.29 to 99.67	132,996	124,208
1980 TO 1989	13	98.97	92.91	88.10	11.63	105.46	53.59	128.43	79.88 to 99.97	139,692	123,070
1990 TO 1994	13	99.96	97.95	97.44	2.60	100.53	71.53	103.34	99.44 to 100.06	132,826	129,426
1995 TO 1999	25	100.17	101.06	95.25	5.84	106.10	59.93	117.24	99.50 to 103.89	147,170	140,176
2000 TO Present	21	99.54	100.63	98.66	4.06	101.99	88.82	130.05	98.00 to 100.43	154,165	152,105
<u>ALL</u>	<u>334</u>	<u>99.51</u>	<u>99.60</u>	<u>95.99</u>	<u>8.74</u>	<u>103.76</u>	<u>22.14</u>	<u>367.50</u>	<u>99.26 to 99.67</u>	<u>92,706</u>	<u>88,989</u>

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:	334	MEDIAN:	100	COV:	21.50	95% Median C.I.:	99.26 to 99.67
TOTAL Sales Price:	30,947,090	WGT. MEAN:	96	STD:	21.42	95% Wgt. Mean C.I.:	94.20 to 97.78
TOTAL Adj.Sales Price:	30,964,090	MEAN:	100	AVG.ABS.DEV:	8.69	95% Mean C.I.:	97.30 to 101.89
TOTAL Assessed Value:	29,722,570						
AVG. Adj. Sales Price:	92,706	COD:	8.74	MAX Sales Ratio:	367.50		
AVG. Assessed Value:	88,989	PRD:	103.76	MIN Sales Ratio:	22.14		

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	3	100.00	188.29	147.31	90.04	127.82	97.38	367.50	N/A	1,810	2,667	
5000 TO 9999	5	88.57	80.49	82.50	18.86	97.57	40.33	101.93	N/A	7,570	6,245	
<u>Total \$</u>												
1 TO 9999	8	97.08	120.92	90.63	47.16	133.42	40.33	367.50	40.33 to 367.50	5,410	4,903	
10000 TO 29999	44	103.37	107.56	106.21	15.20	101.27	52.48	231.17	99.58 to 108.33	19,829	21,060	
30000 TO 59999	76	99.62	102.13	102.15	8.47	99.98	22.14	158.15	99.00 to 100.00	45,340	46,313	
60000 TO 99999	73	99.29	97.61	97.86	4.27	99.75	68.50	113.80	99.00 to 99.63	80,551	78,830	
100000 TO 149999	74	99.36	96.55	96.44	5.94	100.12	61.57	122.00	99.13 to 99.67	123,387	118,990	
150000 TO 249999	52	99.60	95.32	94.96	5.88	100.38	53.59	107.43	98.92 to 99.78	178,555	169,554	
250000 TO 499999	6	84.76	86.12	86.38	9.30	99.70	73.17	99.50	73.17 to 99.50	301,100	260,081	
500000 +	1	59.93	59.93	59.93			59.93	59.93	N/A	500,000	299,645	
<u>ALL</u>	334	99.51	99.60	95.99	8.74	103.76	22.14	367.50	99.26 to 99.67	92,706	88,989	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	4	98.69	151.30	91.17	83.54	165.97	40.33	367.50	N/A	2,858	2,605	
5000 TO 9999	7	74.85	74.79	58.60	24.03	127.63	22.14	101.93	22.14 to 101.93	12,907	7,563	
<u>Total \$</u>												
1 TO 9999	11	88.57	102.61	62.26	49.99	164.82	22.14	367.50	40.33 to 101.93	9,253	5,760	
10000 TO 29999	42	103.01	107.81	105.00	14.00	102.68	52.48	231.17	99.58 to 105.93	20,344	21,361	
30000 TO 59999	77	99.47	100.86	99.44	7.44	101.43	68.50	144.54	98.90 to 100.00	46,480	46,220	
60000 TO 99999	79	99.29	98.66	97.33	6.09	101.37	61.57	158.15	99.04 to 99.63	83,646	81,410	
100000 TO 149999	75	99.36	96.27	95.13	6.32	101.20	53.59	122.00	99.12 to 99.70	130,083	123,743	
150000 TO 249999	45	99.68	97.91	97.11	3.85	100.82	73.17	107.61	99.20 to 99.97	183,531	178,235	
250000 TO 499999	5	87.08	84.21	81.43	12.84	103.41	59.93	99.50	N/A	361,120	294,056	
<u>ALL</u>	334	99.51	99.60	95.99	8.74	103.76	22.14	367.50	99.26 to 99.67	92,706	88,989	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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NUMBER of Sales:	334	MEDIAN:	100	COV:	21.50	95% Median C.I.:	99.26 to 99.67
TOTAL Sales Price:	30,947,090	WGT. MEAN:	96	STD:	21.42	95% Wgt. Mean C.I.:	94.20 to 97.78
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TOTAL Assessed Value:	29,722,570						
AVG. Adj. Sales Price:	92,706	COD:	8.74	MAX Sales Ratio:	367.50		
AVG. Assessed Value:	88,989	PRD:	103.76	MIN Sales Ratio:	22.14		

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QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	49	100.00	102.55	98.46	16.08	104.16	22.14	367.50	98.70 to 101.93	29,560	29,104	
10	2	115.02	115.02	107.20	13.07	107.29	99.98	130.05	N/A	62,500	67,000	
20	51	99.60	104.27	97.88	8.98	106.53	53.59	231.17	99.13 to 99.93	64,039	62,679	
25	1	99.85	99.85	99.85			99.85	99.85	N/A	128,000	127,810	
30	194	99.32	98.20	96.41	7.46	101.85	61.57	158.15	99.07 to 99.62	98,319	94,792	
35	1	95.43	95.43	95.43			95.43	95.43	N/A	265,600	253,460	
40	34	99.62	95.90	93.13	4.98	102.97	59.93	107.29	99.03 to 99.82	174,910	162,900	
50	2	93.29	93.29	92.41	6.66	100.95	87.08	99.50	N/A	355,000	328,070	
ALL												
	334	99.51	99.60	95.99	8.74	103.76	22.14	367.50	99.26 to 99.67	92,706	88,989	

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	48	100.00	102.63	98.46	16.38	104.24	22.14	367.50	98.70 to 103.24	29,801	29,341	
100	5	98.00	100.32	98.39	7.91	101.96	89.12	121.60	N/A	43,964	43,258	
101	189	99.49	99.47	95.30	7.78	104.38	53.59	231.17	99.16 to 99.67	106,131	101,145	
102	18	99.85	101.08	100.50	4.03	100.57	79.72	117.24	99.65 to 102.03	97,473	97,959	
103	6	99.40	98.32	97.87	1.48	100.46	91.94	100.22	91.94 to 100.22	145,900	142,790	
104	62	99.07	97.17	95.58	8.38	101.67	61.57	158.15	98.46 to 99.50	97,174	92,875	
106	1	99.18	99.18	99.18			99.18	99.18	N/A	96,000	95,210	
301	3	100.67	101.21	101.48	1.18	99.73	99.70	103.25	N/A	78,083	79,236	
304	2	100.05	100.05	100.05	0.01	100.00	100.04	100.06	N/A	135,000	135,067	
ALL												
	334	99.51	99.60	95.99	8.74	103.76	22.14	367.50	99.26 to 99.67	92,706	88,989	

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	59	100.00	102.09	97.91	14.49	104.27	22.14	367.50	98.78 to 101.88	44,647	43,713	
10	1	102.78	102.78	102.78			102.78	102.78	N/A	25,000	25,695	
15	2	99.31	99.31	99.44	0.21	99.87	99.10	99.52	N/A	61,750	61,402	
20	11	96.66	92.19	90.48	10.11	101.89	68.89	114.96	79.48 to 100.56	38,094	34,467	
25	4	108.41	108.64	107.91	8.52	100.67	99.24	118.51	N/A	49,500	53,417	
30	247	99.49	99.27	95.80	7.57	103.62	53.59	231.17	99.17 to 99.67	104,373	99,986	
40	9	99.38	97.13	94.79	3.44	102.47	87.08	103.91	91.94 to 99.67	164,333	155,768	
50	1	99.50	99.50	99.50			99.50	99.50	N/A	305,000	303,480	
ALL												
	334	99.51	99.60	95.99	8.74	103.76	22.14	367.50	99.26 to 99.67	92,706	88,989	

**2008 Correlation Section
for Hamilton County**

Residential Real Property

I. Correlation

RESIDENTIAL: In correlating the analyses displayed in the proceeding tables, the opinion of the Division is that the level of value is within the acceptable range, and it is best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales, and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population.

The County reported to have made no major valuation changes to the residential class for 2008, other than pick-up work of new and omitted construction. The analysis of the assessed value change in the base confirms that report.

The coefficient of dispersion is within the acceptable range, but the price related differential is slightly above the acceptable range. Based on the assessment practices demonstrated by the county, this class of property is considered to have been valued uniformly and proportionately.

**2008 Correlation Section
for Hamilton County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	519	334	64.35
2007	477	375	78.62
2006	456	357	78.29
2005	448	324	72.32
2004	382	282	73.82
2003	372	284	76.34
2002	386	298	77.2
2001	422	341	80.81

RESIDENTIAL: Table II indicates that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2008 Correlation Section
for Hamilton County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Hamilton County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	99.51	1.01	100.52	99.51
2007	92.84	12.11	104.08	99.65
2006	94.96	0.97	95.88	96.76
2005	96.54	3	99.43	98.31
2004	96.56	5.07	101.45	97.66
2003	94	2.92	96.74	98
2002	95	0.75	95.71	96
2001	97	3.87	100.75	98

RESIDENTIAL: No assessment actions were reported for this class of property in 2008, which correlates closely to the minimal difference in Table III.

**2008 Correlation Section
for Hamilton County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section
for Hamilton County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
0.32	2008	1.01
11.46	2007	12.11
1.93	2006	0.97
2.96	2005	3
2.17	2004	5.07
5.56	2003	2.92
1.33	2002	0.75
2.03	2001	3.87

RESIDENTIAL: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2008 Correlation Section for Hamilton County

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

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

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

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

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

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

**2008 Correlation Section
for Hamilton County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	99.51	95.99	99.60

RESIDENTIAL: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2008 Correlation Section
for Hamilton County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	8.74	103.76
Difference	0	0.76

RESIDENTIAL: The coefficient of dispersion is within the acceptable range, but the price related differential is slightly above the acceptable range. Based on the assessment practices demonstrated by the county, this class of property is considered to have been valued uniformly and proportionately.

**2008 Correlation Section
for Hamilton County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	334	334	0
Median	99.51	99.51	0
Wgt. Mean	95.84	95.99	0.15
Mean	99.48	99.60	0.12
COD	9.02	8.74	-0.28
PRD	103.81	103.76	-0.05
Min Sales Ratio	22.14	22.14	0
Max Sales Ratio	367.50	367.50	0

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property. No changes were made to the residential class 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

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

NUMBER of Sales:	36	MEDIAN:	93	COV:	22.25	95% Median C.I.:	83.76 to 98.43
TOTAL Sales Price:	3,199,745	WGT. MEAN:	91	STD:	19.87	95% Wgt. Mean C.I.:	85.00 to 96.28
TOTAL Adj.Sales Price:	3,182,245	MEAN:	89	AVG.ABS.DEV:	14.35	95% Mean C.I.:	82.82 to 95.80
TOTAL Assessed Value:	2,884,419						
AVG. Adj. Sales Price:	88,395	COD:	15.37	MAX Sales Ratio:	131.57		
AVG. Assessed Value:	80,122	PRD:	98.53	MIN Sales Ratio:	30.16		

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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	2	98.41	98.41	97.67	0.77	100.76	97.66	99.17	N/A	253,000	247,112
10/01/04 TO 12/31/04	3	98.43	96.11	82.47	24.80	116.54	58.33	131.57	N/A	65,000	53,606
01/01/05 TO 03/31/05	1	76.27	76.27	76.27			76.27	76.27	N/A	300,000	228,815
04/01/05 TO 06/30/05	7	88.46	86.99	94.85	25.56	91.71	30.16	126.31	30.16 to 126.31	64,071	60,772
07/01/05 TO 09/30/05	1	100.63	100.63	100.63			100.63	100.63	N/A	225,000	226,420
10/01/05 TO 12/31/05	3	92.54	89.37	88.20	9.47	101.32	74.63	100.93	N/A	40,333	35,575
01/01/06 TO 03/31/06	2	69.04	69.04	65.11	9.47	106.02	62.50	75.57	N/A	37,500	24,417
04/01/06 TO 06/30/06	4	90.14	83.63	83.71	14.44	99.91	54.24	100.00	N/A	37,811	31,650
07/01/06 TO 09/30/06	2	104.93	104.93	103.34	7.03	101.54	97.55	112.31	N/A	25,500	26,350
10/01/06 TO 12/31/06	4	97.47	95.40	96.79	6.26	98.56	83.76	102.87	N/A	93,750	90,736
01/01/07 TO 03/31/07	3	98.25	89.63	92.07	9.15	97.35	71.84	98.81	N/A	144,000	132,583
04/01/07 TO 06/30/07	4	89.26	85.77	83.69	6.44	102.47	71.11	93.43	N/A	75,625	63,293
<u>Study Years</u>											
07/01/04 TO 06/30/05	13	96.65	90.03	90.33	21.12	99.67	30.16	131.57	69.79 to 116.41	111,500	100,712
07/01/05 TO 06/30/06	10	89.76	84.13	88.87	14.87	94.66	54.24	100.93	62.50 to 100.63	57,224	50,858
07/01/06 TO 06/30/07	13	94.82	92.57	91.91	9.03	100.72	71.11	112.31	83.76 to 100.13	89,269	82,044
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	12	90.50	87.83	90.21	19.61	97.36	30.16	126.31	74.63 to 100.93	91,208	82,280
01/01/06 TO 12/31/06	12	94.06	88.67	90.62	13.41	97.84	54.24	112.31	75.57 to 100.13	54,353	49,256
<u>ALL</u>											
	36	93.37	89.31	90.64	15.37	98.53	30.16	131.57	83.76 to 98.43	88,395	80,122

