

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

44 Hitchcock

Residential Real Property - Current

Number of Sales	96	COD	15.21
Total Sales Price	\$3,395,675	PRD	103.87
Total Adj. Sales Price	\$3,395,675	COV	22.57
Total Assessed Value	\$3,265,185	STD	22.54
Avg. Adj. Sales Price	\$35,372	Avg. Abs. Dev.	14.54
Avg. Assessed Value	\$34,012	Min	55.00
Median	95.56	Max	179.89
Wgt. Mean	96.16	95% Median C.I.	92.52 to 98.40
Mean	99.88	95% Wgt. Mean C.I.	93.06 to 99.25
		95% Mean C.I.	95.37 to 104.38
% of Value of the Class of all Real Property Value in the County			15.4
% of Records Sold in the Study Period			6.06
% of Value Sold in the Study Period			6.62
Average Assessed Value of the Base			31,098

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	96	95.56	15.21	103.87
2007	96	95.63	16.80	103.72
2006	96	95.75	15.56	103.29
2005	116	95.38	18.30	106.50
2004	119	95.72	19.73	109.02
2003	132	96	16.77	107.37
2002	153	97	18.49	108.4
2001	175	97	12.52	103.1

2008 Commission Summary

44 Hitchcock

Commercial Real Property - Current

Number of Sales	19	COD	51.26
Total Sales Price	\$2,353,600	PRD	214.54
Total Adj. Sales Price	\$2,343,600	COV	55.86
Total Assessed Value	\$1,261,790	STD	64.52
Avg. Adj. Sales Price	\$123,347	Avg. Abs. Dev.	51.22
Avg. Assessed Value	\$66,410	Min	30.60
Median	99.92	Max	221.25
Wgt. Mean	53.84	95% Median C.I.	57.01 to 171.17
Mean	115.51	95% Wgt. Mean C.I.	40.78 to 66.90
		95% Mean C.I.	84.41 to 146.61
% of Value of the Class of all Real Property Value in the County			8.96
% of Records Sold in the Study Period			9.05
% of Value Sold in the Study Period			4.4
Average Assessed Value of the Base			136,459

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	19	99.92	51.26	214.54
2007	18	100.20	42.21	129.23
2006	16	97.34	24.86	111.79
2005	20	95.60	18.64	103.77
2004	19	93.61	15.22	102.91
2003	23	93	11.88	102.85
2002	34	99	39.88	125.55
2001	42	98	56.42	156.97

2008 Opinions of the Property Tax Administrator for Hitchcock 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 Hitchcock County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Hitchcock 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 Hitchcock County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Hitchcock County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	97	MEDIAN:	94	COV:	24.75	95% Median C.I.:	91.15 to 98.28	(! : Derived)
TOTAL Sales Price:	3,410,675	WGT. MEAN:	95	STD:	25.00	95% Wgt. Mean C.I.:	92.05 to 98.62	
TOTAL Adj.Sales Price:	3,410,675	MEAN:	101	AVG.ABS.DEV:	16.81	95% Mean C.I.:	96.05 to 106.00	
TOTAL Assessed Value:	3,251,575							
AVG. Adj. Sales Price:	35,161	COD:	17.82	MAX Sales Ratio:	188.42			
AVG. Assessed Value:	33,521	PRD:	105.97	MIN Sales Ratio:	55.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	22	94.32	101.43	99.74	20.14	101.69	55.00	155.83	88.35 to 115.06	30,604	30,525
10/01/05 TO 12/31/05	3	110.35	107.22	86.35	15.87	124.17	79.39	131.93	N/A	50,333	43,463
01/01/06 TO 03/31/06	6	94.94	107.20	104.32	15.45	102.76	90.81	158.46	90.81 to 158.46	40,791	42,554
04/01/06 TO 06/30/06	17	89.67	98.72	90.94	15.82	108.55	72.51	160.00	85.60 to 118.24	36,589	33,275
07/01/06 TO 09/30/06	15	98.28	108.35	99.00	21.61	109.44	76.75	188.42	87.19 to 117.76	31,653	31,336
10/01/06 TO 12/31/06	8	95.15	92.53	91.80	11.73	100.79	72.64	107.71	72.64 to 107.71	42,812	39,303
01/01/07 TO 03/31/07	9	97.20	92.81	89.01	9.90	104.27	65.72	105.83	79.52 to 104.70	28,188	25,090
04/01/07 TO 06/30/07	17	93.22	101.42	95.33	19.15	106.39	72.83	175.82	82.80 to 105.29	38,152	36,372
<u>Study Years</u>											
07/01/05 TO 06/30/06	48	94.05	101.55	95.97	18.21	105.82	55.00	160.00	89.87 to 109.67	35,230	33,811
07/01/06 TO 06/30/07	49	97.20	100.51	94.71	16.86	106.12	65.72	188.42	89.63 to 101.80	35,093	33,237
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	46	94.05	101.89	95.33	17.33	106.88	72.51	188.42	89.63 to 103.36	36,610	34,901
<u>ALL</u>											
	97	94.36	101.03	95.34	17.82	105.97	55.00	188.42	91.15 to 98.28	35,161	33,521

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CULBERTSON	26	95.38	99.55	97.82	10.63	101.77	78.36	160.00	92.48 to 98.28	38,537	37,697
LAKER'S N SHORE	8	95.83	103.18	99.12	22.12	104.10	75.53	166.42	75.53 to 166.42	21,600	21,410
PALISADE	20	103.45	107.60	101.45	16.34	106.06	72.83	188.42	89.87 to 116.85	30,130	30,566
RURAL RES	7	84.80	88.90	92.00	18.54	96.63	59.22	124.96	59.22 to 124.96	50,428	46,393
STRATTON	12	92.19	99.95	92.71	16.97	107.81	72.51	158.46	83.73 to 110.35	33,708	31,249
SWANSON LAKE CABINS	1	79.52	79.52	79.52			79.52	79.52	N/A	60,000	47,710
TRENTON	23	90.81	101.41	90.88	23.24	111.60	55.00	175.82	85.59 to 109.67	35,469	32,233
<u>ALL</u>											
	97	94.36	101.03	95.34	17.82	105.97	55.00	188.42	91.15 to 98.28	35,161	33,521

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	81	95.25	102.13	95.86	17.00	106.54	55.00	188.42	92.48 to 98.43	34,875	33,430
3	16	86.07	95.45	92.82	21.69	102.84	59.22	166.42	79.52 to 111.50	36,612	33,984
<u>ALL</u>											
	97	94.36	101.03	95.34	17.82	105.97	55.00	188.42	91.15 to 98.28	35,161	33,521

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

NUMBER of Sales:	97	MEDIAN:	94	COV:	24.75	95% Median C.I.:	91.15 to 98.28	(! : Derived)
TOTAL Sales Price:	3,410,675	WGT. MEAN:	95	STD:	25.00	95% Wgt. Mean C.I.:	92.05 to 98.62	
TOTAL Adj.Sales Price:	3,410,675	MEAN:	101	AVG.ABS.DEV:	16.81	95% Mean C.I.:	96.05 to 106.00	
TOTAL Assessed Value:	3,251,575							
AVG. Adj. Sales Price:	35,161	COD:	17.82	MAX Sales Ratio:	188.42			
AVG. Assessed Value:	33,521	PRD:	105.97	MIN Sales Ratio:	55.00			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	86	94.48	101.24	95.57	16.67	105.93	59.22	188.42	91.29 to 98.43	38,637	36,924
2	10	92.96	101.36	101.87	28.17	99.50	55.00	175.67	72.83 to 160.00	2,782	2,834
3	1	79.52	79.52	79.52			79.52	79.52	N/A	60,000	47,710
ALL	97	94.36	101.03	95.34	17.82	105.97	55.00	188.42	91.15 to 98.28	35,161	33,521

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	83	94.60	101.96	95.73	17.64	106.51	55.00	188.42	91.15 to 98.43	37,212	35,623
06	6	90.38	95.23	90.95	16.75	104.70	79.52	125.22	79.52 to 125.22	20,550	18,690
07	8	93.01	95.67	91.93	20.79	104.06	59.22	166.42	59.22 to 166.42	24,843	22,840
ALL	97	94.36	101.03	95.34	17.82	105.97	55.00	188.42	91.15 to 98.28	35,161	33,521

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	105.83	105.83	105.83			105.83	105.83	N/A	5,400	5,715
-	1	105.83	105.83	105.83			105.83	105.83	N/A	5,400	5,715
15-0536	21	103.36	105.93	99.14	16.99	106.85	72.64	188.42	89.63 to 116.85	31,195	30,926
29-0117	14	96.47	102.56	98.32	17.60	104.31	72.51	158.46	83.73 to 124.96	37,392	36,762
43-0079											
44-0001	28	94.93	98.49	96.85	10.72	101.68	78.36	160.00	91.29 to 97.93	41,109	39,816
44-0011	33	89.67	99.26	89.89	23.30	110.43	55.00	175.82	83.66 to 100.00	32,593	29,298
73-0017											
NonValid School											
ALL	97	94.36	101.03	95.34	17.82	105.97	55.00	188.42	91.15 to 98.28	35,161	33,521

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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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	98.13	105.58	106.52	27.41	99.12	55.00	175.67	78.36 to 128.13	2,843	3,029
Prior TO 1860	1	131.93	131.93	131.93			131.93	131.93	N/A	15,000	19,790
1860 TO 1899	2	80.21	80.21	81.98	4.31	97.83	76.75	83.66	N/A	16,500	13,527
1900 TO 1919	19	110.35	112.83	102.40	16.33	110.19	72.64	188.42	97.20 to 118.24	20,889	21,390
1920 TO 1939	18	94.55	103.15	99.42	18.18	103.75	65.72	155.83	87.48 to 109.67	41,200	40,959
1940 TO 1949	6	104.03	102.99	101.23	5.21	101.75	87.56	115.06	87.56 to 115.06	46,833	47,407
1950 TO 1959	8	93.51	92.29	92.33	3.54	99.95	79.52	99.72	79.52 to 99.72	52,850	48,798
1960 TO 1969	12	85.66	87.40	87.68	7.00	99.68	72.51	111.50	81.88 to 91.29	53,500	46,906
1970 TO 1979	13	92.48	98.45	95.99	20.40	102.56	59.22	166.42	78.92 to 103.64	29,788	28,593
1980 TO 1989	2	96.63	96.63	97.23	1.16	99.38	95.50	97.75	N/A	78,000	75,840
1990 TO 1994	1	79.39	79.39	79.39			79.39	79.39	N/A	127,500	101,220
1995 TO 1999	2	88.22	88.22	88.96	3.88	99.18	84.80	91.65	N/A	63,000	56,042
2000 TO Present	1	105.87	105.87	105.87			105.87	105.87	N/A	47,500	50,290
ALL	97	94.36	101.03	95.34	17.82	105.97	55.00	188.42	91.15 to 98.28	35,161	33,521