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AURORA	25	93.43	90.65	91.35	15.89	99.23	54.24	131.57	76.27 to 98.25	102,980	94,068
GILTNER	1	30.16	30.16	30.16			30.16	30.16	N/A	21,500	6,485
HAMPTON	3	89.60	84.42	78.74	7.97	107.21	71.11	92.54	N/A	60,000	47,243
HORDVILLE	1	100.00	100.00	100.00			100.00	100.00	N/A	245	245
MARQUETTE	2	98.80	98.80	98.47	0.37	100.33	98.43	99.17	N/A	48,000	47,267
RURAL	4	91.94	91.98	93.45	10.35	98.42	81.16	102.87	N/A	77,500	72,427
<u>ALL</u>											
	36	93.37	89.31	90.64	15.37	98.53	30.16	131.57	83.76 to 98.43	88,395	80,122

PAD 2008 Preliminary Statistics

Base Stat

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	32	93.37	89.14	89.14	16.20	99.99	30.16	131.57	76.27 to 98.81	76,007	67,754
2	2	98.90	98.90	98.16	1.25	100.75	97.66	100.13	N/A	313,500	307,722
3	2	82.46	82.46	81.97	1.58	100.60	81.16	83.76	N/A	61,500	50,410
____ALL____	36	93.37	89.31	90.64	15.37	98.53	30.16	131.57	83.76 to 98.43	88,395	80,122

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	31	93.43	88.70	90.83	14.70	97.65	30.16	126.31	86.98 to 98.43	99,000	89,925
2	5	83.76	93.11	85.42	19.43	109.00	74.63	131.57	N/A	22,649	19,346
____ALL____	36	93.37	89.31	90.64	15.37	98.53	30.16	131.57	83.76 to 98.43	88,395	80,122

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	4	98.53	92.20	94.62	7.63	97.44	71.11	100.63	N/A	166,125	157,185
03	32	92.92	88.95	89.59	16.03	99.28	30.16	131.57	81.16 to 98.43	78,679	70,489
04											
____ALL____	36	93.37	89.31	90.64	15.37	98.53	30.16	131.57	83.76 to 98.43	88,395	80,122

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0002											
18-0011											
40-0126											
41-0002	1	30.16	30.16	30.16			30.16	30.16	N/A	21,500	6,485
41-0091	3	89.60	84.42	78.74	7.97	107.21	71.11	92.54	N/A	60,000	47,243
41-0504	30	94.13	90.96	91.57	14.54	99.34	54.24	131.57	83.76 to 98.43	97,350	89,141
61-0004	1	102.87	102.87	102.87			102.87	102.87	N/A	60,000	61,720
72-0075	1	100.00	100.00	100.00			100.00	100.00	N/A	245	245
93-0096											
NonValid School											
____ALL____	36	93.37	89.31	90.64	15.37	98.53	30.16	131.57	83.76 to 98.43	88,395	80,122

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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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	83.76	92.10	81.83	18.41	112.54	74.63	131.57	74.63 to 131.57	67,606	55,323
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	7	99.17	91.47	100.23	21.05	91.26	30.16	126.31	30.16 to 126.31	44,714	44,818
1920 TO 1939	1	89.60	89.60	89.60			89.60	89.60	N/A	25,000	22,400
1940 TO 1949	1	112.31	112.31	112.31			112.31	112.31	N/A	20,000	22,461
1950 TO 1959	3	93.30	90.96	90.52	6.17	100.49	81.16	98.43	N/A	68,333	61,855
1960 TO 1969	5	92.54	85.52	85.78	8.96	99.69	58.33	94.82	N/A	84,900	72,828
1970 TO 1979	4	79.05	77.65	84.66	18.94	91.72	54.24	98.25	N/A	93,875	79,470
1980 TO 1989	3	96.65	94.79	96.10	3.41	98.64	88.92	98.81	N/A	109,666	105,395
1990 TO 1994											
1995 TO 1999	2	100.38	100.38	100.45	0.25	99.93	100.13	100.63	N/A	176,000	176,795
2000 TO Present	3	71.84	77.33	90.41	16.31	85.54	62.50	97.66	N/A	221,666	200,401
ALL	36	93.37	89.31	90.64	15.37	98.53	30.16	131.57	83.76 to 98.43	88,395	80,122

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	1	100.00	100.00	100.00			100.00	100.00	N/A	245	245
5000 TO 9999	1	99.17	99.17	99.17			99.17	99.17	N/A	6,000	5,950
Total \$											
1 TO 9999	2	99.59	99.59	99.20	0.42	100.39	99.17	100.00	N/A	3,122	3,097
10000 TO 29999	6	82.58	82.24	79.84	35.02	103.01	30.16	131.57	30.16 to 131.57	19,583	15,634
30000 TO 59999	7	92.54	90.17	89.26	6.94	101.02	74.63	100.93	74.63 to 100.93	38,857	34,683
60000 TO 99999	11	93.43	90.44	90.95	17.51	99.43	58.33	126.31	62.50 to 116.41	76,363	69,454
100000 TO 149999	5	86.98	85.66	86.80	12.75	98.69	71.11	100.13	N/A	117,300	101,818
150000 TO 249999	3	98.81	98.09	98.47	1.96	99.61	94.82	100.63	N/A	186,666	183,816
250000 TO 499999	1	76.27	76.27	76.27			76.27	76.27	N/A	300,000	228,815
500000 +	1	97.66	97.66	97.66			97.66	97.66	N/A	500,000	488,275
ALL	36	93.37	89.31	90.64	15.37	98.53	30.16	131.57	83.76 to 98.43	88,395	80,122

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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	1	100.00	100.00	100.00			100.00	100.00	N/A	245	245
5000 TO 9999	2	64.67	64.67	45.22	53.36	143.01	30.16	99.17	N/A	13,750	6,217
Total \$ _____											
1 TO 9999	3	99.17	76.44	45.70	23.47	167.27	30.16	100.00	N/A	9,248	4,226
10000 TO 29999	6	91.45	92.76	91.52	21.46	101.36	54.24	131.57	54.24 to 131.57	21,000	19,218
30000 TO 59999	9	83.76	80.94	76.68	15.15	105.56	58.33	100.93	62.50 to 97.55	50,333	38,596
60000 TO 99999	10	91.18	90.78	88.97	11.82	102.03	71.11	116.41	71.84 to 102.87	86,150	76,647
100000 TO 149999	4	99.19	104.88	102.43	8.41	102.38	94.82	126.31	N/A	126,000	129,067
150000 TO 249999	3	98.81	91.90	89.86	8.22	102.27	76.27	100.63	N/A	236,666	212,680
250000 TO 499999	1	97.66	97.66	97.66			97.66	97.66	N/A	500,000	488,275
ALL _____	36	93.37	89.31	90.64	15.37	98.53	30.16	131.57	83.76 to 98.43	88,395	80,122

COST RANK											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	83.76	93.44	80.33	20.02	116.33	74.63	131.57	74.63 to 131.57	61,892	49,715
10	7	81.16	73.30	82.68	25.79	88.65	30.16	98.43	30.16 to 98.43	70,285	58,113
20	22	95.74	93.09	94.36	10.75	98.65	62.50	126.31	88.46 to 100.13	102,590	96,800
ALL _____	36	93.37	89.31	90.64	15.37	98.53	30.16	131.57	83.76 to 98.43	88,395	80,122

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	83.76	93.11	85.42	19.43	109.00	74.63	131.57	N/A	22,649	19,346
140	2	101.50	101.50	101.01	1.35	100.48	100.13	102.87	N/A	93,500	94,445
341	1	94.82	94.82	94.82			94.82	94.82	N/A	150,000	142,225
344	2	79.13	79.13	78.38	11.80	100.95	69.79	88.46	N/A	56,500	44,285
352	4	98.53	92.20	94.62	7.63	97.44	71.11	100.63	N/A	166,125	157,185
353	3	93.43	103.11	106.92	13.10	96.44	89.60	126.31	N/A	66,666	71,281
362	1	98.43	98.43	98.43			98.43	98.43	N/A	90,000	88,585
384	2	95.43	95.43	95.46	2.23	99.96	93.30	97.55	N/A	30,500	29,115
386	3	88.92	85.80	83.86	9.30	102.32	71.84	96.65	N/A	83,000	69,603
387	1	112.31	112.31	112.31			112.31	112.31	N/A	20,000	22,461
442	2	64.67	64.67	45.22	53.36	143.01	30.16	99.17	N/A	13,750	6,217
471	2	71.83	71.83	73.44	12.99	97.81	62.50	81.16	N/A	72,500	53,245
494	1	97.66	97.66	97.66			97.66	97.66	N/A	500,000	488,275
50	1	100.93	100.93	100.93			100.93	100.93	N/A	33,500	33,811
528	2	73.39	73.39	79.88	26.09	91.88	54.24	92.54	N/A	31,750	25,360
531	2	72.66	72.66	73.41	19.72	98.97	58.33	86.98	N/A	95,000	69,737
597	1	116.41	116.41	116.41			116.41	116.41	N/A	75,000	87,310
851	1	76.27	76.27	76.27			76.27	76.27	N/A	300,000	228,815
<u>ALL</u>	<u>36</u>	<u>93.37</u>	<u>89.31</u>	<u>90.64</u>	<u>15.37</u>	<u>98.53</u>	<u>30.16</u>	<u>131.57</u>	<u>83.76 to 98.43</u>	<u>88,395</u>	<u>80,122</u>

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

Commercial

No major changes to the commercial and industrial class of property were reported for 2008. The County conducted a market analysis of this class of property and determined the median was within the acceptable range for the class and the quality statistics were also within the acceptable range. The assessor location of Aurora was the only subclass with a sufficient number of sales and the level of value for that subclass was within the acceptable range as well. No other individual valuation groupings had a representative number of sales to indicate an adjustment was necessary.

Other assessed value changes were made to properties in the county based on pick-up of new and omitted construction.

2008 Assessment Survey for Hamilton County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Assessor and Contract Appraiser
2.	Valuation done by:
	Assessor and Contract Appraiser
3.	Pickup work done by whom:
	Assessor and Contract Appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2005
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2005
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	2003
7.	When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	N/A
8.	Number of market areas/neighborhoods for this property class?
	8
9.	How are these defined?
	Commercial areas are defined by town, industrial consists of all industrial properties in the county, and rural consists of all commercial properties outside the city limits.
10.	Is "Assessor Location" a usable valuation identity?
	Yes
11.	Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)
	No

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

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
27			27

PAD 2008 R&O Statistics

Base Stat

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04/01/05 TO 06/30/05	7	88.46	86.99	94.85	25.56	91.71	30.16	126.31	30.16 to 126.31	64,071	60,772
07/01/05 TO 09/30/05	1	100.63	100.63	100.63			100.63	100.63	N/A	225,000	226,420
10/01/05 TO 12/31/05	3	92.54	89.37	88.20	9.47	101.32	74.63	100.93	N/A	40,333	35,575
01/01/06 TO 03/31/06	2	69.04	69.04	65.11	9.47	106.02	62.50	75.57	N/A	37,500	24,417
04/01/06 TO 06/30/06	4	90.14	83.63	83.71	14.44	99.91	54.24	100.00	N/A	37,811	31,650
07/01/06 TO 09/30/06	2	104.99	104.99	103.38	7.09	101.55	97.55	112.43	N/A	25,500	26,363
10/01/06 TO 12/31/06	4	97.47	95.40	96.79	6.26	98.56	83.76	102.87	N/A	93,750	90,736
01/01/07 TO 03/31/07	3	98.25	89.63	92.07	9.15	97.35	71.84	98.81	N/A	144,000	132,583
04/01/07 TO 06/30/07	4	89.26	85.77	83.69	6.44	102.47	71.11	93.43	N/A	75,625	63,293
<u>Study Years</u>											
07/01/04 TO 06/30/05	13	96.65	90.03	90.33	21.12	99.67	30.16	131.57	69.79 to 116.41	111,500	100,712
07/01/05 TO 06/30/06	10	89.76	84.13	88.87	14.87	94.66	54.24	100.93	62.50 to 100.63	57,224	50,858
07/01/06 TO 06/30/07	13	94.82	92.58	91.91	9.04	100.73	71.11	112.43	83.76 to 100.13	89,269	82,045
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	12	90.50	87.83	90.21	19.61	97.36	30.16	126.31	74.63 to 100.93	91,208	82,280
01/01/06 TO 12/31/06	12	94.06	88.68	90.63	13.42	97.85	54.24	112.43	75.57 to 100.13	54,353	49,258
<u>ALL</u>											
	36	93.37	89.31	90.64	15.38	98.53	30.16	131.57	83.76 to 98.43	88,395	80,123

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AURORA	25	93.43	90.65	91.35	15.89	99.24	54.24	131.57	76.27 to 98.25	102,980	94,069
GILTNER	1	30.16	30.16	30.16			30.16	30.16	N/A	21,500	6,485
HAMPTON	3	89.60	84.42	78.74	7.97	107.21	71.11	92.54	N/A	60,000	47,243
HORDVILLE	1	100.00	100.00	100.00			100.00	100.00	N/A	245	245
MARQUETTE	2	98.80	98.80	98.47	0.37	100.33	98.43	99.17	N/A	48,000	47,267
RURAL	4	91.94	91.98	93.45	10.35	98.42	81.16	102.87	N/A	77,500	72,427
<u>ALL</u>											
	36	93.37	89.31	90.64	15.38	98.53	30.16	131.57	83.76 to 98.43	88,395	80,123

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	36	MEDIAN:	93	COV:	22.25	95% Median C.I.:	83.76 to 98.43
TOTAL Sales Price:	3,199,745	WGT. MEAN:	91	STD:	19.87	95% Wgt. Mean C.I.:	85.00 to 96.28
TOTAL Adj.Sales Price:	3,182,245	MEAN:	89	AVG.ABS.DEV:	14.36	95% Mean C.I.:	82.82 to 95.80
TOTAL Assessed Value:	2,884,444						
AVG. Adj. Sales Price:	88,395	COD:	15.38	MAX Sales Ratio:	131.57		
AVG. Assessed Value:	80,123	PRD:	98.53	MIN Sales Ratio:	30.16		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	32	93.37	89.14	89.14	16.20	100.00	30.16	131.57	76.27 to 98.81	76,007	67,755
2	2	98.90	98.90	98.16	1.25	100.75	97.66	100.13	N/A	313,500	307,722
3	2	82.46	82.46	81.97	1.58	100.60	81.16	83.76	N/A	61,500	50,410
____ALL____	36	93.37	89.31	90.64	15.38	98.53	30.16	131.57	83.76 to 98.43	88,395	80,123

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	31	93.43	88.70	90.83	14.70	97.65	30.16	126.31	86.98 to 98.43	99,000	89,926
2	5	83.76	93.11	85.42	19.43	109.00	74.63	131.57	N/A	22,649	19,346
____ALL____	36	93.37	89.31	90.64	15.38	98.53	30.16	131.57	83.76 to 98.43	88,395	80,123

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	4	98.53	92.20	94.62	7.63	97.44	71.11	100.63	N/A	166,125	157,185
03	32	92.92	88.95	89.59	16.04	99.28	30.16	131.57	81.16 to 98.43	78,679	70,490
04											
____ALL____	36	93.37	89.31	90.64	15.38	98.53	30.16	131.57	83.76 to 98.43	88,395	80,123

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0002											
18-0011											
40-0126											
41-0002	1	30.16	30.16	30.16			30.16	30.16	N/A	21,500	6,485
41-0091	3	89.60	84.42	78.74	7.97	107.21	71.11	92.54	N/A	60,000	47,243
41-0504	30	94.13	90.96	91.57	14.54	99.34	54.24	131.57	83.76 to 98.43	97,350	89,142
61-0004	1	102.87	102.87	102.87			102.87	102.87	N/A	60,000	61,720
72-0075	1	100.00	100.00	100.00			100.00	100.00	N/A	245	245
93-0096											
NonValid School											
____ALL____	36	93.37	89.31	90.64	15.38	98.53	30.16	131.57	83.76 to 98.43	88,395	80,123

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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TOTAL Adj.Sales Price:	3,182,245	MEAN:	89	AVG.ABS.DEV:	14.36	95% Mean C.I.:	82.82 to 95.80
TOTAL Assessed Value:	2,884,444						
AVG. Adj. Sales Price:	88,395	COD:	15.38	MAX Sales Ratio:	131.57		
AVG. Assessed Value:	80,123	PRD:	98.53	MIN Sales Ratio:	30.16		

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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	7	83.76	92.10	81.83	18.41	112.54	74.63	131.57	74.63 to 131.57	67,606	55,323	
Prior TO 1860												
1860 TO 1899												
1900 TO 1919	7	99.17	91.47	100.23	21.05	91.26	30.16	126.31	30.16 to 126.31	44,714	44,818	
1920 TO 1939	1	89.60	89.60	89.60			89.60	89.60	N/A	25,000	22,400	
1940 TO 1949	1	112.43	112.43	112.43			112.43	112.43	N/A	20,000	22,486	
1950 TO 1959	3	93.30	90.96	90.52	6.17	100.49	81.16	98.43	N/A	68,333	61,855	
1960 TO 1969	5	92.54	85.52	85.78	8.96	99.69	58.33	94.82	N/A	84,900	72,828	
1970 TO 1979	4	79.05	77.65	84.66	18.94	91.72	54.24	98.25	N/A	93,875	79,470	
1980 TO 1989	3	96.65	94.79	96.10	3.41	98.64	88.92	98.81	N/A	109,666	105,395	
1990 TO 1994												
1995 TO 1999	2	100.38	100.38	100.45	0.25	99.93	100.13	100.63	N/A	176,000	176,795	
2000 TO Present	3	71.84	77.33	90.41	16.31	85.54	62.50	97.66	N/A	221,666	200,401	
ALL	36	93.37	89.31	90.64	15.38	98.53	30.16	131.57	83.76 to 98.43	88,395	80,123	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	1	100.00	100.00	100.00			100.00	100.00	N/A	245	245	
5000 TO 9999	1	99.17	99.17	99.17			99.17	99.17	N/A	6,000	5,950	
Total \$												
1 TO 9999	2	99.59	99.59	99.20	0.42	100.39	99.17	100.00	N/A	3,122	3,097	
10000 TO 29999	6	82.58	82.26	79.86	35.04	103.01	30.16	131.57	30.16 to 131.57	19,583	15,638	
30000 TO 59999	7	92.54	90.17	89.26	6.94	101.02	74.63	100.93	74.63 to 100.93	38,857	34,683	
60000 TO 99999	11	93.43	90.44	90.95	17.51	99.43	58.33	126.31	62.50 to 116.41	76,363	69,454	
100000 TO 149999	5	86.98	85.66	86.80	12.75	98.69	71.11	100.13	N/A	117,300	101,818	
150000 TO 249999	3	98.81	98.09	98.47	1.96	99.61	94.82	100.63	N/A	186,666	183,816	
250000 TO 499999	1	76.27	76.27	76.27			76.27	76.27	N/A	300,000	228,815	
500000 +	1	97.66	97.66	97.66			97.66	97.66	N/A	500,000	488,275	
ALL	36	93.37	89.31	90.64	15.38	98.53	30.16	131.57	83.76 to 98.43	88,395	80,123	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	80,123	PRD:	98.53	MIN Sales Ratio:	30.16		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	100.00	100.00	100.00			100.00	100.00	N/A	245	245
5000 TO 9999	2	64.67	64.67	45.22	53.36	143.01	30.16	99.17	N/A	13,750	6,217
Total \$ _____											
1 TO 9999	3	99.17	76.44	45.70	23.47	167.27	30.16	100.00	N/A	9,248	4,226
10000 TO 29999	6	91.45	92.79	91.54	21.49	101.36	54.24	131.57	54.24 to 131.57	21,000	19,222
30000 TO 59999	9	83.76	80.94	76.68	15.15	105.56	58.33	100.93	62.50 to 97.55	50,333	38,596
60000 TO 99999	10	91.18	90.78	88.97	11.82	102.03	71.11	116.41	71.84 to 102.87	86,150	76,647
100000 TO 149999	4	99.19	104.88	102.43	8.41	102.38	94.82	126.31	N/A	126,000	129,067
150000 TO 249999	3	98.81	91.90	89.86	8.22	102.27	76.27	100.63	N/A	236,666	212,680
250000 TO 499999	1	97.66	97.66	97.66			97.66	97.66	N/A	500,000	488,275
ALL _____	36	93.37	89.31	90.64	15.38	98.53	30.16	131.57	83.76 to 98.43	88,395	80,123

COST RANK											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	83.76	93.46	80.33	20.05	116.35	74.63	131.57	74.63 to 131.57	61,892	49,718
10	7	81.16	73.30	82.68	25.79	88.65	30.16	98.43	30.16 to 98.43	70,285	58,113
20	22	95.74	93.09	94.36	10.75	98.65	62.50	126.31	88.46 to 100.13	102,590	96,800
ALL _____	36	93.37	89.31	90.64	15.38	98.53	30.16	131.57	83.76 to 98.43	88,395	80,123

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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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	83.76	93.11	85.42	19.43	109.00	74.63	131.57	N/A	22,649	19,346
140	2	101.50	101.50	101.01	1.35	100.48	100.13	102.87	N/A	93,500	94,445
341	1	94.82	94.82	94.82			94.82	94.82	N/A	150,000	142,225
344	2	79.13	79.13	78.38	11.80	100.95	69.79	88.46	N/A	56,500	44,285
352	4	98.53	92.20	94.62	7.63	97.44	71.11	100.63	N/A	166,125	157,185
353	3	93.43	103.11	106.92	13.10	96.44	89.60	126.31	N/A	66,666	71,281
362	1	98.43	98.43	98.43			98.43	98.43	N/A	90,000	88,585
384	2	95.43	95.43	95.46	2.23	99.96	93.30	97.55	N/A	30,500	29,115
386	3	88.92	85.80	83.86	9.30	102.32	71.84	96.65	N/A	83,000	69,603
387	1	112.43	112.43	112.43			112.43	112.43	N/A	20,000	22,486
442	2	64.67	64.67	45.22	53.36	143.01	30.16	99.17	N/A	13,750	6,217
471	2	71.83	71.83	73.44	12.99	97.81	62.50	81.16	N/A	72,500	53,245
494	1	97.66	97.66	97.66			97.66	97.66	N/A	500,000	488,275
50	1	100.93	100.93	100.93			100.93	100.93	N/A	33,500	33,811
528	2	73.39	73.39	79.88	26.09	91.88	54.24	92.54	N/A	31,750	25,360
531	2	72.66	72.66	73.41	19.72	98.97	58.33	86.98	N/A	95,000	69,737
597	1	116.41	116.41	116.41			116.41	116.41	N/A	75,000	87,310
851	1	76.27	76.27	76.27			76.27	76.27	N/A	300,000	228,815
<u>ALL</u>	<u>36</u>	<u>93.37</u>	<u>89.31</u>	<u>90.64</u>	<u>15.38</u>	<u>98.53</u>	<u>30.16</u>	<u>131.57</u>	<u>83.76 to 98.43</u>	<u>88,395</u>	<u>80,123</u>

**2008 Correlation Section
for Hamilton County**

Commerical Real Property

I. Correlation

COMMERCIAL: The opinion of the Division is that the level of value is within the acceptable range, and it its best measured by the median measure of central tendency. The median measure was calculated using a sufficient number of sales, and because the County applies assessment practices to the sold and unsold parcels in a similar manner, the median ratio calculated from the sales file accurately reflects the level of value for the population.

The County reported to have made no major valuation changes to the class for 2008, other than pick-up work of new and omitted construction. The coefficient of dispersion is within the acceptable range, but the price related differential is slightly above the acceptable range. Based on the assessment practices demonstrated by the county, this class of property is considered to have been valued uniformly and proportionately.

**2008 Correlation Section
for Hamilton County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	66	36	54.55
2007	61	46	75.41
2006	78	56	71.79
2005	76	56	73.68
2004	72	53	73.61
2003	60	47	78.33
2002	52	39	75
2001	53	38	71.7

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

**2008 Correlation Section
for Hamilton County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Hamilton County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	93.37	-5.01	88.69	93.37
2007	97.91	4.3	102.12	97.91
2006	98.00	14.11	111.83	98.00
2005	95.09	1.78	96.78	98.00
2004	93.05	0.38	93.4	95.13
2003	92	0.98	92.9	95
2002	92	-2.04	90.12	95
2001	96	2.99	98.87	96

COMMERCIAL: Disparity appears to exist between the trended preliminary median and the Reports and Opinions median. No assessment actions were reported in this class for 2008, and that is confirmed in the unchanged R&O median. The 5.01 percent change in the base is attributable to commercial parcels that changed classification. A minimal percent change in the base actually exists, which correlates to the assessment actions reported by the County.

**2008 Correlation Section
for Hamilton County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section
for Hamilton County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
0	2008	-5.01
5.78	2007	4.3
0	2006	14.11
3.47	2005	1.78
7.8	2004	0.38
2.25	2003	0.98
9.74	2002	-2.04
-1.31	2001	2.99

COMMERCIAL: No assessment actions were reported in this class for 2008, and that is confirmed in the unchanged value of the sales file. The 5.01 percent change in the base is attributable to commercial parcels that changed classification. A minimal percent change in the base actually exists, which suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2008 Correlation Section for Hamilton County

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

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

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

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

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

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

**2008 Correlation Section
for Hamilton County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	93.37	90.64	89.31

COMMERCIAL: Of the three measures of central tendency, only the median is within the acceptable range. Both the mean and weighted mean are below the acceptable range. Analysis of a level of value for direct equalization purposes is most appropriately determined by the median measure because of its resistance to outlier ratio influences.

**2008 Correlation Section
for Hamilton County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	15.38	98.53
Difference	0	0

COMMERCIAL: The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of property has been valued uniformly and proportionately.