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	11	100.00	109.79	115.04	29.10	95.43	55.00	175.67	72.83 to 160.00	2,475	2,847
5000 TO 9999	14	108.09	112.98	113.88	24.29	99.21	76.75	188.42	78.92 to 155.60	7,053	8,032
Total \$											
1 TO 9999	25	105.83	111.57	114.13	26.21	97.76	55.00	188.42	89.67 to 124.88	5,039	5,751
10000 TO 29999	18	102.58	107.54	105.34	21.33	102.08	59.22	166.42	87.48 to 119.18	20,361	21,448
30000 TO 59999	38	93.53	94.73	94.15	10.08	100.61	65.72	132.81	89.63 to 95.50	44,715	42,102
60000 TO 99999	14	92.07	92.69	92.98	8.61	99.69	79.52	111.50	81.88 to 103.53	69,392	64,522
100000 TO 149999	2	88.57	88.57	88.29	10.36	100.32	79.39	97.75	N/A	123,750	109,260
ALL	97	94.36	101.03	95.34	17.82	105.97	55.00	188.42	91.15 to 98.28	35,161	33,521

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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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	11	89.67	96.47	94.47	24.46	102.12	55.00	160.00	72.83 to 125.22	2,884	2,724
5000 TO 9999	10	108.09	109.06	103.01	17.68	105.87	76.75	175.67	80.75 to 128.13	6,265	6,453
Total \$ _____											
1 TO 9999	21	96.25	102.46	100.14	22.66	102.32	55.00	175.67	80.00 to 114.67	4,494	4,500
10000 TO 29999	23	101.80	109.31	99.08	24.08	110.32	59.22	188.42	89.42 to 118.24	19,656	19,476
30000 TO 59999	42	92.87	96.50	93.86	12.12	102.82	72.51	158.46	89.27 to 95.25	46,623	43,759
60000 TO 99999	9	97.82	100.39	99.12	9.69	101.28	87.19	124.96	87.56 to 111.50	73,166	72,522
100000 TO 149999	2	88.57	88.57	88.29	10.36	100.32	79.39	97.75	N/A	123,750	109,260
ALL _____											
	97	94.36	101.03	95.34	17.82	105.97	55.00	188.42	91.15 to 98.28	35,161	33,521

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	105.83	105.83	105.83			105.83	105.83	N/A	5,400	5,715
0	11	96.25	105.56	106.65	29.58	98.98	55.00	175.67	72.83 to 160.00	2,611	2,785
10	3	110.35	101.62	102.89	12.39	98.77	76.75	117.76	N/A	8,766	9,020
15	5	90.81	85.91	88.09	8.58	97.53	59.22	94.60	N/A	31,760	27,976
20	24	100.76	109.79	96.28	22.94	114.04	65.72	188.42	87.33 to 119.18	27,033	26,026
25	22	91.05	93.40	92.62	9.42	100.84	72.51	124.96	85.60 to 98.43	46,404	42,981
30	29	93.80	99.04	95.69	13.97	103.50	75.53	166.42	88.35 to 103.64	47,991	45,922
35	1	132.81	132.81	132.81			132.81	132.81	N/A	40,000	53,125
40	1	103.53	103.53	103.53			103.53	103.53	N/A	90,000	93,175
ALL _____											
	97	94.36	101.03	95.34	17.82	105.97	55.00	188.42	91.15 to 98.28	35,161	33,521

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	102.92	110.14	107.45	25.66	102.50	72.83	175.67	72.83 to 175.67	3,816	4,100
0	6	92.96	101.02	104.63	28.11	96.55	55.00	160.00	55.00 to 160.00	1,870	1,957
100	1	105.87	105.87	105.87			105.87	105.87	N/A	47,500	50,290
101	74	94.05	99.06	93.54	15.37	105.90	59.22	188.42	90.81 to 97.75	38,547	36,058
102	3	103.53	102.28	102.22	2.47	100.05	97.82	105.48	N/A	76,000	77,690
104	7	87.33	112.77	106.04	31.43	106.35	83.66	158.46	83.66 to 158.46	35,500	37,643
ALL _____											
	97	94.36	101.03	95.34	17.82	105.97	55.00	188.42	91.15 to 98.28	35,161	33,521

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

NUMBER of Sales:	97	MEDIAN:	94	COV:	24.75	95% Median C.I.:	91.15 to 98.28	(!: Derived)
TOTAL Sales Price:	3,410,675	WGT. MEAN:	95	STD:	25.00	95% Wgt. Mean C.I.:	92.05 to 98.62	
TOTAL Adj.Sales Price:	3,410,675	MEAN:	101	AVG.ABS.DEV:	16.81	95% Mean C.I.:	96.05 to 106.00	
TOTAL Assessed Value:	3,251,575							
AVG. Adj. Sales Price:	35,161	COD:	17.82	MAX Sales Ratio:	188.42			
AVG. Assessed Value:	33,521	PRD:	105.97	MIN Sales Ratio:	55.00			

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	98.13	105.58	106.52	27.41	99.12	55.00	175.67	78.36 to 128.13	2,843	3,029
10	3	112.00	98.70	76.28	19.54	129.39	59.22	124.88	N/A	11,833	9,026
15	5	119.18	130.06	124.48	26.33	104.48	76.75	188.42	N/A	9,240	11,502
20	10	85.74	89.45	82.46	14.85	108.48	65.72	117.76	72.64 to 114.67	20,880	17,217
25	13	95.62	105.60	102.11	18.79	103.42	75.53	175.82	85.59 to 124.96	26,557	27,118
30	35	94.28	98.00	94.49	11.14	103.71	72.51	166.42	89.87 to 98.43	45,751	43,232
35	12	91.23	98.94	93.71	15.02	105.58	79.39	158.46	82.80 to 105.48	57,000	53,415
40	7	103.53	100.20	99.19	8.74	101.02	81.88	115.06	81.88 to 115.06	65,071	64,542
<u>ALL</u>	<u>97</u>	<u>94.36</u>	<u>101.03</u>	<u>95.34</u>	<u>17.82</u>	<u>105.97</u>	<u>55.00</u>	<u>188.42</u>	<u>91.15 to 98.28</u>	<u>35,161</u>	<u>33,521</u>

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

Residential

Within the residential property class for assessment year 2008 a door to door review in the Village of Palisade was completed. Current pictures were taken and comments were noted about the interior (when access was allowed) and exterior of the property.

In the Village of Stratton there was an approximate two to five percent increase depending if the property consisted of a conventional home or mobile home. In Trenton there was an increase of approximately four percent.

The sales file consisted of seven rural residential properties, after reviewing these sales as part of the market analysis it was discovered that the majority of them were old abandoned properties that in no way represented the subclass of rural residential properties as a whole. Based on the evidence and the small sample size the determination was made not to adjust the rural residential or farm improvements or outbuildings. For the site the excess acre value was increased from 205 to 220 to be consistent with the agricultural grass value.

There was no change to the recreational properties, or the remainder of the residential property class/subclasses for assessment year 2008.

2008 Assessment Survey for Hitchcock County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Appraisal staff and assessment staff as needed.
2.	Valuation done by:
	Appraisal staff and assessment staff.
3.	Pickup work done by whom:
	Appraisal staff and assessment staff as needed.
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June of 2002
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2006
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?
	Currently multiple regression is not used in Hitchcock County; however sales derived from the market are utilized to create depreciation schedules.
7.	Number of market areas/neighborhoods for this property class:
	Six; which basically follow the "Assessor Location" on the Statistical Report.
8.	How are these defined?
	They are defined by market driven information and locations with similar characteristics.
9.	Is "Assessor Location" a usable valuation identity?
	It can be, but there may be instances when economic conditions would prove it not to be. For example; older homes may be experiencing a decline in value and depreciation tables would have to be re-calibrated to account for this market change in only the older homes. If a blanket adjustment is made to an assessor location the median may be acceptable but the quality of assessment would not be. Therefore uniform and proportionate treatment becomes an issue for all.

10.	Does the assessor location “suburban” mean something other than rural residential? <i>(that is, does the “suburban” location have its own market?)</i>
	No

11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? <i>(Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)</i>
	The assessor location “suburban” is not used.

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
21	2	36	59

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

NUMBER of Sales:	96	MEDIAN:	96	COV:	22.57	95% Median C.I.:	92.52 to 98.40	(! : Derived)
TOTAL Sales Price:	3,395,675	WGT. MEAN:	96	STD:	22.54	95% Wgt. Mean C.I.:	93.06 to 99.25	
TOTAL Adj.Sales Price:	3,395,675	MEAN:	100	AVG.ABS.DEV:	14.54	95% Mean C.I.:	95.37 to 104.38	
TOTAL Assessed Value:	3,265,185							
AVG. Adj. Sales Price:	35,371	COD:	15.21	MAX Sales Ratio:	179.89			
AVG. Assessed Value:	34,012	PRD:	103.87	MIN Sales Ratio:	55.00			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	22	97.09	102.36	101.17	19.41	101.18	55.00	157.84	90.51 to 116.33	30,604	30,963
10/01/05 TO 12/31/05	2	94.64	94.64	83.67	13.25	113.12	82.10	107.18	N/A	68,000	56,892
01/01/06 TO 03/31/06	6	96.54	106.38	104.28	13.87	102.01	90.81	149.92	90.81 to 149.92	40,791	42,537
04/01/06 TO 06/30/06	17	93.84	97.83	92.43	11.73	105.84	73.39	160.00	87.35 to 100.52	36,589	33,818
07/01/06 TO 09/30/06	15	95.50	101.10	99.12	14.97	102.00	77.88	166.42	87.89 to 105.48	31,653	31,375
10/01/06 TO 12/31/06	8	97.67	94.04	93.88	10.63	100.18	72.77	107.71	72.77 to 107.71	42,812	40,191
01/01/07 TO 03/31/07	9	97.20	93.30	89.38	9.85	104.39	67.11	106.11	79.52 to 104.36	28,188	25,196
04/01/07 TO 06/30/07	17	96.19	102.17	95.77	18.06	106.68	72.83	179.89	83.15 to 105.29	38,152	36,537
<u>Study Years</u>											
07/01/05 TO 06/30/06	47	95.25	100.91	96.96	15.95	104.07	55.00	160.00	91.77 to 99.00	35,661	34,577
07/01/06 TO 06/30/07	49	96.19	98.89	95.37	14.44	103.68	67.11	179.89	92.43 to 100.93	35,093	33,470
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	46	94.63	99.35	96.33	13.09	103.14	72.77	166.42	92.43 to 99.37	36,610	35,267
<u>ALL</u>											
	96	95.56	99.88	96.16	15.21	103.87	55.00	179.89	92.52 to 98.40	35,371	34,012