**2008 Correlation Section
for Hamilton County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	36	36	0
Median	93.37	93.37	0
Wgt. Mean	90.64	90.64	0
Mean	89.31	89.31	0
COD	15.37	15.38	0.01
PRD	98.53	98.53	0
Min Sales Ratio	30.16	30.16	0
Max Sales Ratio	131.57	131.57	0

COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property. No changes were made to the commercial class 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:	99	MEDIAN:	68	COV:	18.58	95% Median C.I.:	65.34 to 70.37	(! : Derived)
(AgLand) TOTAL Sales Price:	25,100,392	WGT. MEAN:	66	STD:	12.62	95% Wgt. Mean C.I.:	63.69 to 68.42	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,782,023	MEAN:	68	AVG.ABS.DEV:	9.40	95% Mean C.I.:	65.45 to 70.42	
(AgLand) TOTAL Assessed Value:	16,369,175							
AVG. Adj. Sales Price:	250,323	COD:	13.90	MAX Sales Ratio:	103.84			
AVG. Assessed Value:	165,345	PRD:	102.85	MIN Sales Ratio:	18.14			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	2	72.66	72.66	71.87	2.91	101.09	70.54	74.77	N/A	306,250	220,100
10/01/04 TO 12/31/04	9	81.61	81.87	83.47	7.90	98.09	63.36	96.17	74.82 to 87.84	173,865	145,120
01/01/05 TO 03/31/05	10	76.08	72.35	69.10	9.47	104.71	59.87	83.42	60.64 to 82.76	235,842	162,967
04/01/05 TO 06/30/05	14	67.93	67.59	66.35	11.18	101.88	53.79	85.75	59.24 to 76.10	284,589	188,815
07/01/05 TO 09/30/05	3	69.60	79.04	79.54	19.23	99.37	63.69	103.84	N/A	176,692	140,546
10/01/05 TO 12/31/05	9	62.44	60.49	60.79	20.84	99.52	18.14	88.51	48.25 to 74.45	258,242	156,982
01/01/06 TO 03/31/06	15	68.26	67.95	66.27	9.76	102.54	55.37	79.13	59.09 to 75.69	251,248	166,504
04/01/06 TO 06/30/06	2	70.05	70.05	69.38	3.41	100.97	67.66	72.44	N/A	175,400	121,685
07/01/06 TO 09/30/06	4	70.86	70.32	67.24	14.03	104.58	57.34	82.24	N/A	283,935	190,923
10/01/06 TO 12/31/06	5	65.92	64.89	63.11	6.46	102.81	53.78	71.46	N/A	261,501	165,040
01/01/07 TO 03/31/07	16	66.22	64.34	62.43	10.00	103.06	46.82	83.58	53.77 to 69.84	260,997	162,937
04/01/07 TO 06/30/07	10	57.86	59.75	59.14	20.12	101.02	37.18	91.14	42.16 to 76.12	266,905	157,847
<u>Study Years</u>											
07/01/04 TO 06/30/05	35	74.77	72.91	70.65	11.72	103.21	53.79	96.17	67.80 to 77.99	243,427	171,982
07/01/05 TO 06/30/06	29	67.66	66.93	65.61	13.88	102.01	18.14	103.84	62.13 to 72.44	240,475	157,773
07/01/06 TO 06/30/07	35	65.04	63.79	62.17	13.09	102.60	37.18	91.14	59.72 to 67.19	265,379	164,982
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	36	67.93	68.10	66.41	14.79	102.54	18.14	103.84	62.44 to 74.45	255,470	169,654
01/01/06 TO 12/31/06	26	67.96	67.89	65.98	9.52	102.90	53.78	82.24	63.42 to 72.44	252,414	166,532
<u>ALL</u>											
	99	67.59	67.93	66.05	13.90	102.85	18.14	103.84	65.34 to 70.37	250,323	165,345

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:	99	MEDIAN:	68	COV:	18.58	95% Median C.I.:	65.34 to 70.37	(!: Derived)
(AgLand) TOTAL Sales Price:	25,100,392	WGT. MEAN:	66	STD:	12.62	95% Wgt. Mean C.I.:	63.69 to 68.42	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,782,023	MEAN:	68	AVG.ABS.DEV:	9.40	95% Mean C.I.:	65.45 to 70.42	
(AgLand) TOTAL Assessed Value:	16,369,175							
AVG. Adj. Sales Price:	250,323	COD:	13.90	MAX Sales Ratio:	103.84			
AVG. Assessed Value:	165,345	PRD:	102.85	MIN Sales Ratio:	18.14			

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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	
3005	7	83.42	85.76	86.62	5.13	99.01	79.80	96.17	79.80 to 96.17	123,436	106,923	
3219	2	52.32	52.32	63.95	65.33	81.80	18.14	86.49	N/A	247,666	158,390	
3221	7	63.53	65.41	61.83	11.36	105.79	53.77	81.61	53.77 to 81.61	237,671	146,947	
3223	5	60.64	60.10	57.37	14.26	104.76	46.82	74.44	N/A	339,938	195,032	
3301	6	64.77	67.04	66.43	7.25	100.91	59.24	77.99	59.24 to 77.99	194,599	129,273	
3303	11	63.69	62.68	61.92	9.31	101.24	48.25	73.93	55.04 to 70.37	357,486	221,344	
3305	10	69.29	66.75	69.09	18.33	96.62	37.18	87.84	51.69 to 83.58	208,581	144,106	
3307	5	74.77	73.12	72.31	3.41	101.12	67.59	76.10	N/A	153,346	110,887	
3441	11	67.19	70.06	69.97	7.75	100.13	62.44	85.75	63.42 to 75.75	328,189	229,631	
3443	9	66.07	65.44	65.23	7.88	100.31	53.79	75.84	59.07 to 70.91	277,188	180,823	
3445	2	68.75	68.75	68.70	2.61	100.06	66.95	70.54	N/A	429,800	295,280	
3447	1	60.54	60.54	60.54			60.54	60.54	N/A	100,285	60,710	
3525	8	59.92	61.60	58.78	12.06	104.80	50.17	76.31	50.17 to 76.31	230,667	135,596	
3527	4	58.57	56.43	52.78	14.44	106.90	42.16	66.40	N/A	223,738	118,093	
3529	6	80.86	82.15	80.08	11.82	102.58	67.66	103.84	67.66 to 103.84	197,900	158,474	
3531	5	78.29	73.67	70.14	8.35	105.04	59.09	82.24	N/A	222,879	156,318	
____ALL____	99	67.59	67.93	66.05	13.90	102.85	18.14	103.84	65.34 to 70.37	250,323	165,345	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	70	68.03	68.50	66.94	13.75	102.34	18.14	96.17	66.13 to 71.46	262,911	175,983	
2	12	64.77	65.19	63.34	9.49	102.91	50.17	77.99	59.24 to 72.17	191,277	121,164	
3	13	63.36	67.23	64.09	18.69	104.90	42.16	103.84	53.78 to 79.13	245,667	157,456	
4	4	68.29	68.55	61.79	13.89	110.94	56.00	81.61	N/A	222,300	137,357	
____ALL____	99	67.59	67.93	66.05	13.90	102.85	18.14	103.84	65.34 to 70.37	250,323	165,345	

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	99	67.59	67.93	66.05	13.90	102.85	18.14	103.84	65.34 to 70.37	250,323	165,345	
____ALL____	99	67.59	67.93	66.05	13.90	102.85	18.14	103.84	65.34 to 70.37	250,323	165,345	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	78.29	72.20	75.12	10.99	96.12	55.37	82.24	N/A	167,898	126,118
DRY-N/A	2	61.89	61.89	50.38	31.87	122.84	42.16	81.61	N/A	200,471	100,992
GRASS	3	63.36	53.77	32.81	32.44	163.86	18.14	79.80	N/A	73,546	24,131
GRASS-N/A	2	79.29	79.29	79.44	8.64	99.81	72.44	86.14	N/A	128,795	102,312
IRRGTD	55	68.06	69.63	66.91	12.36	104.06	46.82	103.84	65.34 to 72.17	268,921	179,946
IRRGTD-N/A	32	66.25	65.35	64.82	13.13	100.82	37.18	96.17	59.72 to 70.91	258,521	167,579
ALL	99	67.59	67.93	66.05	13.90	102.85	18.14	103.84	65.34 to 70.37	250,323	165,345

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	78.29	69.26	67.12	15.05	103.18	42.16	82.24	42.16 to 82.24	177,204	118,939
GRASS	4	71.58	61.86	52.74	29.49	117.30	18.14	86.14	N/A	88,057	46,437
GRASS-N/A	1	72.44	72.44	72.44			72.44	72.44	N/A	126,000	91,270
IRRGTD	80	67.16	68.19	65.97	12.89	103.37	37.18	103.84	64.91 to 70.21	267,445	176,432
IRRGTD-N/A	7	67.59	66.52	68.65	11.54	96.89	48.25	76.12	48.25 to 76.12	238,250	163,566
ALL	99	67.59	67.93	66.05	13.90	102.85	18.14	103.84	65.34 to 70.37	250,323	165,345

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	78.29	69.26	67.12	15.05	103.18	42.16	82.24	42.16 to 82.24	177,204	118,939
GRASS	5	72.44	63.98	57.93	23.31	110.44	18.14	86.14	N/A	95,645	55,404
IRRGTD	87	67.19	68.06	66.16	12.79	102.86	37.18	103.84	65.04 to 70.21	265,096	175,397
ALL	99	67.59	67.93	66.05	13.90	102.85	18.14	103.84	65.34 to 70.37	250,323	165,345

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
18-0002	1	53.49	53.49	53.49			53.49	53.49	N/A	309,000	165,295	
18-0011												
40-0126	3	70.21	71.63	70.77	5.65	101.22	66.39	78.29	N/A	342,537	242,400	
41-0002	18	71.03	72.99	70.30	12.71	103.83	53.79	103.84	65.34 to 79.13	224,272	157,667	
41-0091	9	63.28	62.34	58.72	10.81	106.16	46.82	77.99	51.50 to 72.17	238,900	140,290	
41-0504	52	66.68	65.69	65.56	13.25	100.20	18.14	87.84	63.53 to 70.37	274,318	179,845	
61-0004	1	56.00	56.00	56.00			56.00	56.00	N/A	431,561	241,675	
72-0075	9	83.04	80.90	77.85	9.19	103.92	60.64	96.17	67.12 to 91.14	148,835	115,862	
93-0096	6	65.28	63.67	60.49	11.14	105.25	50.17	76.31	50.17 to 76.31	203,790	123,276	
NonValid School												
ALL	99	67.59	67.93	66.05	13.90	102.85	18.14	103.84	65.34 to 70.37	250,323	165,345	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	5	71.46	66.64	67.44	10.78	98.82	48.25	75.69	N/A	45,104	30,417	
30.01 TO 50.00	13	66.07	62.45	59.23	22.40	105.43	18.14	91.14	51.69 to 83.04	103,466	61,288	
50.01 TO 100.00	38	68.52	70.26	68.41	11.10	102.72	51.50	88.51	65.34 to 75.75	186,084	127,291	
100.01 TO 180.00	40	66.38	67.22	65.45	13.76	102.71	42.16	103.84	60.64 to 70.54	369,927	242,107	
180.01 TO 330.00	3	74.44	73.88	66.93	11.23	110.39	61.07	86.14	N/A	447,707	299,655	
ALL	99	67.59	67.93	66.05	13.90	102.85	18.14	103.84	65.34 to 70.37	250,323	165,345	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
Total \$												
10000 TO 29999	1	63.36	63.36	63.36			63.36	63.36	N/A	18,000	11,405	
30000 TO 59999	5	74.45	69.93	69.70	9.61	100.33	48.25	79.80	N/A	49,365	34,409	
60000 TO 99999	7	76.31	71.22	70.47	13.83	101.07	51.69	83.42	51.69 to 83.42	86,135	60,696	
100000 TO 149999	14	74.10	72.02	72.49	15.72	99.35	37.18	91.14	60.54 to 86.14	121,983	88,426	
150000 TO 249999	31	68.45	70.10	69.93	13.02	100.23	18.14	103.84	65.34 to 74.77	196,419	137,362	
250000 TO 499999	37	65.92	65.23	65.23	11.56	100.00	42.16	86.49	59.87 to 69.84	367,023	239,423	
500000 +	4	55.64	54.79	55.41	6.94	98.89	46.82	61.07	N/A	634,404	351,492	
ALL	99	67.59	67.93	66.05	13.90	102.85	18.14	103.84	65.34 to 70.37	250,323	165,345	

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:	99	MEDIAN:	68	COV:	18.58	95% Median C.I.:	65.34 to 70.37	(!: Derived)
(AgLand) TOTAL Sales Price:	25,100,392	WGT. MEAN:	66	STD:	12.62	95% Wgt. Mean C.I.:	63.69 to 68.42	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	24,782,023	MEAN:	68	AVG.ABS.DEV:	9.40	95% Mean C.I.:	65.45 to 70.42	
(AgLand) TOTAL Assessed Value:	16,369,175							
AVG. Adj. Sales Price:	250,323	COD:	13.90	MAX Sales Ratio:	103.84			
AVG. Assessed Value:	165,345	PRD:	102.85	MIN Sales Ratio:	18.14			

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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 \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	3	48.25	43.25	28.11	31.24	153.85	18.14	63.36	N/A	76,911	21,621
30000 TO 59999	8	63.41	62.43	57.19	20.38	109.16	37.18	79.80	37.18 to 79.80	76,678	43,853
60000 TO 99999	12	74.38	74.71	74.06	11.10	100.87	60.54	91.14	66.07 to 83.04	101,093	74,872
100000 TO 149999	30	69.09	70.16	68.19	12.27	102.89	42.16	88.51	65.04 to 75.84	189,978	129,542
150000 TO 249999	25	66.37	67.79	66.11	13.35	102.54	50.17	103.84	60.64 to 70.91	298,242	197,182
250000 TO 499999	20	66.67	66.96	65.61	11.72	102.06	46.82	86.49	59.72 to 73.83	434,989	285,408
500000 +	1	61.07	61.07	61.07			61.07	61.07	N/A	869,531	531,010
ALL	99	67.59	67.93	66.05	13.90	102.85	18.14	103.84	65.34 to 70.37	250,323	165,345

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

Agricultural

For the 2008 assessment year the county conducted a market study of the agricultural class of property. Using unimproved agricultural sales, the market information displayed in the preliminary statistics indicated the median ratio for the class to be slightly below the lower limit of the statutory range at 67.59%. The assessor analyzed the agricultural land based on the market indication for dry crop, irrigated, and grass use in each of the three market areas.

To address the deficiencies identified in the market analysis, Hamilton County completed the following assessment actions:

- Market areas were changed in the county. The county dissolved Market Area Three into Market Area One based on indication from the sales activity in those locations.
- In the largest market area, Area One, the irrigated average acre value increased 2.9 percent, and the average dry per acre value increased 7.92 percent. No grass values were changed from the previous year.
- In Market Area Two, the irrigated average acre value increased 17.7 percent, with the larger increases taking place in the lower capability groupings. Dry and grass per acre values remained unchanged.

After completing the assessment actions for 2008 the county reviewed the statistical results and concluded that the class and subclasses were assessed at an appropriate level and were equalized throughout the county.

2008 Assessment Survey for Hamilton County

Agricultural Appraisal Information

1.	Data collection done by:
	Assessor and Staff
2.	Valuation done by:
	Assessor and Staff
3.	Pickup work done by whom:
	Assessor and Staff
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	No
a.	How is agricultural land defined in this county?
	Agricultural land is defined by statute
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	What is the date of the soil survey currently used?
	1984
7.	What date was the last countywide land use study completed?
	Last full land use study was completed in 2003. It is currently being reviewed.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection
b.	By whom?
	Assessor and Staff
c.	What proportion is complete / implemented at this time?
	Land use is constantly being updated and maintained
8.	Number of market areas/neighborhoods in the agricultural property class:
	3

9.	How are market areas/neighborhoods defined in this property class?
	By water availability and location
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	No

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
97			97

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:	103	MEDIAN:	72	COV:	19.98	95% Median C.I.:	70.70 to 73.81	(! : Derived)
(AgLand) TOTAL Sales Price:	26,249,068	WGT. MEAN:	70	STD:	14.29	95% Wgt. Mean C.I.:	67.55 to 72.56	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,930,699	MEAN:	72	AVG.ABS.DEV:	10.26	95% Mean C.I.:	68.77 to 74.29	
(AgLand) TOTAL Assessed Value:	18,165,605							
AVG. Adj. Sales Price:	251,754	COD:	14.30	MAX Sales Ratio:	115.42			
AVG. Assessed Value:	176,365	PRD:	102.10	MIN Sales Ratio:	18.14			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	2	77.55	77.55	76.77	2.70	101.01	75.46	79.64	N/A	306,250	235,115
10/01/04 TO 12/31/04	9	86.14	85.35	88.14	9.61	96.83	63.36	99.25	79.80 to 96.33	173,865	153,243
01/01/05 TO 03/31/05	10	80.24	77.73	73.94	10.74	105.12	61.92	91.39	63.27 to 88.56	235,842	174,385
04/01/05 TO 06/30/05	15	72.30	69.92	71.15	13.47	98.27	27.04	90.02	65.21 to 80.58	266,416	189,559
07/01/05 TO 09/30/05	4	69.37	78.45	72.87	22.28	107.66	59.63	115.42	N/A	257,519	187,646
10/01/05 TO 12/31/05	10	66.53	63.56	64.42	18.43	98.67	18.14	92.20	49.71 to 74.60	256,418	165,187
01/01/06 TO 03/31/06	15	72.44	71.41	69.85	10.14	102.24	53.12	84.40	62.48 to 79.50	251,248	175,499
04/01/06 TO 06/30/06	2	73.02	73.02	72.86	0.78	100.22	72.45	73.59	N/A	175,400	127,792
07/01/06 TO 09/30/06	4	75.20	74.65	71.26	14.52	104.76	60.33	87.88	N/A	283,935	202,333
10/01/06 TO 12/31/06	6	70.91	69.93	68.63	5.54	101.89	58.63	76.58	58.63 to 76.58	284,030	194,925
01/01/07 TO 03/31/07	16	70.71	68.93	66.97	10.47	102.92	49.48	90.18	57.97 to 74.92	260,997	174,800
04/01/07 TO 06/30/07	10	60.44	63.03	62.30	22.29	101.18	37.86	97.30	42.47 to 81.74	266,905	166,271
<u>Study Years</u>											
07/01/04 TO 06/30/05	36	79.38	76.37	75.44	12.62	101.23	27.04	99.25	71.76 to 81.48	236,999	178,796
07/01/05 TO 06/30/06	31	71.76	69.89	68.59	13.90	101.91	18.14	115.42	63.06 to 74.45	248,832	170,662
07/01/06 TO 06/30/07	36	70.02	68.09	66.48	13.35	102.43	37.86	97.30	63.52 to 71.78	269,026	178,844
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	39	71.76	71.17	70.26	15.84	101.30	18.14	115.42	66.35 to 75.68	255,100	179,223
01/01/06 TO 12/31/06	27	72.44	71.68	69.93	9.27	102.50	53.12	87.88	67.14 to 76.58	257,757	180,257
<u>ALL</u>											
	103	71.76	71.53	70.05	14.30	102.10	18.14	115.42	70.70 to 73.81	251,754	176,365

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:	103	MEDIAN:	72	COV:	19.98	95% Median C.I.:	70.70 to 73.81	(! : Derived)
(AgLand) TOTAL Sales Price:	26,249,068	WGT. MEAN:	70	STD:	14.29	95% Wgt. Mean C.I.:	67.55 to 72.56	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,930,699	MEAN:	72	AVG.ABS.DEV:	10.26	95% Mean C.I.:	68.77 to 74.29	
(AgLand) TOTAL Assessed Value:	18,165,605							
AVG. Adj. Sales Price:	251,754	COD:	14.30	MAX Sales Ratio:	115.42			
AVG. Assessed Value:	176,365	PRD:	102.10	MIN Sales Ratio:	18.14			

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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
3005	7	86.83	88.77	89.09	6.80	99.64	79.80	99.25	79.80 to 99.25	123,436	109,968
3219	3	27.04	47.17	69.51	96.39	67.86	18.14	96.33	N/A	169,111	117,556
3221	7	68.33	68.07	64.06	12.42	106.26	56.04	88.51	56.04 to 88.51	237,671	152,258
3223	7	63.27	63.72	61.29	12.23	103.96	49.48	80.58	49.48 to 80.58	348,527	213,613
3301	6	72.01	74.62	74.46	8.91	100.22	64.49	87.00	64.49 to 87.00	194,599	144,894
3303	12	67.49	66.89	66.31	9.57	100.87	49.71	79.50	59.72 to 72.89	360,752	239,217
3305	10	72.33	70.09	73.11	20.08	95.87	37.86	94.15	53.12 to 90.18	208,581	152,500
3307	5	79.64	78.15	77.21	3.46	101.22	72.07	81.48	N/A	153,346	118,391
3441	11	71.78	74.17	74.26	6.98	99.88	65.89	90.02	67.14 to 79.94	328,189	243,725
3443	9	70.71	68.96	68.81	7.68	100.23	54.99	79.13	62.48 to 74.92	277,188	190,721
3445	2	73.61	73.61	73.57	2.51	100.06	71.76	75.46	N/A	429,800	316,200
3447	1	71.41	71.41	71.41			71.41	71.41	N/A	100,285	71,610
3525	8	63.92	66.32	63.59	11.16	104.29	57.36	81.34	57.36 to 81.34	230,667	146,675
3527	4	61.00	58.80	55.81	13.53	105.37	42.47	70.75	N/A	223,738	124,862
3529	6	86.48	88.23	86.12	12.14	102.44	72.45	115.42	72.45 to 115.42	197,900	170,440
3531	5	83.13	77.92	74.31	8.61	104.86	62.96	87.88	N/A	222,879	165,631
____ALL____											
	103	71.76	71.53	70.05	14.30	102.10	18.14	115.42	70.70 to 73.81	251,754	176,365

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	87	71.78	71.50	70.31	15.00	101.70	18.14	115.42	70.03 to 74.92	261,450	183,815
2	12	71.59	72.10	70.47	8.74	102.31	57.97	87.00	64.49 to 81.34	191,277	134,795
4	4	68.29	70.33	62.54	16.33	112.45	56.22	88.51	N/A	222,300	139,035
____ALL____											
	103	71.76	71.53	70.05	14.30	102.10	18.14	115.42	70.70 to 73.81	251,754	176,365

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	103	71.76	71.53	70.05	14.30	102.10	18.14	115.42	70.70 to 73.81	251,754	176,365
____ALL____											
	103	71.76	71.53	70.05	14.30	102.10	18.14	115.42	70.70 to 73.81	251,754	176,365

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:	103	MEDIAN:	72	COV:	19.98	95% Median C.I.:	70.70 to 73.81	(! : Derived)
(AgLand) TOTAL Sales Price:	26,249,068	WGT. MEAN:	70	STD:	14.29	95% Wgt. Mean C.I.:	67.55 to 72.56	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,930,699	MEAN:	72	AVG.ABS.DEV:	10.26	95% Mean C.I.:	68.77 to 74.29	
(AgLand) TOTAL Assessed Value:	18,165,605							
AVG. Adj. Sales Price:	251,754	COD:	14.30	MAX Sales Ratio:	115.42			
AVG. Assessed Value:	176,365	PRD:	102.10	MIN Sales Ratio:	18.14			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	80.65	73.88	77.28	13.27	95.61	53.12	87.88	N/A	167,898	129,744
DRY-N/A	2	65.49	65.49	52.06	35.15	125.80	42.47	88.51	N/A	200,471	104,360
GRASS	3	63.36	53.77	32.81	32.44	163.86	18.14	79.80	N/A	73,546	24,131
GRASS-N/A	3	73.59	62.26	77.65	26.77	80.18	27.04	86.14	N/A	89,863	69,775
IRRGTD	57	72.45	74.41	71.32	12.20	104.34	49.48	115.42	70.70 to 75.68	272,467	194,317
IRRGTD-N/A	33	70.75	69.01	68.64	13.10	100.55	37.86	99.25	62.96 to 72.44	262,708	180,313
ALL	103	71.76	71.53	70.05	14.30	102.10	18.14	115.42	70.70 to 73.81	251,754	176,365

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	80.65	71.48	69.12	17.64	103.41	42.47	88.51	42.47 to 88.51	177,204	122,491
GRASS	4	71.58	61.86	52.74	29.49	117.30	18.14	86.14	N/A	88,057	46,437
GRASS-N/A	2	50.32	50.32	69.54	46.26	72.35	27.04	73.59	N/A	69,000	47,985
IRRGTD	82	71.76	72.62	70.14	12.88	103.55	37.86	115.42	70.03 to 73.92	269,946	189,327
IRRGTD-N/A	8	71.57	70.47	72.74	10.38	96.89	49.71	81.74	49.71 to 81.74	258,053	187,700
ALL	103	71.76	71.53	70.05	14.30	102.10	18.14	115.42	70.70 to 73.81	251,754	176,365

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	80.65	71.48	69.12	17.64	103.41	42.47	88.51	42.47 to 88.51	177,204	122,491
GRASS	5	73.59	64.21	58.23	22.95	110.26	18.14	86.14	N/A	95,645	55,695
GRASS-N/A	1	27.04	27.04	27.04			27.04	27.04	N/A	12,000	3,245
IRRGTD	90	71.76	72.43	70.36	12.65	102.95	37.86	115.42	70.70 to 73.81	268,889	189,182
ALL	103	71.76	71.53	70.05	14.30	102.10	18.14	115.42	70.70 to 73.81	251,754	176,365

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:	103	MEDIAN:	72	COV:	19.98	95% Median C.I.:	70.70 to 73.81	(! : Derived)
(AgLand) TOTAL Sales Price:	26,249,068	WGT. MEAN:	70	STD:	14.29	95% Wgt. Mean C.I.:	67.55 to 72.56	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,930,699	MEAN:	72	AVG.ABS.DEV:	10.26	95% Mean C.I.:	68.77 to 74.29	
(AgLand) TOTAL Assessed Value:	18,165,605							
AVG. Adj. Sales Price:	251,754	COD:	14.30	MAX Sales Ratio:	115.42			
AVG. Assessed Value:	176,365	PRD:	102.10	MIN Sales Ratio:	18.14			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
18-0002	1	57.36	57.36	57.36			57.36	57.36	N/A	309,000	177,250	
18-0011												
40-0126	3	74.60	76.19	75.27	5.61	101.22	70.70	83.26	N/A	342,537	257,833	
41-0002	18	74.40	77.25	74.43	13.30	103.79	54.99	115.42	70.00 to 84.40	224,272	166,916	
41-0091	11	69.93	68.24	64.12	11.54	106.43	49.48	87.00	55.20 to 82.31	262,737	168,454	
41-0504	54	71.07	68.81	69.72	14.69	98.70	18.14	96.33	66.35 to 73.59	271,726	189,450	
61-0004	1	56.22	56.22	56.22			56.22	56.22	N/A	431,561	242,630	
72-0075	9	86.14	83.93	80.44	10.36	104.34	63.27	99.25	70.71 to 97.30	148,835	119,718	
93-0096	6	69.27	68.81	66.00	9.92	104.26	57.97	81.34	57.97 to 81.34	203,790	134,492	
NonValid School												
ALL	103	71.76	71.53	70.05	14.30	102.10	18.14	115.42	70.70 to 73.81	251,754	176,365	