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CULBERTSON	26	95.56	99.87	97.97	10.44	101.93	78.36	160.00	92.52 to 98.28	38,537	37,755
LAKER'S N SHORE	8	95.83	103.18	99.12	22.12	104.10	75.53	166.42	75.53 to 166.42	21,600	21,410
PALISADE	20	99.12	100.36	101.94	8.93	98.44	72.83	151.63	94.00 to 103.11	30,130	30,714
RURAL RES	7	87.33	90.59	93.62	19.10	96.76	60.20	126.01	60.20 to 126.01	50,428	47,212
STRATTON	12	93.63	99.75	93.15	15.32	107.09	73.39	149.92	84.76 to 107.18	33,708	31,398
SWANSON LAKE CABINS	1	79.52	79.52	79.52			79.52	79.52	N/A	60,000	47,710
TRENTON	22	92.62	102.20	92.78	22.10	110.15	55.00	179.89	86.20 to 112.23	36,400	33,772
<u>ALL</u>											
	96	95.56	99.88	96.16	15.21	103.87	55.00	179.89	92.52 to 98.40	35,371	34,012

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	80	96.22	100.61	96.65	14.03	104.10	55.00	179.89	93.80 to 99.00	35,123	33,946
3	16	89.49	96.19	93.80	21.15	102.55	60.20	166.42	79.52 to 111.93	36,612	34,342
<u>ALL</u>											
	96	95.56	99.88	96.16	15.21	103.87	55.00	179.89	92.52 to 98.40	35,371	34,012

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

NUMBER of Sales:	96	MEDIAN:	96	COV:	22.57	95% Median C.I.:	92.52 to 98.40	(! : Derived)
TOTAL Sales Price:	3,395,675	WGT. MEAN:	96	STD:	22.54	95% Wgt. Mean C.I.:	93.06 to 99.25	
TOTAL Adj.Sales Price:	3,395,675	MEAN:	100	AVG.ABS.DEV:	14.54	95% Mean C.I.:	95.37 to 104.38	
TOTAL Assessed Value:	3,265,185							
AVG. Adj. Sales Price:	35,371	COD:	15.21	MAX Sales Ratio:	179.89			
AVG. Assessed Value:	34,012	PRD:	103.87	MIN Sales Ratio:	55.00			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	85	95.62	99.94	96.41	13.75	103.66	60.20	179.89	92.67 to 99.00	38,915	37,519
2	10	92.96	101.39	101.92	28.20	99.48	55.00	175.67	72.83 to 160.00	2,782	2,836
3	1	79.52	79.52	79.52			79.52	79.52	N/A	60,000	47,710
ALL	96	95.56	99.88	96.16	15.21	103.87	55.00	179.89	92.52 to 98.40	35,371	34,012

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	90	95.56	100.19	96.35	15.17	103.98	55.00	179.89	92.67 to 98.38	36,359	35,033
06	6	90.38	95.23	90.95	16.75	104.70	79.52	125.22	79.52 to 125.22	20,550	18,690
07											
ALL	96	95.56	99.88	96.16	15.21	103.87	55.00	179.89	92.52 to 98.40	35,371	34,012

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	106.11	106.11	106.11			106.11	106.11	N/A	5,400	5,730
-	1	106.11	106.11	106.11			106.11	106.11	N/A	5,400	5,730
15-0536	21	99.00	99.04	99.60	9.77	99.44	72.77	151.63	92.67 to 103.11	31,195	31,071
29-0117	14	97.88	102.50	98.82	16.08	103.73	73.39	149.92	84.76 to 126.01	37,392	36,950
43-0079											
44-0001	28	95.38	98.77	96.99	10.52	101.84	78.36	160.00	92.48 to 97.93	41,109	39,873
44-0011	32	91.08	100.04	91.76	22.35	109.03	55.00	179.89	84.30 to 101.49	33,143	30,412
73-0017											
NonValid School											
ALL	96	95.56	99.88	96.16	15.21	103.87	55.00	179.89	92.52 to 98.40	35,371	34,012

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

NUMBER of Sales:	96	MEDIAN:	96	COV:	22.57	95% Median C.I.:	92.52 to 98.40	(! : Derived)
TOTAL Sales Price:	3,395,675	WGT. MEAN:	96	STD:	22.54	95% Wgt. Mean C.I.:	93.06 to 99.25	
TOTAL Adj.Sales Price:	3,395,675	MEAN:	100	AVG.ABS.DEV:	14.54	95% Mean C.I.:	95.37 to 104.38	
TOTAL Assessed Value:	3,265,185							
AVG. Adj. Sales Price:	35,371	COD:	15.21	MAX Sales Ratio:	179.89			
AVG. Assessed Value:	34,012	PRD:	103.87	MIN Sales Ratio:	55.00			

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	12	98.13	105.80	106.84	27.63	99.03	55.00	175.67	78.36 to 130.50	2,843	3,038
Prior TO 1860											
1860 TO 1899	2	82.04	82.04	84.18	5.07	97.46	77.88	86.20	N/A	16,500	13,890
1900 TO 1919	19	99.37	104.44	100.19	12.96	104.24	72.77	179.89	94.00 to 112.23	20,889	20,928
1920 TO 1939	18	96.77	104.08	100.44	17.54	103.62	67.11	157.84	87.89 to 113.58	41,200	41,382
1940 TO 1949	6	104.12	103.66	102.16	4.46	101.46	90.51	115.06	90.51 to 115.06	46,833	47,845
1950 TO 1959	8	94.20	93.41	93.40	4.25	100.01	79.52	101.23	79.52 to 101.23	52,850	49,361
1960 TO 1969	12	88.31	89.69	89.88	7.83	99.79	73.39	111.93	83.15 to 97.46	53,500	48,087
1970 TO 1979	13	94.73	98.80	97.14	18.98	101.70	60.20	166.42	78.92 to 101.49	29,788	28,937
1980 TO 1989	2	96.63	96.63	97.23	1.16	99.38	95.50	97.75	N/A	78,000	75,840
1990 TO 1994	1	82.10	82.10	82.10			82.10	82.10	N/A	127,500	104,675
1995 TO 1999	2	92.75	92.75	92.51	1.19	100.26	91.65	93.85	N/A	63,000	58,282
2000 TO Present	1	105.87	105.87	105.87			105.87	105.87	N/A	47,500	50,290
ALL	96	95.56	99.88	96.16	15.21	103.87	55.00	179.89	92.52 to 98.40	35,371	34,012

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	11	96.25	107.19	110.85	28.32	96.70	55.00	175.67	72.83 to 160.00	2,475	2,743
5000 TO 9999	14	95.91	104.57	105.62	21.42	99.00	77.88	179.89	78.92 to 116.33	7,053	7,450
Total \$											
1 TO 9999	25	96.19	105.72	106.75	24.43	99.04	55.00	179.89	83.98 to 112.23	5,039	5,379
10000 TO 29999	17	100.52	105.02	102.98	18.72	101.98	60.20	166.42	86.96 to 119.18	20,676	21,291
30000 TO 59999	38	95.04	96.51	96.09	9.50	100.43	67.11	132.81	92.43 to 98.40	44,715	42,968
60000 TO 99999	14	92.07	93.74	94.08	8.28	99.64	79.52	111.93	84.30 to 103.11	69,392	65,282
100000 TO 149999	2	89.93	89.93	89.69	8.70	100.27	82.10	97.75	N/A	123,750	110,987
ALL	96	95.56	99.88	96.16	15.21	103.87	55.00	179.89	92.52 to 98.40	35,371	34,012

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

NUMBER of Sales:	96	MEDIAN:	96	COV:	22.57	95% Median C.I.:	92.52 to 98.40	(! : Derived)
TOTAL Sales Price:	3,395,675	WGT. MEAN:	96	STD:	22.54	95% Wgt. Mean C.I.:	93.06 to 99.25	
TOTAL Adj.Sales Price:	3,395,675	MEAN:	100	AVG.ABS.DEV:	14.54	95% Mean C.I.:	95.37 to 104.38	
TOTAL Assessed Value:	3,265,185							
AVG. Adj. Sales Price:	35,371	COD:	15.21	MAX Sales Ratio:	179.89			
AVG. Assessed Value:	34,012	PRD:	103.87	MIN Sales Ratio:	55.00			

Printed: 04/01/2008 18:31:24

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	11	89.67	93.66	90.58	21.33	103.40	55.00	160.00	72.83 to 125.22	2,884	2,612
5000 TO 9999	12	101.15	106.26	100.45	18.20	105.79	77.88	175.67	83.98 to 116.33	6,537	6,566
Total \$ _____											
1 TO 9999	23	95.62	100.23	97.60	20.08	102.69	55.00	175.67	80.75 to 107.18	4,790	4,675
10000 TO 29999	20	97.79	103.97	96.21	20.21	108.07	60.20	179.89	87.35 to 103.88	21,065	20,265
30000 TO 59999	40	94.66	97.37	94.77	11.15	102.74	72.77	151.63	91.29 to 98.38	46,130	43,718
60000 TO 99999	11	101.49	102.62	101.31	8.32	101.30	90.08	126.01	90.51 to 113.58	70,136	71,056
100000 TO 149999	2	89.93	89.93	89.69	8.70	100.27	82.10	97.75	N/A	123,750	110,987
ALL _____											
	96	95.56	99.88	96.16	15.21	103.87	55.00	179.89	92.52 to 98.40	35,371	34,012

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	106.11	106.11	106.11			106.11	106.11	N/A	5,400	5,730
0	11	96.25	105.77	106.98	29.80	98.87	55.00	175.67	72.83 to 160.00	2,611	2,793
10	3	83.98	89.68	89.62	11.63	100.07	77.88	107.18	N/A	8,766	7,856
15	5	94.60	88.04	89.74	8.81	98.11	60.20	97.46	N/A	31,760	28,501
20	23	97.93	104.04	94.96	18.44	109.56	67.11	179.89	88.26 to 107.71	27,556	26,167
25	22	95.38	95.10	94.56	8.75	100.57	73.39	126.01	87.35 to 99.24	46,404	43,880
30	29	94.83	99.59	96.97	12.30	102.71	75.53	166.42	91.65 to 100.93	47,991	46,535
35	1	132.81	132.81	132.81			132.81	132.81	N/A	40,000	53,125
40	1	103.11	103.11	103.11			103.11	103.11	N/A	90,000	92,795
ALL _____											
	96	95.56	99.88	96.16	15.21	103.87	55.00	179.89	92.52 to 98.40	35,371	34,012