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	27.04	27.04	27.04			27.04	27.04	N/A	12,000	3,245	
10.01 TO 30.00	5	74.45	69.01	70.06	11.95	98.50	49.71	80.96	N/A	45,104	31,600	
30.01 TO 50.00	13	70.71	66.11	62.62	22.99	105.57	18.14	97.30	53.12 to 86.83	103,466	64,794	
50.01 TO 100.00	39	72.93	74.87	73.10	10.90	102.42	55.20	94.15	70.00 to 79.64	187,466	137,042	
100.01 TO 180.00	42	70.79	71.05	69.21	13.54	102.66	42.47	115.42	63.27 to 73.59	373,661	258,604	
180.01 TO 330.00	3	80.58	77.31	71.18	8.66	108.62	65.21	86.14	N/A	447,707	318,663	
ALL	103	71.76	71.53	70.05	14.30	102.10	18.14	115.42	70.70 to 73.81	251,754	176,365	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
Total \$												
10000 TO 29999	2	45.20	45.20	48.83	40.18	92.56	27.04	63.36	N/A	15,000	7,325	
30000 TO 59999	5	76.58	72.30	72.10	9.56	100.28	49.71	80.96	N/A	49,365	35,592	
60000 TO 99999	7	81.34	75.11	74.21	15.64	101.21	53.12	91.39	53.12 to 91.39	86,135	63,924	
100000 TO 149999	14	75.41	75.52	75.86	15.88	99.55	37.86	97.30	64.49 to 88.56	121,983	92,533	
150000 TO 249999	32	72.91	74.94	74.67	12.90	100.36	18.14	115.42	70.00 to 79.64	197,781	147,680	
250000 TO 499999	38	70.72	69.54	69.50	11.50	100.05	42.47	96.33	63.06 to 72.44	367,803	255,620	
500000 +	5	59.63	58.42	58.95	5.84	99.09	49.48	65.21	N/A	607,523	358,140	
ALL	103	71.76	71.53	70.05	14.30	102.10	18.14	115.42	70.70 to 73.81	251,754	176,365	

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:	103	MEDIAN:	72	COV:	19.98	95% Median C.I.:	70.70 to 73.81	(!: Derived)
(AgLand) TOTAL Sales Price:	26,249,068	WGT. MEAN:	70	STD:	14.29	95% Wgt. Mean C.I.:	67.55 to 72.56	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	25,930,699	MEAN:	72	AVG.ABS.DEV:	10.26	95% Mean C.I.:	68.77 to 74.29	
(AgLand) TOTAL Assessed Value:	18,165,605							
AVG. Adj. Sales Price:	251,754	COD:	14.30	MAX Sales Ratio:	115.42			
AVG. Assessed Value:	176,365	PRD:	102.10	MIN Sales Ratio:	18.14			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	27.04	27.04	27.04			27.04	27.04	N/A	12,000	3,245	
Total \$ _____												
1 TO 9999	1	27.04	27.04	27.04			27.04	27.04	N/A	12,000	3,245	
10000 TO 29999	3	49.71	43.74	28.42	30.32	153.87	18.14	63.36	N/A	76,911	21,861	
30000 TO 59999	8	64.72	63.95	58.39	21.62	109.52	37.86	80.96	37.86 to 80.96	76,678	44,774	
60000 TO 99999	11	73.59	78.91	77.80	11.90	101.43	64.49	97.30	70.71 to 91.39	99,456	77,377	
100000 TO 149999	20	78.18	76.42	73.80	12.88	103.55	42.47	94.15	69.93 to 86.14	173,448	128,001	
150000 TO 249999	33	71.06	72.12	70.19	11.70	102.76	55.20	115.42	68.33 to 72.93	262,076	183,939	
250000 TO 499999	26	71.42	71.37	69.95	11.57	102.03	49.48	96.33	63.06 to 76.35	422,827	295,782	
500000 +	1	65.21	65.21	65.21			65.21	65.21	N/A	869,531	567,045	
ALL	103	71.76	71.53	70.05	14.30	102.10	18.14	115.42	70.70 to 73.81	251,754	176,365	

**2008 Correlation Section
for Hamilton County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Considering the analyses in the proceeding tables, the opinion of the Division is that the level of value is within the acceptable range and it its best measured by the median measure of central tendency.

The agricultural market in Hamilton County has been determined by the assessor to have three distinct market areas. The systematic valuation methodology the County uses to analyze sales and determine a schedule of values assures that the sold and unsold parcels are treated in a similar manner. The statistics confirm that the three market areas are valued within the acceptable range indicating uniformity and proportionality in the class exists. The assessment practices are considered by the Division to be in compliance with professionally acceptable mass appraisal practices.

**2008 Correlation Section
for Hamilton County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	196	103	52.55
2007	176	95	53.98
2006	194	111	57.22
2005	213	118	55.4
2004	210	111	52.86
2003	193	106	54.92
2002	180	100	55.56
2001	197	122	61.93

AGRICULTURAL UNIMPROVED: Table II indicates that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2008 Correlation Section
for Hamilton County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Hamilton County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	67.59	6.3	71.85	71.76
2007	70.48	1.74	71.71	72.14
2006	73.62	4.31	76.79	77.35
2005	74.02	4.04	77.01	77.71
2004	75.89	0.55	76.31	76.70
2003	78	0.02	78.02	79
2002	76	1.16	76.88	77
2001	75	0.11	75.08	75

AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner.

**2008 Correlation Section
for Hamilton County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section
for Hamilton County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
6.93	2008	6.3
1.79	2007	1.74
3.93	2006	4.31
19.28	2005	4.04
1.73	2004	0.55
0	2003	0.02
0.58	2002	1.16
0.53	2001	0.11

AGRICULTURAL UNIMPROVED: The percent change in assessed value for both sold and unsold properties is similar and suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2008 Correlation Section for Hamilton County

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

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

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

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

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

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

**2008 Correlation Section
for Hamilton County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	71.76	70.05	71.53

AGRICULTURAL UNIMPROVED: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2008 Correlation Section
for Hamilton County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	14.30	102.10
Difference	0	0

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of property has been valued uniformly and proportionately.

**2008 Correlation Section
for Hamilton County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	99	103	4
Median	67.59	71.76	4.17
Wgt. Mean	66.05	70.05	4
Mean	67.93	71.53	3.6
COD	13.90	14.30	0.4
PRD	102.85	102.10	-0.75
Min Sales Ratio	18.14	18.14	0
Max Sales Ratio	103.84	115.42	11.58

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property. Market area delineations were changed and several per acre value increases were implemented for 2008.

County 41 - Hamilton

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,640	Value 1,044,321,584	Total Growth 30,744,855 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	337	2,239,217	3	27,545	129	2,300,488	469	4,567,250	
2. Res Improv Land	2,266	25,855,096	37	862,375	827	20,754,280	3,130	47,471,751	
3. Res Improvements	2,378	168,928,381	37	3,421,888	851	92,148,607	3,266	264,498,876	
4. Res Total	2,715	197,022,694	40	4,311,808	980	115,203,375	3,735	316,537,877	9,198,730
% of Total	72.69	62.24	1.07	1.36	26.23	36.39	48.88	30.31	29.91
5. Rec UnImp Land	1	11,975	0	0	15	260,695	16	272,670	
6. Rec Improv Land	0	0	0	0	16	0	16	0	
7. Rec Improvements	0	0	0	0	16	129,765	16	129,765	
8. Rec Total	1	11,975	0	0	31	390,460	32	402,435	0
% of Total	3.12	2.97	0.00	0.00	96.87	97.02	0.41	0.03	0.00
Res+Rec Total	2,716	197,034,669	40	4,311,808	1,011	115,593,835	3,767	316,940,312	9,198,730
% of Total	72.09	62.16	1.06	1.36	26.83	36.47	49.30	30.34	29.91

County 41 - Hamilton

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 7,640	Value 1,044,321,584	Total Growth 30,744,855 (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	94	891,758	8	196,247	10	143,797	112	1,231,802	
10. Comm Improv Land	320	4,641,178	20	402,360	33	776,856	373	5,820,394	
11. Comm Improvements	320	32,167,599	20	3,460,645	33	11,322,152	373	46,950,396	
12. Comm Total	414	37,700,535	28	4,059,252	43	12,242,805	485	54,002,592	5,705,580
% of Total	85.36	69.81	5.77	7.51	8.86	22.67	6.34	5.17	18.55
13. Ind UnImp Land	8	388,314	1	16,500	1	7,245	10	412,059	
14. Ind Improv Land	3	1,394,795	14	737,098	2	186,165	19	2,318,058	
15. Ind Improvements	3	13,429,745	14	11,395,805	2	19,791,451	19	44,617,001	
16. Ind Total	11	15,212,854	15	12,149,403	3	19,984,861	29	47,347,118	15,154,305
% of Total	37.93	32.13	51.72	25.66	10.34	42.20	0.37	4.53	49.29
Comm+Ind Total	425	52,913,389	43	16,208,655	46	32,227,666	514	101,349,710	20,859,885
% of Total	82.68	52.20	8.36	15.99	8.94	31.79	6.72	9.70	67.84
17. Taxable Total	3,141	249,948,058	83	20,520,463	1,057	147,821,501	4,281	418,290,022	30,058,615
% of Total	73.37	59.75	1.93	1.03	24.69	27.63	56.03	40.05	97.76

County 41 - Hamilton

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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	3	50,479	1,809,286	0	0	0
20. Industrial	3	216,584	5,813,791	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	3	50,479	1,809,286
20. Industrial	0	0	0	3	216,584	5,813,791
21. Other	0	0	0	0	0	0
22. Total Sch II				6	267,063	7,623,077

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	242	7	109	358

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	12	574,135	2,382	380,875,875	2,394	381,450,010
28. Ag-Improved Land	0	0	6	209,405	959	183,443,530	965	183,652,935
29. Ag-Improvements	0	0	6	98,800	959	60,829,817	965	60,928,617
30. Ag-Total Taxable							3,359	626,031,562

County 41 - Hamilton

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	3	2.822	7,055	
37. FarmSite Improv	0		0	6		98,800	
38. FarmSite Total							
39. Road & Ditches		0.000			12.517		
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	9	8.500	148,500	9	8.500	148,500	
32. HomeSite Improv Land	479	490.536	8,101,500	479	490.536	8,101,500	
33. HomeSite Improvements	494		39,254,783	494		39,254,783	625,700
34. HomeSite Total				503	499.036	47,504,783	
35. FarmSite UnImp Land	54	339.927	495,050	54	339.927	495,050	
36. FarmSite Impr Land	807	2,511.107	6,247,790	810	2,513.929	6,254,845	
37. FarmSite Improv	942		21,575,034	948		21,673,834	60,540
38. FarmSite Total				1,002	2,853.856	28,423,729	
39. Road & Ditches		7,308.942			7,321.459		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,505	10,674.351	75,928,512	686,240

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	9	808.300	710,680	9	808.300	710,680

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 41 - Hamilton

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	206.503	428,495	109,835.801	227,909,390	110,042.304	228,337,885
46. 1A	0.000	0	40.689	83,415	46,218.594	94,748,170	46,259.283	94,831,585
47. 2A1	0.000	0	9.300	13,580	13,311.690	19,435,030	13,320.990	19,448,610
48. 2A	0.000	0	0.000	0	6,667.553	9,434,565	6,667.553	9,434,565
49. 3A1	0.000	0	1.844	2,130	15,591.562	18,008,215	15,593.406	18,010,345
50. 3A	0.000	0	0.000	0	1,203.252	1,383,755	1,203.252	1,383,755
51. 4A1	0.000	0	18.956	21,800	9,775.663	11,242,070	9,794.619	11,263,870
52. 4A	0.000	0	0.278	250	3,627.961	3,265,230	3,628.239	3,265,480
53. Total	0.000	0	277.570	549,670	206,232.076	385,426,425	206,509.646	385,976,095
Dryland:								
54. 1D1	0.000	0	36.080	54,485	10,744.298	16,223,905	10,780.378	16,278,390
55. 1D	0.000	0	0.000	0	4,263.475	5,755,740	4,263.475	5,755,740
56. 2D1	0.000	0	0.000	0	1,586.280	1,982,985	1,586.280	1,982,985
57. 2D	0.000	0	0.000	0	1,572.286	1,808,150	1,572.286	1,808,150
58. 3D1	0.000	0	0.000	0	2,887.583	3,320,735	2,887.583	3,320,735
59. 3D	0.000	0	0.000	0	222.201	222,205	222.201	222,205
60. 4D1	0.000	0	0.000	0	2,190.916	1,862,260	2,190.916	1,862,260
61. 4D	0.000	0	0.000	0	797.327	478,395	797.327	478,395
62. Total	0.000	0	36.080	54,485	24,264.366	31,654,375	24,300.446	31,708,860
Grass:								
63. 1G1	0.000	0	15.271	10,685	1,573.276	1,101,295	1,588.547	1,111,980
64. 1G	0.000	0	2.382	1,605	1,184.997	799,860	1,187.379	801,465
65. 2G1	0.000	0	4.769	2,645	1,627.915	903,465	1,632.684	906,110
66. 2G	0.000	0	3.639	2,020	1,636.669	908,360	1,640.308	910,380
67. 3G1	0.000	0	2.382	1,325	1,360.902	755,290	1,363.284	756,615
68. 3G	0.000	0	0.000	0	2,081.084	1,040,555	2,081.084	1,040,555
69. 4G1	0.000	0	9.213	4,605	2,799.813	1,399,970	2,809.026	1,404,575
70. 4G	0.000	0	3.580	1,525	9,033.133	3,839,125	9,036.713	3,840,650
71. Total	0.000	0	41.236	24,410	21,297.789	10,747,920	21,339.025	10,772,330
72. Waste	0.000	0	0.558	195	1,183.649	414,265	1,184.207	414,460
73. Other	0.000	0	0.000	0	1,996.458	698,775	1,996.458	698,775
74. Exempt	0.000		5.500		641.000		646.500	
75. Total	0.000	0	355.444	628,760	254,974.338	428,941,760	255,329.782	429,570,520

County 41 - Hamilton

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	38.198	83,270	28,003.008	61,046,555	28,041.206	61,129,825
46. 1A	0.000	0	0.000	0	9,663.547	20,776,635	9,663.547	20,776,635
47. 2A1	0.000	0	0.000	0	3,642.748	5,828,400	3,642.748	5,828,400
48. 2A	0.000	0	0.000	0	214.387	332,300	214.387	332,300
49. 3A1	0.000	0	12.051	18,075	4,025.139	6,037,795	4,037.190	6,055,870
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	1.813	2,720	2,804.848	4,207,295	2,806.661	4,210,015
52. 4A	0.000	0	0.000	0	531.554	691,040	531.554	691,040
53. Total	0.000	0	52.062	104,065	48,885.231	98,920,020	48,937.293	99,024,085
Dryland:								
54. 1D1	0.000	0	0.000	0	631.405	953,430	631.405	953,430
55. 1D	0.000	0	0.000	0	131.934	178,110	131.934	178,110
56. 2D1	0.000	0	0.000	0	67.699	81,230	67.699	81,230
57. 2D	0.000	0	0.000	0	16.977	18,675	16.977	18,675
58. 3D1	0.000	0	0.000	0	172.527	172,530	172.527	172,530
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	186.608	139,960	186.608	139,960
61. 4D	0.000	0	0.000	0	46.998	25,855	46.998	25,855
62. Total	0.000	0	0.000	0	1,254.148	1,569,790	1,254.148	1,569,790
Grass:								
63. 1G1	0.000	0	1.936	1,355	601.490	421,050	603.426	422,405
64. 1G	0.000	0	0.000	0	116.229	78,460	116.229	78,460
65. 2G1	0.000	0	0.000	0	137.022	76,045	137.022	76,045
66. 2G	0.000	0	0.000	0	44.341	24,620	44.341	24,620
67. 3G1	0.000	0	2.721	1,510	281.212	156,095	283.933	157,605
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	5.958	2,980	636.893	318,450	642.851	321,430
70. 4G	0.000	0	0.000	0	1,288.083	547,450	1,288.083	547,450
71. Total	0.000	0	10.615	5,845	3,105.270	1,622,170	3,115.885	1,628,015
72. Waste	0.000	0	0.838	295	341.561	119,540	342.399	119,835
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		480.000		480.000	
75. Total	0.000	0	63.515	110,205	53,586.210	102,231,520	53,649.725	102,341,725

County 41 - Hamilton

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	21.750	37,520	4,604.889	7,943,440	4,626.639	7,980,960
46. 1A	0.000	0	0.000	0	3,030.289	5,075,755	3,030.289	5,075,755
47. 2A1	0.000	0	0.000	0	552.020	772,825	552.020	772,825
48. 2A	0.000	0	0.000	0	60.168	63,175	60.168	63,175
49. 3A1	0.000	0	0.000	0	636.636	509,310	636.636	509,310
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	421.785	337,415	421.785	337,415
52. 4A	0.000	0	0.000	0	61.372	49,095	61.372	49,095
53. Total	0.000	0	21.750	37,520	9,367.159	14,751,015	9,388.909	14,788,535
Dryland:								
54. 1D1	0.000	0	0.000	0	822.171	1,118,160	822.171	1,118,160
55. 1D	0.000	0	0.000	0	659.707	837,850	659.707	837,850
56. 2D1	0.000	0	0.000	0	203.243	208,330	203.243	208,330
57. 2D	0.000	0	0.000	0	57.762	40,435	57.762	40,435
58. 3D1	0.000	0	0.000	0	171.422	68,590	171.422	68,590
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	150.696	60,275	150.696	60,275
61. 4D	0.000	0	0.000	0	48.175	19,260	48.175	19,260
62. Total	0.000	0	0.000	0	2,113.176	2,352,900	2,113.176	2,352,900
Grass:								
63. 1G1	0.000	0	0.000	0	238.128	166,695	238.128	166,695
64. 1G	0.000	0	0.000	0	159.980	107,985	159.980	107,985
65. 2G1	0.000	0	0.000	0	39.407	21,870	39.407	21,870
66. 2G	0.000	0	0.000	0	159.376	88,460	159.376	88,460
67. 3G1	0.000	0	0.000	0	67.210	33,605	67.210	33,605
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	159.814	63,925	159.814	63,925
70. 4G	0.000	0	0.000	0	1,345.602	470,960	1,345.602	470,960
71. Total	0.000	0	0.000	0	2,169.517	953,500	2,169.517	953,500
72. Waste	0.000	0	0.000	0	58.636	20,530	58.636	20,530
73. Other	0.000	0	0.000	0	215.260	75,340	215.260	75,340
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	21.750	37,520	13,923.748	18,153,285	13,945.498	18,190,805

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	351.382	691,255	264,484.466	499,097,460	264,835.848	499,788,715
77.Dry Land	0.000	0	36.080	54,485	27,631.690	35,577,065	27,667.770	35,631,550
78.Grass	0.000	0	51.851	30,255	26,572.576	13,323,590	26,624.427	13,353,845
79.Waste	0.000	0	1.396	490	1,583.846	554,335	1,585.242	554,825
80.Other	0.000	0	0.000	0	2,211.718	774,115	2,211.718	774,115
81.Exempt	0.000	0	5.500	7,230	1,121.000	1,545,820	1,126.500	1,553,050
82.Total	0.000	0	440.709	776,485	322,484.296	549,326,565	322,925.005	550,103,050

2008 Agricultural Land Detail

County 41 - Hamilton

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	110,042.304	53.29%	228,337,885	59.16%	2,075.000
1A	46,259.283	22.40%	94,831,585	24.57%	2,050.001
2A1	13,320.990	6.45%	19,448,610	5.04%	1,459.997
2A	6,667.553	3.23%	9,434,565	2.44%	1,414.996
3A1	15,593.406	7.55%	18,010,345	4.67%	1,154.997
3A	1,203.252	0.58%	1,383,755	0.36%	1,150.012
4A1	9,794.619	4.74%	11,263,870	2.92%	1,150.005
4A	3,628.239	1.76%	3,265,480	0.85%	900.017
Irrigated Total	206,509.646	100.00%	385,976,095	100.00%	1,869.046

Dry:

1D1	10,780.378	44.36%	16,278,390	51.34%	1,510.001
1D	4,263.475	17.54%	5,755,740	18.15%	1,350.011
2D1	1,586.280	6.53%	1,982,985	6.25%	1,250.085
2D	1,572.286	6.47%	1,808,150	5.70%	1,150.013
3D1	2,887.583	11.88%	3,320,735	10.47%	1,150.005
3D	222.201	0.91%	222,205	0.70%	1,000.018
4D1	2,190.916	9.02%	1,862,260	5.87%	849.991
4D	797.327	3.28%	478,395	1.51%	599.998
Dry Total	24,300.446	100.00%	31,708,860	100.00%	1,304.867

Grass:

1G1	1,588.547	7.44%	1,111,980	10.32%	699.998
1G	1,187.379	5.56%	801,465	7.44%	674.986
2G1	1,632.684	7.65%	906,110	8.41%	554.981
2G	1,640.308	7.69%	910,380	8.45%	555.005
3G1	1,363.284	6.39%	756,615	7.02%	554.994
3G	2,081.084	9.75%	1,040,555	9.66%	500.006
4G1	2,809.026	13.16%	1,404,575	13.04%	500.022
4G	9,036.713	42.35%	3,840,650	35.65%	425.005
Grass Total	21,339.025	100.00%	10,772,330	100.00%	504.818

Irrigated Total	206,509.646	80.88%	385,976,095	89.85%	1,869.046
Dry Total	24,300.446	9.52%	31,708,860	7.38%	1,304.867
Grass Total	21,339.025	8.36%	10,772,330	2.51%	504.818
Waste	1,184.207	0.46%	414,460	0.10%	349.989
Other	1,996.458	0.78%	698,775	0.16%	350.007
Exempt	646.500	0.25%			
Market Area Total	255,329.782	100.00%	429,570,520	100.00%	1,682.414

As Related to the County as a Whole

Irrigated Total	206,509.646	77.98%	385,976,095	77.23%	
Dry Total	24,300.446	87.83%	31,708,860	88.99%	
Grass Total	21,339.025	80.15%	10,772,330	80.67%	
Waste	1,184.207	74.70%	414,460	74.70%	
Other	1,996.458	90.27%	698,775	90.27%	
Exempt	646.500	57.39%			
Market Area Total	255,329.782	79.07%	429,570,520	78.09%	

2008 Agricultural Land Detail

County 41 - Hamilton

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	28,041.206	57.30%	61,129,825	61.73%	2,179.999
1A	9,663.547	19.75%	20,776,635	20.98%	2,150.000
2A1	3,642.748	7.44%	5,828,400	5.89%	1,600.000
2A	214.387	0.44%	332,300	0.34%	1,550.000
3A1	4,037.190	8.25%	6,055,870	6.12%	1,500.021
3A	0.000	0.00%	0	0.00%	0.000
4A1	2,806.661	5.74%	4,210,015	4.25%	1,500.008
4A	531.554	1.09%	691,040	0.70%	1,300.037
Irrigated Total	48,937.293	100.00%	99,024,085	100.00%	2,023.489

Dry:

1D1	631.405	50.35%	953,430	60.74%	1,510.013
1D	131.934	10.52%	178,110	11.35%	1,349.993
2D1	67.699	5.40%	81,230	5.17%	1,199.870
2D	16.977	1.35%	18,675	1.19%	1,100.017
3D1	172.527	13.76%	172,530	10.99%	1,000.017
3D	0.000	0.00%	0	0.00%	0.000
4D1	186.608	14.88%	139,960	8.92%	750.021
4D	46.998	3.75%	25,855	1.65%	550.129
Dry Total	1,254.148	100.00%	1,569,790	100.00%	1,251.678

Grass:

1G1	603.426	19.37%	422,405	25.95%	700.011
1G	116.229	3.73%	78,460	4.82%	675.046
2G1	137.022	4.40%	76,045	4.67%	554.983
2G	44.341	1.42%	24,620	1.51%	555.242
3G1	283.933	9.11%	157,605	9.68%	555.078
3G	0.000	0.00%	0	0.00%	0.000
4G1	642.851	20.63%	321,430	19.74%	500.007
4G	1,288.083	41.34%	547,450	33.63%	425.011
Grass Total	3,115.885	100.00%	1,628,015	100.00%	522.488

Irrigated Total	48,937.293	91.22%	99,024,085	96.76%	2,023.489
Dry Total	1,254.148	2.34%	1,569,790	1.53%	1,251.678
Grass Total	3,115.885	5.81%	1,628,015	1.59%	522.488
Waste	342.399	0.64%	119,835	0.12%	349.986
Other	0.000	0.00%	0	0.00%	0.000
Exempt	480.000	0.89%			
Market Area Total	53,649.725	100.00%	102,341,725	100.00%	1,907.590

As Related to the County as a Whole

Irrigated Total	48,937.293	18.48%	99,024,085	19.81%	
Dry Total	1,254.148	4.53%	1,569,790	4.41%	
Grass Total	3,115.885	11.70%	1,628,015	12.19%	
Waste	342.399	21.60%	119,835	21.60%	
Other	0.000	0.00%	0	0.00%	
Exempt	480.000	42.61%			
Market Area Total	53,649.725	16.61%	102,341,725	18.60%	

2008 Agricultural Land Detail

County 41 - Hamilton

Market Area: **4**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	4,626.639	49.28%	7,980,960	53.97%	1,725.001
1A	3,030.289	32.28%	5,075,755	34.32%	1,675.006
2A1	552.020	5.88%	772,825	5.23%	1,399.994
2A	60.168	0.64%	63,175	0.43%	1,049.976
3A1	636.636	6.78%	509,310	3.44%	800.001
3A	0.000	0.00%	0	0.00%	0.000
4A1	421.785	4.49%	337,415	2.28%	799.969
4A	61.372	0.65%	49,095	0.33%	799.957
Irrigated Total	9,388.909	100.00%	14,788,535	100.00%	1,575.106

Dry:

1D1	822.171	38.91%	1,118,160	47.52%	1,360.009
1D	659.707	31.22%	837,850	35.61%	1,270.033
2D1	203.243	9.62%	208,330	8.85%	1,025.029
2D	57.762	2.73%	40,435	1.72%	700.027
3D1	171.422	8.11%	68,590	2.92%	400.123
3D	0.000	0.00%	0	0.00%	0.000
4D1	150.696	7.13%	60,275	2.56%	399.977
4D	48.175	2.28%	19,260	0.82%	399.792
Dry Total	2,113.176	100.00%	2,352,900	100.00%	1,113.442

Grass:

1G1	238.128	10.98%	166,695	17.48%	700.022
1G	159.980	7.37%	107,985	11.33%	674.990
2G1	39.407	1.82%	21,870	2.29%	554.977
2G	159.376	7.35%	88,460	9.28%	555.039
3G1	67.210	3.10%	33,605	3.52%	500.000
3G	0.000	0.00%	0	0.00%	0.000
4G1	159.814	7.37%	63,925	6.70%	399.996
4G	1,345.602	62.02%	470,960	49.39%	349.999
Grass Total	2,169.517	100.00%	953,500	100.00%	439.498