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	103.06	110.58	107.93	26.05	102.46	72.83	175.67	72.83 to 175.67	3,816	4,119
0	6	92.96	101.02	104.63	28.11	96.55	55.00	160.00	55.00 to 160.00	1,870	1,957
100	1	105.87	105.87	105.87			105.87	105.87	N/A	47,500	50,290
101	73	94.83	97.51	94.43	12.33	103.26	60.20	179.89	92.48 to 97.93	38,870	36,706
102	3	103.11	103.36	103.25	1.29	100.11	101.49	105.48	N/A	76,000	78,466
104	7	88.26	112.01	106.03	27.99	105.63	86.20	151.63	86.20 to 151.63	35,500	37,641
ALL _____											
	96	95.56	99.88	96.16	15.21	103.87	55.00	179.89	92.52 to 98.40	35,371	34,012

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

NUMBER of Sales:	96	MEDIAN:	96	COV:	22.57	95% Median C.I.:	92.52 to 98.40	(! : Derived)
TOTAL Sales Price:	3,395,675	WGT. MEAN:	96	STD:	22.54	95% Wgt. Mean C.I.:	93.06 to 99.25	
TOTAL Adj.Sales Price:	3,395,675	MEAN:	100	AVG.ABS.DEV:	14.54	95% Mean C.I.:	95.37 to 104.38	
TOTAL Assessed Value:	3,265,185							
AVG. Adj. Sales Price:	35,371	COD:	15.21	MAX Sales Ratio:	179.89			
AVG. Assessed Value:	34,012	PRD:	103.87	MIN Sales Ratio:	55.00			

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	98.13	105.80	106.84	27.63	99.03	55.00	175.67	78.36 to 130.50	2,843	3,038
10	3	94.00	88.81	73.54	18.45	120.77	60.20	112.23	N/A	11,833	8,701
15	5	107.18	110.95	111.98	19.87	99.08	77.88	157.84	N/A	9,240	10,347
20	10	85.47	87.91	83.20	13.11	105.66	67.11	116.33	72.77 to 103.88	20,880	17,372
25	13	95.62	106.02	102.72	18.06	103.21	75.53	179.89	87.89 to 126.01	26,557	27,280
30	34	95.12	97.70	95.12	9.15	102.72	73.39	166.42	92.48 to 99.24	46,655	44,377
35	12	96.15	100.43	95.66	14.02	104.99	79.52	149.92	82.80 to 105.48	57,000	54,523
40	7	103.11	101.82	100.86	8.22	100.96	83.15	115.06	83.15 to 115.06	65,071	65,630
ALL	96	95.56	99.88	96.16	15.21	103.87	55.00	179.89	92.52 to 98.40	35,371	34,012

**2008 Correlation Section
for Hitchcock County**

Residential Real Property

I. Correlation

RESIDENTIAL: The qualified residential statistics support the actions taken by Harlan County. All three measures of central tendency are within the prescribed parameters for an acceptable level of value. The qualitative measures are indicative of uniform and proportionate assessment of the residential property class.

Under the substrata Location: Urban, Suburban, and Rural strata 3 rural is showing a median of 89.49 the appraiser does not believe this to be a valid valuation grouping as this subclass is a culmination of three different assessor locations, and two different property types; Laker's N Shore and Swanson Lake Cabins are considered recreational property types, and the other is property type single family rural residential. The assessor does recognize the various assessor locations and addresses valuation issues within each. It would not be realistic to rely on this number for measurement purposes.

There is no recommendation to adjust the substrata Location: Urban, Suburban, and Rural strata 3 rural. For direct equalization purposes the R&O Median will be used in determining the level of value. The adopted three-year plan, preliminary statistics, the 2008 Reports and Opinions statistics, and the 2008 Assessment Survey all support that Hitchcock County has achieved an acceptable overall level of value.

**2008 Correlation Section
for Hitchcock 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	127	96	75.59
2007	149	96	64.43
2006	162	96	59.26
2005	152	116	76.32
2004	148	119	80.41
2003	151	132	87.42
2002	171	153	89.47
2001	195	175	89.74

RESIDENTIAL: A review of the utilization grid demonstrates that the number of qualified sales has remained constant over the last three years, indicating that a reasonable proportion of the available residential sales have been used in the measurement of the residential class of property.

**2008 Correlation Section
for Hitchcock 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 Hitchcock 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	94.36	1.66	95.93	95.56
2007	93.71	3.66	97.14	95.63
2006	93.30	1.56	94.76	95.75
2005	92.32	3.44	95.5	95.38
2004	92.02	4.64	96.29	95.72
2003	95	0.42	95.4	96
2002	97	0.68	97.66	97
2001	84	37.32	115.35	97

RESIDENTIAL: The Trended Preliminary Ratio and the R&O Ratio are essentially identical and support a level of value within the acceptable range. The action within the assessed base is consistent with the reported assessment action.

**2008 Correlation Section
for Hitchcock 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 Hitchcock 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)
0.7	2008	1.66
5.69	2007	3.66
1.68	2006	1.56
4.59	2005	3.44
10.46	2004	4.64
2	2003	0
1.94	2002	0.68
21.19	2001	37.32

RESIDENTIAL: There is approximately a one point (.96) difference between the percent change in the sales file compared to the percent change in the base. Both are supportive of the assessment actions as reported in the assessment survey in that the review in the Village of Palisade was completed and there was a two to five percent increase in Stratton depending if the property was a conventional home or mobile, and an approximate four percent increase in Trenton.

2008 Correlation Section for Hitchcock 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 Hitchcock County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.56	96.16	99.88

RESIDENTIAL: All three measures of central tendency are within the required parameters and are supportive of one another. For direct equalization purposes the median measure of central tendency will be used to describe the level of value for the residential class of property.

**2008 Correlation Section
for Hitchcock 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	15.21	103.87
Difference	0.21	0.87

RESIDENTIAL: The coefficient of dispersion is showing to be slightly above the range but when rounded (15) has met the acceptable standard. The price related differential is less than one point above the acceptable range but because of the known assessment practices in Hitchcock County this is not a concern. The residential properties have been treated in a uniform and proportionate manner.

**2008 Correlation Section
for Hitchcock 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	97	96	-1
Median	94.36	95.56	1.2
Wgt. Mean	95.34	96.16	0.82
Mean	101.03	99.88	-1.15
COD	17.82	15.21	-2.61
PRD	105.97	103.87	-2.1
Min Sales Ratio	55.00	55.00	0
Max Sales Ratio	188.42	179.89	-8.53

RESIDENTIAL: The change from the Preliminary Statistics to the R&O Statistics is a reflection of the assessment actions for 2008 in that the review in the Village of Palisade was completed and there was a two to five percent increase in Stratton depending if the property was a conventional home or mobile, and an approximate four percent increase in Trenton. There is one less sale in the R&O Statistics due to the removal of one sale from the qualified sales file that was substantially changed.

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:	19	MEDIAN:	100	COV:	56.18	95% Median C.I.:	57.01 to 171.17
TOTAL Sales Price:	2,353,600	WGT. MEAN:	54	STD:	64.72	95% Wgt. Mean C.I.:	40.82 to 66.73
TOTAL Adj.Sales Price:	2,343,600	MEAN:	115	AVG.ABS.DEV:	51.53	95% Mean C.I.:	84.00 to 146.39
TOTAL Assessed Value:	1,260,230						
AVG. Adj. Sales Price:	123,347	COD:	51.57	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	66,327	PRD:	214.22	MIN Sales Ratio:	30.60		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	57.01	57.01	57.01			57.01	57.01	N/A	45,000	25,655
01/01/05 TO 03/31/05	1	214.57	214.57	214.57			214.57	214.57	N/A	3,500	7,510
04/01/05 TO 06/30/05	3	90.03	91.62	95.67	6.86	95.77	83.16	101.68	N/A	41,333	39,541
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	52.68	52.68	40.69	40.03	129.47	31.59	73.76	N/A	38,250	15,562
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	4	177.50	175.66	175.20	24.21	100.27	126.39	221.25	N/A	7,025	12,307
07/01/06 TO 09/30/06	2	100.89	100.89	37.29	69.67	270.52	30.60	171.17	N/A	31,500	11,747
10/01/06 TO 12/31/06	2	125.67	125.67	115.30	65.08	108.99	43.89	207.45	N/A	35,500	40,932
01/01/07 TO 03/31/07	1	97.43	97.43	97.43			97.43	97.43	N/A	3,500	3,410
04/01/07 TO 06/30/07	3	99.92	94.56	47.66	29.70	198.42	47.37	136.40	N/A	643,000	306,438
<u>Study Years</u>											
07/01/04 TO 06/30/05	5	90.03	109.29	87.99	39.12	124.20	57.01	214.57	N/A	34,500	30,358
07/01/05 TO 06/30/06	6	132.70	134.67	76.82	43.27	175.30	31.59	221.25	31.59 to 221.25	17,433	13,392
07/01/06 TO 06/30/07	8	98.68	104.28	49.75	50.12	209.61	30.60	207.45	30.60 to 207.45	258,312	128,510
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	6	86.60	99.13	77.09	41.91	128.60	31.59	214.57	31.59 to 214.57	34,000	26,210
01/01/06 TO 12/31/06	8	155.09	144.47	95.37	38.37	151.49	30.60	221.25	30.60 to 221.25	20,262	19,323
<u>ALL</u>											
	19	99.92	115.19	53.77	51.57	214.22	30.60	221.25	57.01 to 171.17	123,347	66,327

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CULBERTSON	3	83.16	71.56	51.57	27.39	138.75	31.59	99.92	N/A	31,500	16,245
PALISADE	5	136.40	135.32	48.35	48.60	279.90	47.37	221.25	N/A	395,000	190,967
RURAL	1	97.43	97.43	97.43			97.43	97.43	N/A	3,500	3,410
STRATTON	7	101.68	129.14	110.52	54.36	116.85	43.89	216.00	43.89 to 216.00	28,214	31,181
TRENTON	3	126.39	98.66	47.85	28.59	206.18	30.60	139.00	N/A	24,366	11,660
<u>ALL</u>											
	19	99.92	115.19	53.77	51.57	214.22	30.60	221.25	57.01 to 171.17	123,347	66,327

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	18	98.68	115.94	52.16	55.02	222.30	30.60	221.25	57.01 to 171.17	125,950	65,691
3	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
<u>ALL</u>											
	19	99.92	115.19	53.77	51.57	214.22	30.60	221.25	57.01 to 171.17	123,347	66,327

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:	19	MEDIAN:	100	COV:	56.18	95% Median C.I.:	57.01 to 171.17
TOTAL Sales Price:	2,353,600	WGT. MEAN:	54	STD:	64.72	95% Wgt. Mean C.I.:	40.82 to 66.73
TOTAL Adj.Sales Price:	2,343,600	MEAN:	115	AVG.ABS.DEV:	51.53	95% Mean C.I.:	84.00 to 146.39
TOTAL Assessed Value:	1,260,230						
AVG. Adj. Sales Price:	123,347	COD:	51.57	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	66,327	PRD:	214.22	MIN Sales Ratio:	30.60		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	17	99.92	114.99	53.62	55.34	214.46	30.60	221.25	47.37 to 207.45	137,505	73,730
2	2	116.92	116.92	113.67	16.67	102.86	97.43	136.40	N/A	3,000	3,410
____ALL____	19	99.92	115.19	53.77	51.57	214.22	30.60	221.25	57.01 to 171.17	123,347	66,327

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	18	98.68	115.94	52.16	55.02	222.30	30.60	221.25	57.01 to 171.17	125,950	65,691
04	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
____ALL____	19	99.92	115.19	53.77	51.57	214.22	30.60	221.25	57.01 to 171.17	123,347	66,327

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
15-0536	6	116.92	129.01	48.43	52.80	266.36	47.37	221.25	47.37 to 221.25	329,750	159,707
29-0117	7	101.68	129.14	110.52	54.36	116.85	43.89	216.00	43.89 to 216.00	28,214	31,181
43-0079											
44-0001	3	83.16	71.56	51.57	27.39	138.75	31.59	99.92	N/A	31,500	16,245
44-0011	3	126.39	98.66	47.85	28.59	206.18	30.60	139.00	N/A	24,366	11,660
73-0017											
NonValid School											
____ALL____	19	99.92	115.19	53.77	51.57	214.22	30.60	221.25	57.01 to 171.17	123,347	66,327

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:	19	MEDIAN:	100	COV:	56.18	95% Median C.I.:	57.01 to 171.17
TOTAL Sales Price:	2,353,600	WGT. MEAN:	54	STD:	64.72	95% Wgt. Mean C.I.:	40.82 to 66.73
TOTAL Adj.Sales Price:	2,343,600	MEAN:	115	AVG.ABS.DEV:	51.53	95% Mean C.I.:	84.00 to 146.39
TOTAL Assessed Value:	1,260,230						
AVG. Adj. Sales Price:	123,347	COD:	51.57	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	66,327	PRD:	214.22	MIN Sales Ratio:	30.60		

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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	5	136.40	134.08	129.30	12.66	103.70	97.43	171.17	N/A	4,420	5,715
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	99.92	99.92	99.92			99.92	99.92	N/A	6,500	6,495
1920 TO 1939	5	214.57	142.80	55.91	34.96	255.42	30.60	221.25	N/A	27,700	15,487
1940 TO 1949	1	83.16	83.16	83.16			83.16	83.16	N/A	28,000	23,285
1950 TO 1959	3	73.76	69.23	62.21	20.85	111.28	43.89	90.03	N/A	25,333	15,760
1960 TO 1969	2	74.53	74.53	49.45	36.44	150.72	47.37	101.68	N/A	998,250	493,597
1970 TO 1979	2	132.23	132.23	118.38	56.89	111.70	57.01	207.45	N/A	38,000	44,982
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	19	99.92	115.19	53.77	51.57	214.22	30.60	221.25	57.01 to 171.17	123,347	66,327

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	6	155.09	163.30	170.65	25.16	95.70	97.43	221.25	97.43 to 221.25	2,833	4,835
5000 TO 9999	1	99.92	99.92	99.92			99.92	99.92	N/A	6,500	6,495
Total \$											
1 TO 9999	7	139.00	154.25	151.09	28.08	102.09	97.43	221.25	97.43 to 221.25	3,357	5,072
10000 TO 29999	5	90.03	117.87	105.82	41.20	111.39	73.76	216.00	N/A	17,520	18,539
30000 TO 59999	3	57.01	102.78	92.69	95.63	110.89	43.89	207.45	N/A	38,666	35,840
60000 TO 99999	3	31.59	54.62	58.58	75.00	93.25	30.60	101.68	N/A	65,500	38,366
500000 +	1	47.37	47.37	47.37			47.37	47.37	N/A	1,920,000	909,410
ALL	19	99.92	115.19	53.77	51.57	214.22	30.60	221.25	57.01 to 171.17	123,347	66,327

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:	19	MEDIAN:	100	COV:	56.18	95% Median C.I.:	57.01 to 171.17
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TOTAL Assessed Value:	1,260,230						
AVG. Adj. Sales Price:	123,347	COD:	51.57	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	66,327	PRD:	214.22	MIN Sales Ratio:	30.60		

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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	3	136.40	124.28	115.62	10.16	107.49	97.43	139.00	N/A	2,166	2,505
5000 TO 9999	4	192.87	176.73	164.65	21.35	107.34	99.92	221.25	N/A	4,250	6,997
Total \$ _____											
1 TO 9999	7	139.00	154.25	151.09	28.08	102.09	97.43	221.25	97.43 to 221.25	3,357	5,072
10000 TO 29999	9	73.76	83.60	59.20	53.10	141.22	30.60	216.00	31.59 to 126.39	32,511	19,246
60000 TO 99999	2	154.57	154.57	132.18	34.22	116.93	101.68	207.45	N/A	53,750	71,047
500000 +	1	47.37	47.37	47.37			47.37	47.37	N/A	1,920,000	909,410
ALL _____											
	19	99.92	115.19	53.77	51.57	214.22	30.60	221.25	57.01 to 171.17	123,347	66,327

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	111.91	120.60	68.50	48.58	176.06	30.60	221.25	57.01 to 214.57	19,257	13,191
10	3	99.92	117.09	114.01	54.56	102.70	43.89	207.45	N/A	25,833	29,453
20	2	74.53	74.53	49.45	36.44	150.72	47.37	101.68	N/A	998,250	493,597
ALL _____											
	19	99.92	115.19	53.77	51.57	214.22	30.60	221.25	57.01 to 171.17	123,347	66,327

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	136.40	134.08	129.30	12.66	103.70	97.43	171.17	N/A	4,420	5,715
340	1	207.45	207.45	207.45			207.45	207.45	N/A	31,000	64,310
344	4	131.69	128.81	48.14	68.21	267.57	30.60	221.25	N/A	498,750	240,095
346	1	31.59	31.59	31.59			31.59	31.59	N/A	60,000	18,955
353	3	99.92	132.55	98.13	43.84	135.07	83.16	214.57	N/A	12,666	12,430
406	3	73.76	77.48	83.78	20.19	92.49	57.01	101.68	N/A	46,000	38,536
442	2	66.96	66.96	59.01	34.45	113.48	43.89	90.03	N/A	29,750	17,555
ALL _____											
	19	99.92	115.19	53.77	51.57	214.22	30.60	221.25	57.01 to 171.17	123,347	66,327

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

Commercial

Other than routine maintenance there were no major valuation changes within the commercial class/subclasses for assessment year 2008.

2008 Assessment Survey for Hitchcock County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Appraisal staff and assessment staff as needed.
2.	Valuation done by:
	Appraisal staff and assessment staff.
3.	Pickup work done by whom:
	Appraisal staff and assessment staff as needed.
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June of 2002
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?
	2005; it is used when income/expense and rent information is available and applicable.
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?
	Hitchcock County has few commercial properties, this approach may be used to assist in valuing some properties if market data can be found, but generally it is not applicable.
8.	Number of market areas/neighborhoods for this property class?
	Five; which follow the "Assessor Location" on the Statistical Report.
9.	How are these defined?
	These are defined by location and market driven information.
10.	Is "Assessor Location" a usable valuation identity?
	No – there are too few sales.
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>)
	The assessor location “suburban” is not used.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
10	0	4	14

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:	19	MEDIAN:	100	COV:	55.86	95% Median C.I.:	57.01 to 171.17
TOTAL Sales Price:	2,353,600	WGT. MEAN:	54	STD:	64.52	95% Wgt. Mean C.I.:	40.78 to 66.90
TOTAL Adj.Sales Price:	2,343,600	MEAN:	116	AVG.ABS.DEV:	51.22	95% Mean C.I.:	84.41 to 146.61
TOTAL Assessed Value:	1,261,790						
AVG. Adj. Sales Price:	123,347	COD:	51.26	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	66,410	PRD:	214.54	MIN Sales Ratio:	30.60		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	57.01	57.01	57.01			57.01	57.01	N/A	45,000	25,655
01/01/05 TO 03/31/05	1	214.57	214.57	214.57			214.57	214.57	N/A	3,500	7,510
04/01/05 TO 06/30/05	3	94.03	92.96	96.29	6.57	96.53	83.16	101.68	N/A	41,333	39,801
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	2	52.68	52.68	40.69	40.03	129.47	31.59	73.76	N/A	38,250	15,562
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	4	177.50	175.66	175.20	24.21	100.27	126.39	221.25	N/A	7,025	12,307
07/01/06 TO 09/30/06	2	100.89	100.89	37.29	69.67	270.52	30.60	171.17	N/A	31,500	11,747
10/01/06 TO 12/31/06	2	126.65	126.65	116.40	63.80	108.80	45.84	207.45	N/A	35,500	41,322
01/01/07 TO 03/31/07	1	97.43	97.43	97.43			97.43	97.43	N/A	3,500	3,410
04/01/07 TO 06/30/07	3	99.92	94.56	47.66	29.70	198.42	47.37	136.40	N/A	643,000	306,438
____Study Years____											
07/01/04 TO 06/30/05	5	94.03	110.09	88.45	37.45	124.47	57.01	214.57	N/A	34,500	30,514
07/01/05 TO 06/30/06	6	132.70	134.67	76.82	43.27	175.30	31.59	221.25	31.59 to 221.25	17,433	13,392
07/01/06 TO 06/30/07	8	98.68	104.52	49.79	49.87	209.94	30.60	207.45	30.60 to 207.45	258,312	128,608
____Calendar Yrs____											
01/01/05 TO 12/31/05	6	88.60	99.80	77.47	41.72	128.82	31.59	214.57	31.59 to 214.57	34,000	26,340
01/01/06 TO 12/31/06	8	155.09	144.71	95.85	38.21	150.98	30.60	221.25	30.60 to 221.25	20,262	19,421
____ALL____											
	19	99.92	115.51	53.84	51.26	214.54	30.60	221.25	57.01 to 171.17	123,347	66,410

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CULBERTSON	3	83.16	71.56	51.57	27.39	138.75	31.59	99.92	N/A	31,500	16,245
PALISADE	5	136.40	135.32	48.35	48.60	279.90	47.37	221.25	N/A	395,000	190,967
RURAL	1	97.43	97.43	97.43			97.43	97.43	N/A	3,500	3,410
STRATTON	7	101.68	129.99	111.31	53.53	116.79	45.84	216.00	45.84 to 216.00	28,214	31,404
TRENTON	3	126.39	98.66	47.85	28.59	206.18	30.60	139.00	N/A	24,366	11,660
____ALL____											
	19	99.92	115.51	53.84	51.26	214.54	30.60	221.25	57.01 to 171.17	123,347	66,410

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	18	98.68	116.27	52.23	54.69	222.64	30.60	221.25	57.01 to 171.17	125,950	65,778
3	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
____ALL____											
	19	99.92	115.51	53.84	51.26	214.54	30.60	221.25	57.01 to 171.17	123,347	66,410

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 Sales Price:	2,353,600	WGT. MEAN:	54	STD:	64.52	95% Wgt. Mean C.I.:	40.78 to 66.90
TOTAL Adj.Sales Price:	2,343,600	MEAN:	116	AVG.ABS.DEV:	51.22	95% Mean C.I.:	84.41 to 146.61
TOTAL Assessed Value:	1,261,790						
AVG. Adj. Sales Price:	123,347	COD:	51.26	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	66,410	PRD:	214.54	MIN Sales Ratio:	30.60		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	17	99.92	115.34	53.69	54.99	214.84	30.60	221.25	47.37 to 207.45	137,505	73,821
2	2	116.92	116.92	113.67	16.67	102.86	97.43	136.40	N/A	3,000	3,410
____ALL____	19	99.92	115.51	53.84	51.26	214.54	30.60	221.25	57.01 to 171.17	123,347	66,410

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	18	98.68	116.27	52.23	54.69	222.64	30.60	221.25	57.01 to 171.17	125,950	65,778
04	1	101.68	101.68	101.68			101.68	101.68	N/A	76,500	77,785
____ALL____	19	99.92	115.51	53.84	51.26	214.54	30.60	221.25	57.01 to 171.17	123,347	66,410

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
15-0536	6	116.92	129.01	48.43	52.80	266.36	47.37	221.25	47.37 to 221.25	329,750	159,707
29-0117	7	101.68	129.99	111.31	53.53	116.79	45.84	216.00	45.84 to 216.00	28,214	31,404
43-0079											
44-0001	3	83.16	71.56	51.57	27.39	138.75	31.59	99.92	N/A	31,500	16,245
44-0011	3	126.39	98.66	47.85	28.59	206.18	30.60	139.00	N/A	24,366	11,660
73-0017											
NonValid School											
____ALL____	19	99.92	115.51	53.84	51.26	214.54	30.60	221.25	57.01 to 171.17	123,347	66,410

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 Sales Price:	2,353,600	WGT. MEAN:	54	STD:	64.52	95% Wgt. Mean C.I.:	40.78 to 66.90
TOTAL Adj.Sales Price:	2,343,600	MEAN:	116	AVG.ABS.DEV:	51.22	95% Mean C.I.:	84.41 to 146.61
TOTAL Assessed Value:	1,261,790						
AVG. Adj. Sales Price:	123,347	COD:	51.26	MAX Sales Ratio:	221.25		
AVG. Assessed Value:	66,410	PRD:	214.54	MIN Sales Ratio:	30.60		

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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	5	136.40	134.08	129.30	12.66	103.70	97.43	171.17	N/A	4,420	5,715
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	1	99.92	99.92	99.92			99.92	99.92	N/A	6,500	6,495
1920 TO 1939	5	214.57	142.80	55.91	34.96	255.42	30.60	221.25	N/A	27,700	15,487
1940 TO 1949	1	83.16	83.16	83.16			83.16	83.16	N/A	28,000	23,285
1950 TO 1959	3	73.76	71.21	64.26	21.78	110.81	45.84	94.03	N/A	25,333	16,280
1960 TO 1969	2	74.53	74.53	49.45	36.44	150.72	47.37	101.68	N/A	998,250	493,597
1970 TO 1979	2	132.23	132.23	118.38	56.89	111.70	57.01	207.45	N/A	38,000	44,982
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	19	99.92	115.51	53.84	51.26	214.54	30.60	221.25	57.01 to 171.17	123,347	66,410

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	6	155.09	163.30	170.65	25.16	95.70	97.43	221.25	97.43 to 221.25	2,833	4,835
5000 TO 9999	1	99.92	99.92	99.92			99.92	99.92	N/A	6,500	6,495
Total \$											
1 TO 9999	7	139.00	154.25	151.09	28.08	102.09	97.43	221.25	97.43 to 221.25	3,357	5,072
10000 TO 29999	5	94.03	118.67	106.71	39.45	111.21	73.76	216.00	N/A	17,520	18,695
30000 TO 59999	3	57.01	103.43	93.36	94.49	110.79	45.84	207.45	N/A	38,666	36,100
60000 TO 99999	3	31.59	54.62	58.58	75.00	93.25	30.60	101.68	N/A	65,500	38,366
500000 +	1	47.37	47.37	47.37			47.37	47.37	N/A	1,920,000	909,410
ALL	19	99.92	115.51	53.84	51.26	214.54	30.60	221.25	57.01 to 171.17	123,347	66,410

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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AVG. Assessed Value:	66,410	PRD:	214.54	MIN Sales Ratio:	30.60		

Printed: 04/01/2008 18:31:28

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	3	136.40	124.28	115.62	10.16	107.49	97.43	139.00	N/A	2,166	2,505
5000 TO 9999	4	192.87	176.73	164.65	21.35	107.34	99.92	221.25	N/A	4,250	6,997
Total \$ _____											
1 TO 9999	7	139.00	154.25	151.09	28.08	102.09	97.43	221.25	97.43 to 221.25	3,357	5,072
10000 TO 29999	9	73.76	84.26	59.73	53.41	141.07	30.60	216.00	31.59 to 126.39	32,511	19,420
60000 TO 99999	2	154.57	154.57	132.18	34.22	116.93	101.68	207.45	N/A	53,750	71,047
500000 +	1	47.37	47.37	47.37			47.37	47.37	N/A	1,920,000	909,410
ALL _____	19	99.92	115.51	53.84	51.26	214.54	30.60	221.25	57.01 to 171.17	123,347	66,410

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	111.91	120.88	68.79	48.33	175.73	30.60	221.25	57.01 to 214.57	19,257	13,246
10	3	99.92	117.74	115.02	53.91	102.36	45.84	207.45	N/A	25,833	29,713
20	2	74.53	74.53	49.45	36.44	150.72	47.37	101.68	N/A	998,250	493,597
ALL _____	19	99.92	115.51	53.84	51.26	214.54	30.60	221.25	57.01 to 171.17	123,347	66,410

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	136.40	134.08	129.30	12.66	103.70	97.43	171.17	N/A	4,420	5,715
340	1	207.45	207.45	207.45			207.45	207.45	N/A	31,000	64,310
344	4	131.69	128.81	48.14	68.21	267.57	30.60	221.25	N/A	498,750	240,095
346	1	31.59	31.59	31.59			31.59	31.59	N/A	60,000	18,955
353	3	99.92	132.55	98.13	43.84	135.07	83.16	214.57	N/A	12,666	12,430
406	3	73.76	77.48	83.78	20.19	92.49	57.01	101.68	N/A	46,000	38,536
442	2	69.94	69.94	61.63	34.45	113.48	45.84	94.03	N/A	29,750	18,335
ALL _____	19	99.92	115.51	53.84	51.26	214.54	30.60	221.25	57.01 to 171.17	123,347	66,410

**2008 Correlation Section
for Hitchcock County**

Commerical Real Property

I. Correlation

COMMERCIAL: The commercial sales in Hitchcock County do not have an organized market. The sales of the given property class are not indicative of other commercial property in similar locations, they are spread all over. For example a retail store in Culbertson cannot be compared to a retail store in Palisade, or an office in Trenton cannot be compared to one in Palisade. The total sampling of sales is small and the dispersion among the assessor locations narrows the analysis. The population of the small towns ranges from approximately 400 to 600 people. The hypothetical removal of the only high dollar sale, book 68 page 119 06/29/07, of \$1,920,000/Frenchman Valley Coop does not help the statistics; median 100.80, mean 119.29, and weighted mean 83.19. It is the belief that because of the known assessment practices in Hitchcock County the values assigned are at 100% level of value.

There is no recommended adjustment for the commercial class of property.

**2008 Correlation Section
for Hitchcock County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	21	19	90.48
2007	23	18	78.26
2006	24	16	66.67
2005	27	20	74.07
2004	24	19	79.17
2003	29	23	79.31
2002	45	34	75.56
2001	57	42	73.68

COMMERCIAL: A review of the utilization grid is showing an increase in the percent of usage, however the actual number of qualified sales remains somewhat constant and within a range of sixteen to twenty over the last five years. This gives indication that Hitchcock County continues to utilize a substantial portion of the commercial sales in the measurement of the commercial properties.

**2008 Correlation Section
for Hitchcock 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 Hitchcock 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	99.92	0.14	100.06	99.92
2007	100.20	0.08	100.28	100.20
2006	97.34	-0.05	97.29	97.34
2005	93.98	-0.08	93.9	95.60
2004	93.61	2.34	95.8	93.61
2003	94	-2.7	91.46	93
2002	82	20.89	99.13	99
2001	86	9.1	93.83	98

COMMERCIAL: The Trended Preliminary Ratio and the R&O Ratio are essentially identical and support a level of value within the acceptable range. The action within the assessed base is consistent with the reported assessment action.

**2008 Correlation Section
for Hitchcock 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 Hitchcock 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)
0.08	2008	0.14
0	2007	0.08
0	2006	-0.05
5.17	2005	-0.08
0	2004	2.34
0	2003	3
64.52	2002	9.1
19.04	2001	9.1

COMMERCIAL: From a review of the percent change table it appears the sold and unsold properties are being treated in a similar manner. The report is consistent with the assessment action as reported in the 2008 Assessment Survey for Hitchcock County.

2008 Correlation Section for Hitchcock 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 Hitchcock County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	99.92	53.84	115.51

COMMERCIAL: The commercial sales in Hitchcock County do not have an organized market. The sales of the given property class are not indicative of other commercial property in similar locations, they are spread all over. For example a retail store in Culbertson cannot be compared to a retail store in Palisade, or an office in Trenton cannot be compared to one in Palisade. The total sampling of sales is small and the dispersion among the assessor locations narrows the analysis. The population of the small towns ranges from approximately 400 to 600 people. The hypothetical removal of the only high dollar sale, book 68 page 119 06/29/07, of \$1,920,000/Frenchman Valley Coop does not help the statistics; median 100.80, mean 119.29, and weighted mean 83.19. It is the belief that because of the known assessment practices in Hitchcock County the values assigned are at 100% level of value.

**2008 Correlation Section
for Hitchcock 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	51.26	214.54
Difference	31.26	111.54

COMMERCIAL: The qualitative statistics are totally unreliable for the commercial class of property because of the sampling size, the dispersion of the sales among the assessor locations and an unorganized market. It is believed that because of the assessment practices the commercial properties are being treated as uniformly and proportionately as possible.

**2008 Correlation Section
for Hitchcock 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	19	19	0
Median	99.92	99.92	0
Wgt. Mean	53.77	53.84	0.07
Mean	115.19	115.51	0.32
COD	51.57	51.26	-0.31
PRD	214.22	214.54	0.32
Min Sales Ratio	30.60	30.60	0
Max Sales Ratio	221.25	221.25	0

COMMERCIAL: The Preliminary Statistics to the R&O Statistics is reflecting a slight change due to the addition of a small portable utility building (valued at 780) to a parcel that is in the file twice once selling 04/14/05 and then again 11/27/06, book 67 page 154 and book 67 page 712 respectively. Otherwise there were no major valuation changes within the commercial class/subclasses for assessment year 2008.

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

Agricultural

Hitchcock County has not identified market influences or characteristics that would warrant establishing different agricultural market areas throughout county. Only a portion of the county that has been influenced by non-agricultural uses and identified as recreational is considered special valuation. An analysis of the market was done and as a result of the changing market conditions the values changed as follows:

The agricultural values for assessment year 2008 had a four percent increase, the agricultural market is identified on the agricultural unimproved statistics as Market Area 90.

The special valuation area along the river for 2008 had a three percent increase, on the agricultural unimproved statistics this area is identified as Market Area 100.

Overall the agricultural land value increased by four percent.

The county has been working with the NRD maps and the AgriData system to make sure the certified irrigated acres are correct on the property record cards.

New soil conversions were sent to all assessors in February of 2008, Hitchcock County has purchased a program called AgriData that allows them access to maps of the county and the ability to identify irrigated, dry, or grass parcels, and provides acre counts by numeric soil type. This computerized data source is a tremendous asset to the county and will be utilized until such time a GIS system can be implemented.

Hitchcock County is concerned that agricultural land values may be impacted in the future by an individual who has purchased land in the southern part of the county along the Kansas border for the purpose of raising and hunting (when no longer useful for breeding purposes) exotic wild animals. The individual is soliciting adjoining landowners in hopes of expanding his holdings. Under the definition of agricultural land his practices are deemed agricultural, thus the high dollar sales would be considered agricultural and would influence other values.

It is worth noting that the mineral leases increased thirty-six percent in Hitchcock County, this will be a substantial increase on the 2008 County Abstract of Assessment Report for Real Property.

2008 Assessment Survey for Hitchcock County

Agricultural Appraisal Information

1.	Data collection done by:
	Appraisal staff and assessment staff as needed.
2.	Valuation done by:
	Appraisal staff and assessment staff.
3.	Pickup work done by whom:
	Appraisal staff and assessment staff as needed.
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Directive 07-01 dated March 9, 2007.
a.	How is agricultural land defined in this county?
	By primary use.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	Non-applicable.
6.	What is the date of the soil survey currently used?
	1970
7.	What date was the last countywide land use study completed?
	The office procedure is to handle this on a continual basis every year.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Primarily FSA maps, NRD maps if available, and on-site inspections.
b.	By whom?
	Office staff.
c.	What proportion is complete / implemented at this time?
	Again, this is an ongoing process in Hitchcock County the occupational tax imposed by the Republican River Basin NRD board has caused even more intense work to check the irrigated acres that are the basis for the tax.
8.	Number of market areas/neighborhoods in the agricultural property class:
	None, other than that area that has been designated as special value.

9.	How are market areas/neighborhoods defined in this property class?
	Non-applicable.
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	Yes – Hitchcock County has designated only a portion of the county as special valuation. A one mile corridor along the Republican River which is indicated by Area 100 on the Statistical Report.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
2	1	7	10

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

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

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Hitchcock County is 74% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Hitchcock County is in compliance with generally accepted mass appraisal practices.

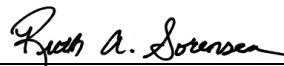
Special Valuation of Agricultural Land

It is my opinion that the level of value of the special valuation of the class of agricultural land in Hitchcock County is 74% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Hitchcock County is in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Hitchcock County is 75% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Hitchcock County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



Ruth A. Sorensen
Property Tax Administrator

**SPECIAL VALUE SECTION
CORRELATION for
Hitchcock County**

I. Agricultural Land Value Correlation

In Hitchcock County there are fifty-eight qualified unimproved agricultural sales that are valued as having non-influenced value. All three measures of central tendency are within the prescribed parameter, median 74.00, weighted mean 74.92, and mean 74.41, and very supportive of one another. For direct equalization purposes the median measure of central tendency will be used in determining the overall level of value. Both of the qualitative measures, coefficient of dispersion (11.02) and price related differential (99.32), have met the acceptable standards and are indicating that the assessment of the agricultural unimproved class has been done in a uniform and proportionate manner. A review of all available statistical data and administrative reports indicates that Hitchcock County has achieved an acceptable level of value and that the quality of assessment has been met.

There will be no adjustment recommended to the agricultural class of land in Hitchcock County.

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6134

Type: Qualified

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

NUMBER of Sales:	58	MEDIAN:	74	COV:	15.74	95% Median C.I.:	71.50 to 77.20	
(AgLand) TOTAL Sales Price:	7,412,649	WGT. MEAN:	75	STD:	11.71	95% Wgt. Mean C.I.:	70.81 to 79.02	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,412,649	MEAN:	74	AVG.ABS.DEV:	8.15	95% Mean C.I.:	71.39 to 77.42	
(AgLand) TOTAL Assessed Value:	5,553,290							
AVG. Adj. Sales Price:	127,804	COD:	11.02	MAX Sales Ratio:	112.73			
AVG. Assessed Value:	95,746	PRD:	99.32	MIN Sales Ratio:	43.65			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	69.17	71.96	71.58	5.58	100.53	67.57	79.14	N/A	98,800	70,720
10/01/04 TO 12/31/04	5	78.57	77.26	77.40	2.37	99.82	72.20	79.50	N/A	135,460	104,850
01/01/05 TO 03/31/05	4	77.31	77.23	76.81	3.11	100.55	74.17	80.12	N/A	107,000	82,182
04/01/05 TO 06/30/05	7	67.57	75.22	76.66	14.90	98.13	62.39	112.73	62.39 to 112.73	102,115	78,278
07/01/05 TO 09/30/05	1	75.18	75.18	75.18			75.18	75.18	N/A	26,629	20,020
10/01/05 TO 12/31/05	3	87.08	85.86	87.40	11.18	98.24	70.64	99.85	N/A	267,832	234,081
01/01/06 TO 03/31/06	6	77.28	81.24	79.12	8.58	102.68	72.52	102.62	72.52 to 102.62	104,433	82,628
04/01/06 TO 06/30/06	5	71.50	75.10	73.35	14.50	102.38	56.77	102.77	N/A	111,264	81,614
07/01/06 TO 09/30/06	3	81.08	77.60	77.42	4.74	100.23	70.09	81.62	N/A	93,166	72,128
10/01/06 TO 12/31/06	2	71.93	71.93	71.74	1.45	100.26	70.89	72.97	N/A	74,050	53,125
01/01/07 TO 03/31/07	9	67.95	68.04	68.20	8.50	99.76	60.33	79.24	61.81 to 76.94	109,872	74,936
04/01/07 TO 06/30/07	10	72.84	69.33	70.56	13.17	98.26	43.65	83.36	52.40 to 79.94	186,664	131,703
<u>Study Years</u>											
07/01/04 TO 06/30/05	19	75.48	75.66	76.21	9.55	99.28	62.39	112.73	67.57 to 79.14	111,395	84,899
07/01/05 TO 06/30/06	15	75.18	79.71	80.78	12.46	98.68	56.77	102.77	71.50 to 87.08	134,203	108,407
07/01/06 TO 06/30/07	24	72.27	70.10	70.49	10.56	99.45	43.65	83.36	62.27 to 78.05	136,795	96,420
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	15	75.18	77.88	81.04	12.80	96.10	62.39	112.73	67.57 to 84.30	131,529	106,596
01/01/06 TO 12/31/06	16	74.63	77.47	76.15	10.33	101.73	56.77	102.77	70.89 to 81.62	100,657	76,654
<u>ALL</u>											
	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6134

Type: Qualified

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

NUMBER of Sales:	58	MEDIAN:	74	COV:	15.74	95% Median C.I.:	71.50 to 77.20	
(AgLand) TOTAL Sales Price:	7,412,649	WGT. MEAN:	75	STD:	11.71	95% Wgt. Mean C.I.:	70.81 to 79.02	(!: land+NAT=0)
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(AgLand) TOTAL Assessed Value:	5,553,290							
AVG. Adj. Sales Price:	127,804	COD:	11.02	MAX Sales Ratio:	112.73			
AVG. Assessed Value:	95,746	PRD:	99.32	MIN Sales Ratio:	43.65			

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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	
4083	8	69.11	70.36	68.79	5.94	102.28	62.27	79.50	62.27 to 79.50	98,031	67,434	
4085	3	78.57	75.46	74.37	5.27	101.47	67.69	80.12	N/A	78,933	58,701	
4087	3	78.05	77.74	78.23	21.51	99.38	52.40	102.77	N/A	247,833	193,870	
4089	6	74.00	69.13	68.17	9.93	101.40	43.65	77.01	43.65 to 77.01	157,625	107,460	
4091	3	72.18	70.82	72.85	9.06	97.21	60.33	79.94	N/A	126,466	92,126	
4285	4	66.22	67.86	69.95	9.14	97.01	61.81	77.20	N/A	152,375	106,591	
4289	3	75.15	76.40	75.89	3.60	100.68	72.97	81.08	N/A	74,533	56,560	
4291	9	73.89	74.48	74.18	5.78	100.41	67.57	79.93	67.57 to 79.24	99,886	74,091	
4293	1	79.02	79.02	79.02			79.02	79.02	N/A	282,000	222,840	
4327	1	62.39	62.39	62.39			62.39	62.39	N/A	162,400	101,325	
4331	3	74.11	77.83	73.02	20.62	106.59	56.77	102.62	N/A	98,306	71,781	
4531	5	75.18	87.05	92.55	17.31	94.06	73.33	112.73	N/A	178,725	165,406	
4533	3	72.20	75.05	73.36	6.63	102.30	69.30	83.65	N/A	132,000	96,841	
4535	3	65.19	70.13	66.71	14.81	105.13	58.12	87.08	N/A	103,119	68,791	
4537	1	84.30	84.30	84.30			84.30	84.30	N/A	40,000	33,720	
4539	2	82.49	82.49	82.29	1.05	100.24	81.62	83.36	N/A	106,280	87,462	
ALL												
	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
90	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746	
ALL												
	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746	

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	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746	
ALL												
	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746	

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6134

Type: Qualified

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

NUMBER of Sales:	58	MEDIAN:	74	COV:	15.74	95% Median C.I.:	71.50 to 77.20	
(AgLand) TOTAL Sales Price:	7,412,649	WGT. MEAN:	75	STD:	11.71	95% Wgt. Mean C.I.:	70.81 to 79.02	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,412,649	MEAN:	74	AVG.ABS.DEV:	8.15	95% Mean C.I.:	71.39 to 77.42	
(AgLand) TOTAL Assessed Value:	5,553,290							
AVG. Adj. Sales Price:	127,804	COD:	11.02	MAX Sales Ratio:	112.73			
AVG. Assessed Value:	95,746	PRD:	99.32	MIN Sales Ratio:	43.65			

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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	20	71.55	73.23	71.37	10.00	102.61	58.12	87.08	67.57 to 79.50	100,020	71,385
DRY-N/A	7	73.89	78.11	76.95	10.44	101.50	67.95	102.77	67.95 to 102.77	129,985	100,024
GRASS	10	75.17	79.46	85.90	9.54	92.51	67.69	102.62	71.50 to 99.85	106,948	91,864
GRASS-N/A	13	75.48	76.20	76.78	10.88	99.25	56.77	112.73	65.19 to 79.94	159,835	122,718
IRRGTD	1	72.52	72.52	72.52			72.52	72.52	N/A	181,000	131,260
IRRGTD-N/A	7	61.81	63.79	66.45	15.95	95.99	43.65	79.02	43.65 to 79.02	167,714	111,453
ALL	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

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	22	74.61	74.75	73.19	10.87	102.13	58.12	102.77	67.57 to 80.12	104,677	76,608
DRY-N/A	5	72.18	73.39	72.85	5.62	100.75	67.95	83.65	N/A	121,480	88,496
GRASS	16	75.33	79.63	84.08	11.53	94.71	56.77	112.73	72.97 to 81.08	106,425	89,480
GRASS-N/A	7	73.33	73.03	74.92	7.40	97.47	62.39	79.94	62.39 to 79.94	206,362	154,612
IRRGTD	1	72.52	72.52	72.52			72.52	72.52	N/A	181,000	131,260
IRRGTD-N/A	7	61.81	63.79	66.45	15.95	95.99	43.65	79.02	43.65 to 79.02	167,714	111,453
ALL	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

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	26	73.05	74.75	73.25	10.24	102.04	58.12	102.77	69.17 to 79.50	109,050	79,881
DRY-N/A	1	67.95	67.95	67.95			67.95	67.95	N/A	75,000	50,960
GRASS	21	75.18	78.10	80.12	10.39	97.48	56.77	112.73	72.97 to 79.24	138,532	110,985
GRASS-N/A	2	72.57	72.57	76.95	10.16	94.30	65.19	79.94	N/A	119,080	91,637
IRRGTD	7	70.64	67.91	71.23	10.66	95.34	52.40	79.02	52.40 to 79.02	165,714	118,045
IRRGTD-N/A	1	43.65	43.65	43.65			43.65	43.65	N/A	195,000	85,120
ALL	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6134

Type: Qualified

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(AgLand) TOTAL Sales Price:	7,412,649	WGT. MEAN:	75	STD:	11.71	95% Wgt. Mean C.I.:	70.81 to 79.02		(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,412,649	MEAN:	74	AVG.ABS.DEV:	8.15	95% Mean C.I.:	71.39 to 77.42		
(AgLand) TOTAL Assessed Value:	5,553,290								
AVG. Adj. Sales Price:	127,804	COD:	11.02	MAX Sales Ratio:	112.73				
AVG. Assessed Value:	95,746	PRD:	99.32	MIN Sales Ratio:	43.65				

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
15-0536	10	78.31	75.39	76.12	11.15	99.05	52.40	102.77	67.57 to 80.12	134,730	102,550
29-0117	17	73.89	74.54	74.02	7.45	100.70	62.27	84.30	68.12 to 79.50	108,870	80,587
43-0079											
44-0001	18	74.14	76.20	78.83	12.79	96.66	56.77	112.73	69.17 to 77.01	147,322	116,140
44-0011	11	72.20	70.07	66.31	12.75	105.67	43.65	87.08	58.12 to 83.65	116,941	77,547
73-0017	2	76.06	76.06	77.51	5.10	98.13	72.18	79.94	N/A	138,200	107,120
NonValid School											
ALL	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	71.50	71.50	71.50			71.50	71.50	N/A	12,000	8,580
50.01 TO 100.00	7	75.18	70.34	66.57	12.38	105.66	52.40	84.30	52.40 to 84.30	56,875	37,862
100.01 TO 180.00	23	72.18	71.88	70.01	9.54	102.66	43.65	87.08	67.57 to 79.14	96,502	67,564
180.01 TO 330.00	14	76.57	78.22	75.88	11.57	103.08	58.12	102.77	68.12 to 83.65	149,135	113,164
330.01 TO 650.00	10	73.75	71.29	71.32	6.05	99.96	56.77	77.01	62.39 to 76.94	156,705	111,758
650.01 +	3	99.85	96.88	90.76	11.58	106.74	78.05	112.73	N/A	376,000	341,270
ALL	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	73.34	73.34	74.04	2.51	99.06	71.50	75.18	N/A	19,314	14,300
30000 TO 59999	7	79.24	77.89	77.72	4.28	100.21	65.19	84.30	65.19 to 84.30	45,565	35,415
60000 TO 99999	17	74.11	76.59	76.63	13.32	99.96	52.40	102.77	67.95 to 83.65	84,156	64,486
100000 TO 149999	16	70.69	70.67	70.99	8.37	99.54	56.77	81.62	66.67 to 76.94	115,738	82,167
150000 TO 249999	12	72.44	71.95	71.28	13.29	100.93	43.65	112.73	62.39 to 77.01	183,923	131,108
250000 TO 499999	3	79.02	83.17	85.07	12.32	97.76	70.64	99.85	N/A	335,166	285,141
500000 +	1	78.05	78.05	78.05			78.05	78.05	N/A	560,000	437,100
ALL	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6134

Type: Qualified

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

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(AgLand) TOTAL Assessed Value:	5,553,290							
AVG. Adj. Sales Price:	127,804	COD:	11.02	MAX Sales Ratio:	112.73			
AVG. Assessed Value:	95,746	PRD:	99.32	MIN Sales Ratio:	43.65			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
5000 TO 9999	1	71.50	71.50	71.50			71.50	71.50	N/A	12,000	8,580	
Total \$												
1 TO 9999	1	71.50	71.50	71.50			71.50	71.50	N/A	12,000	8,580	
10000 TO 29999	1	75.18	75.18	75.18			75.18	75.18	N/A	26,629	20,020	
30000 TO 59999	12	75.16	71.85	69.53	10.86	103.33	52.40	84.30	61.81 to 79.50	58,171	40,447	
60000 TO 99999	27	74.11	74.10	72.27	11.62	102.53	43.65	102.77	67.69 to 79.14	104,532	75,548	
100000 TO 149999	10	72.44	70.88	70.40	6.67	100.68	58.12	81.62	62.39 to 77.20	173,958	122,473	
150000 TO 249999	5	79.02	83.87	81.05	11.39	103.48	70.64	112.73	N/A	227,600	184,465	
250000 TO 499999	2	88.95	88.95	87.34	12.25	101.84	78.05	99.85	N/A	488,000	426,230	
ALL	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746	

**SPECIAL VALUE SECTION
CORRELATION for
Hitchcock County**

II. Special Value Correlation

Only a small portion of Hitchcock County is affected by special value, for purposes of valuation the value has been established from like uninfluenced agricultural sales that have occurred in the surrounding area and valued the same as other agricultural property in this market area.

PAD 2008 Special Value Statistics

Base Stat

Query: 6134

Type: Qualified

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

NUMBER of Sales:	58	MEDIAN:	74	COV:	15.74	95% Median C.I.:	71.50 to 77.20	
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(AgLand) TOTAL Adj.Sales Price:	7,412,649	MEAN:	74	AVG.ABS.DEV:	8.15	95% Mean C.I.:	71.39 to 77.42	
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AVG. Adj. Sales Price:	127,804	COD:	11.02	MAX Sales Ratio:	112.73			
AVG. Assessed Value:	95,746	PRD:	99.32	MIN Sales Ratio:	43.65			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	69.17	71.96	71.58	5.58	100.53	67.57	79.14	N/A	98,800	70,720
10/01/04 TO 12/31/04	5	78.57	77.26	77.40	2.37	99.82	72.20	79.50	N/A	135,460	104,850
01/01/05 TO 03/31/05	4	77.31	77.23	76.81	3.11	100.55	74.17	80.12	N/A	107,000	82,182
04/01/05 TO 06/30/05	7	67.57	75.22	76.66	14.90	98.13	62.39	112.73	62.39 to 112.73	102,115	78,278
07/01/05 TO 09/30/05	1	75.18	75.18	75.18			75.18	75.18	N/A	26,629	20,020
10/01/05 TO 12/31/05	3	87.08	85.86	87.40	11.18	98.24	70.64	99.85	N/A	267,832	234,081
01/01/06 TO 03/31/06	6	77.28	81.24	79.12	8.58	102.68	72.52	102.62	72.52 to 102.62	104,433	82,628
04/01/06 TO 06/30/06	5	71.50	75.10	73.35	14.50	102.38	56.77	102.77	N/A	111,264	81,614
07/01/06 TO 09/30/06	3	81.08	77.60	77.42	4.74	100.23	70.09	81.62	N/A	93,166	72,128
10/01/06 TO 12/31/06	2	71.93	71.93	71.74	1.45	100.26	70.89	72.97	N/A	74,050	53,125
01/01/07 TO 03/31/07	9	67.95	68.04	68.20	8.50	99.76	60.33	79.24	61.81 to 76.94	109,872	74,936
04/01/07 TO 06/30/07	10	72.84	69.33	70.56	13.17	98.26	43.65	83.36	52.40 to 79.94	186,664	131,703
<u>Study Years</u>											
07/01/04 TO 06/30/05	19	75.48	75.66	76.21	9.55	99.28	62.39	112.73	67.57 to 79.14	111,395	84,899
07/01/05 TO 06/30/06	15	75.18	79.71	80.78	12.46	98.68	56.77	102.77	71.50 to 87.08	134,203	108,407
07/01/06 TO 06/30/07	24	72.27	70.10	70.49	10.56	99.45	43.65	83.36	62.27 to 78.05	136,795	96,420
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	15	75.18	77.88	81.04	12.80	96.10	62.39	112.73	67.57 to 84.30	131,529	106,596
01/01/06 TO 12/31/06	16	74.63	77.47	76.15	10.33	101.73	56.77	102.77	70