Irrigated Total	9,388.909	67.33%	14,788,535	81.30%	1,575.106
Dry Total	2,113.176	15.15%	2,352,900	12.93%	1,113.442
Grass Total	2,169.517	15.56%	953,500	5.24%	439.498
Waste	58.636	0.42%	20,530	0.11%	350.126
Other	215.260	1.54%	75,340	0.41%	349.995
Exempt	0.000	0.00%			
Market Area Total	13,945.498	100.00%	18,190,805	100.00%	1,304.421

As Related to the County as a Whole

Irrigated Total	9,388.909	3.55%	14,788,535	2.96%	
Dry Total	2,113.176	7.64%	2,352,900	6.60%	
Grass Total	2,169.517	8.15%	953,500	7.14%	
Waste	58.636	3.70%	20,530	3.70%	
Other	215.260	9.73%	75,340	9.73%	
Exempt	0.000	0.00%			
Market Area Total	13,945.498	4.32%	18,190,805	3.31%	

2008 Agricultural Land Detail

County 41 - Hamilton

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	351.382	691,255	264,484.466	499,097,460
Dry	0.000	0	36.080	54,485	27,631.690	35,577,065
Grass	0.000	0	51.851	30,255	26,572.576	13,323,590
Waste	0.000	0	1.396	490	1,583.846	554,335
Other	0.000	0	0.000	0	2,211.718	774,115
Exempt	0.000	0	5.500	7,230	1,121.000	1,545,820
Total	0.000	0	440.709	776,485	322,484.296	549,326,565

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	264,835.848	499,788,715	264,835.848	82.01%	499,788,715	90.85%	1,887.164
Dry	27,667.770	35,631,550	27,667.770	8.57%	35,631,550	6.48%	1,287.835
Grass	26,624.427	13,353,845	26,624.427	8.24%	13,353,845	2.43%	501.563
Waste	1,585.242	554,825	1,585.242	0.49%	554,825	0.10%	349.993
Other	2,211.718	774,115	2,211.718	0.68%	774,115	0.14%	350.006
Exempt	1,126.500	1,553,050	1,126.500	0.35%	1,553,050	0.28%	1,378.650
Total	322,925.005	550,103,050	322,925.005	100.00%	550,103,050	100.00%	1,703.500

* 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)**

41 Hamilton

	2007 CTL County Total	2008 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2008 Growth (New Construction Value)	% Change excl. Growth
1. Residential	304,461,919	316,537,877	12,075,958	3.97	9,198,730	0.95
2. Recreational	188,875	402,435	213,560	113.07	0	113.07
3. Ag-Homesite Land, Ag-Res Dwellings	47,620,015	47,504,783	-115,232	-0.24	*-----	-0.24
4. Total Residential (sum lines 1-3)	352,270,809	364,445,095	12,174,286	3.46	9,198,730	0.84
5. Commercial	50,581,599	54,002,592	3,420,993	6.76	5,705,580	-4.52
6. Industrial	34,153,209	47,347,118	13,193,909	38.63	15,154,305	-5.74
7. Ag-Farmsite Land, Outbuildings	28,486,171	28,423,729	-62,442	-0.22	686,240	-2.63
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	113,220,979	129,773,439	16,552,460	14.62	20,920,425	-3.86
10. Total Non-Agland Real Property	465,491,788	494,218,534	28,726,746	6.17	30,744,855	-0.43
11. Irrigated	466,892,140	499,788,715	32,896,575	7.05		
12. Dryland	35,733,270	35,631,550	-101,720	-0.28		
13. Grassland	13,580,840	13,353,845	-226,995	-1.67		
14. Wasteland	540,540	554,825	14,285	2.64		
15. Other Agland	776,270	776,270	-2,155	-0.28		
16. Total Agricultural Land	517,523,060	550,103,050	32,579,990	6.3		
17. Total Value of All Real Property (Locally Assessed)	983,014,848	1,044,321,584	61,306,736	6.24	30,744,855	3.11

*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 Hamilton 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 and subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

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

General Description of Real Property in Hamilton County

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3726	49%	36%
Commercial	486	6%	5%
Industrial	20	1%	3%

Recreational	18		
Agricultural	3363	44%	56%

Agricultural land – taxable acres for 2007 assessment were 322,859.728.

Agricultural land is 53% of the real property valuation base in Hamilton County and of that 90% is assessed as irrigated.

For assessment year 2007, an estimated 180 building permits were filed for new property construction/additions in the county.

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

Current Resources

There are currently three full time employees on staff including the assessor with a new full time employee currently being hired. The assessor, deputy and office clerk are all certified by the Property Tax Administrator. The three certificate holders will continue to keep their certifications current by attending continuing education and obtaining the number of hours required by the Property Tax Division. At least part of these hours will be courses offered by IAAO or the equivalent. The new employed office clerk will be taking the certificate exam in the spring of 2008.

The assessor or a staff member will attend all the district meetings and workshops provided. Current statutes and regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made in them.

The cadastral maps are updated as the transfer statements are processed. They are in poor condition, but with the implementation of GIS, the information is available electronically. New maps will be printed in the near future.

Proposed Office Budget for July 1, 2007 – June 30, 2008 will be \$151,006. The proposed reappraisal budget for July 1, 2007 – June 30, 2008 will be \$51,250. The reappraisal budget includes all the Maintenance agreements for GIS, CAMA, County Solutions and the web site. Adopted budget by the Board for 2006-2007 was \$144,922 and the reappraisal budget \$40,000.

Aerial photos of the rural building sites were last update in 2003. A contract was signed with GIS workshop to take new photos fall 2007.

County Solutions is the vendor for the assessment administration and CAMA. ArcView is the GIS software currently being used by Hamilton County and is supported by GIS Workshop in Lincoln, Nebraska. GIS Workshop also is the host for the Hamilton County Website. Available on the website is the property record information, tax information, latest deed information, parcel lines, land use and aerial photos on the rural sites. The

Hamilton County Assessor's office is currently building a GIS mapping system. Parcel splits are entered into the GIS program when they become available in the assessor's office. The county surveyor is also working closely with assessor's office to achieve the most accurate mapping available. Several GPS points are available now and the work is to be complete in 2009. The County is also surveying the accretion land and putting in the GPS points along the Platte River which abuts Hamilton County on the North. The last survey done on accretion in Hamilton County was in the late 1800's. This will be completed as funding is available and the surveyor has time to work on the project. Completion date is scheduled for 2009. For 2009 accretion land will be updated for each property owner along with all the land in the river. A study of the land use for accretion will also be completed for 2009 assessment purposes. A market study for this area has begun and the new values will be implemented for 2009 assessment purposes after the exact acre count has been completed. If this project isn't completed for 2009, we are hopeful that it will be complete for 2010 assessment purposes. That will also change the date for the new accretion acre count for 2009.

Current Assessment Procedures for Real Property

Real Estate transfer statements are handled daily. Depending on the number of transfers filed, there is a 4-6 week turn around time. Ownership changes are made in the administrative package and updated on the website monthly. Agricultural and Commercial sales are verified by telephone call and physical inspections as necessary. Most residential sales are inspected and new photos taken if necessary. Building permits are checked yearly beginning in April. Pickup work is to be completed by March 1 of each year.

It is the goal of the office to try to review at least 17 percent of the properties yearly. Market data is gathered and reviewed yearly. Income data is collected every 2 years or sooner on newer commercial properties or as it becomes available.

Ratio studies are done on all the sales beginning in September. The sales are entered on excel spreadsheets and ratios run on each property type and market area. These studies are used to determine the areas that out of compliance that need reviewing for the next assessment cycle.

The cost manual for commercial and residential properties is from 2006. Depreciation studies are done yearly in the areas that are scheduled for review or have been determined through ratio studies that need review. The cost approach is used to establish the cost new and depreciation is used to bring the properties to market value. The income approach is also used on the commercial and some of the industrial properties.

Continual market analysis will be conducted in all categories of properties to ensure that the level of value and quality of assessment in Hamilton is in compliance to state statutes to facilitate equalization within the classes and subclasses of Hamilton County.

Agricultural land values are established yearly. A complete land use study was made for 2005 by drive by reviews. Land use is also being updated as the owners have been reporting their acres to the Assessor's office. Our office has been working with the NRD office to report land use to assist them in allocating water for irrigation.

By approximately March 5 of each year, ratio studies are run using the newly established values to see if the areas out of compliance will now meet the guidelines.

Notices of Valuation Change are mailed to the property owners on or before June 1.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	100%	9.29	103.61
Commercial	98%	13.73	100.69
Agricultural Land	72%	14.86	102.05

For more information regarding statistical measures see 2007 Reports & Opinions.

Assessment actions planned for assessment year 2008:

Residential:

A review of Hordville and Stockham along with the rural subdivisions will be conducted by drive by inspections. The appraisal card will be compared with what is actually at the property. Siding, roofing, decks, outbuildings, patios, heating & cooling, finished basements, additions, deletions, and remodeling are being included as part of these inspections. If there is any change noted, a thorough interior inspection will be conducted. A depreciation study will be completed and used for the assessment year of 2008. Pick-up work and building permits will be checked and placed on the assessment roll by March 19, 2008. GIS workshop will be taking aerial photos of all rural buildings in Fall 2008.

Commercial:

The assessor will be hiring an outside commercial mass appraisal company to view & assess the new commercial properties countywide. Commercial properties will be reviewed and new photos taken. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. A depreciation study will be completed and used for the assessment year of 2008. Pick-up work and building permits will be checked and placed on the assessment roll by March 19, 2008, with the assistance of the aforementioned mass appraisal company.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Market areas will be reviewed and land use will be updated as the information becomes available. Well permits will be reviewed and drive by inspections will be conducted as needed. If the survey of the River was not complete for 2009 assessment, it is the goal to have it complete for 2010.

Assessment actions planned for assessment Year 2009

Residential:

Review of rural residential properties will begin. A market study will be conducted to bring rural residential properties to 100% of market value. Drive by inspections will be conducted. The appraisal card will be compared with what is actually at the property. Siding, roofing, decks, patios, heating & cooling, finished basements, additions, outbuildings, deletions or remodeling are being include as part of these inspections. New digital photos will be taken if any change since last review. If budgeting allows, new obliques of the rural building sites will be taken in 2009 to be used in conjunction with the rural review. They will replace the obliques currently on the GIS and Website.

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Pick-up work and building permits will be checked and placed on the assessment roll by March 1, 2009.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Pick-up work and building permits will be checked and placed on the assessment roll by March 1, 2009.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Land use will be updated as needed. Well registration lists will be checked and drive by inspections will be made to verify land use.

Assessment Actions planned for assessment year 2010

Residential:

A review will be conducted in the villages of Hampton, Phillips, Giltner and Marquette. The appraisal card will be compared with what is actually at the property. Siding, roofing, decks, outbuildings, patios, heating & cooling, finished basements, additions, deletions, and remodeling are being included as part of these inspections. If there is any change noted, a thorough interior inspection will be conducted. A depreciation study will be completed and used for the assessment year of 2010. Pick-up work and building permits will be checked and placed on the assessment roll by March 19, 2010.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Pick-up work and building permits will be checked and placed on the assessment roll by March 19, 2010.

Agricultural Land:

Market analysis will be conducted to ensure that the level of value and quality of assessment in Hamilton County is in compliance to state statutes to facilitate equalization within the classes of property in Hamilton County.

Land use will be updated as needed. Well registration lists will be checked and drive by inspections will be made to verify land use.

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

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's offices from the register of deeds and the green sheets are worked and exported via internet to the property tax division. Splits and subdivision changes are made as they become available to the assessor's office from the surveyor or county clerk. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package.
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real and 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
 - g. Certificate of Taxes Levied Report
 - h. Report of all exempt property and taxable government owned property
 - i. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of approximately 1400 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required. As personal property schedules are now available on the web, the site will be updated and hopefully schedules may be filed on line in 2009.
 4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
 5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
 6. Homestead Exemptions: administer approximately 270 annual filings of applications, approval/denial process, taxpayer notifications and taxpayer assistance.
 7. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
 8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
 9. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
 10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
 11. Tax List Corrections – prepare tax list correction documents for county board approval.
 12. County Board of Equalization – attend county board of equalization meetings for valuation protests – assemble and provide information.
 13. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

14. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and Appraisal Education – attend meetings, workshops and education classes to obtain required hours of continuing education to maintain assessor certification and appraiser license. The three certificate holders of the assessor’s office will meet their 60 hours of education in a 4 year period to maintain it. The new assessment clerk will take the certificate exam in the spring of 2008 and will also begin to meet their 60 hours of education in a 4 year period.

Conclusion:

The Hamilton County Assessor’s Office will strive to maintain an efficient and professional office.

2008 Assessment Survey for Hamilton County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	2
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$151,006
7.	Part of the budget that is dedicated to the computer system
	N/A
8.	Adopted budget, or granted budget if different from above
	\$151,006
9.	Amount of the total budget set aside for appraisal work
	\$10,000
10.	Amount of the total budget set aside for education/workshops
	\$2,000
11.	Appraisal/Reappraisal budget, if not part of the total budget
	N/A
12.	Other miscellaneous funds
	N/A

13.	Total budget
	\$151,006
a.	Was any of last year's budget not used:
	Yes

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS
2.	CAMA software
	MIPS
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor and Staff
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	Deputy Assessor
7.	Personal Property software:
	MIPS

C. Zoning Information

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

4.	When was zoning implemented?
	1970

D. Contracted Services

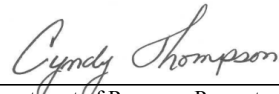
1.	Appraisal Services
	Stanard Appraisal
2.	Other services
	MIPS, GIS and personal property software is contracted through Bottom Line Resources

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 Hamilton County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5739.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts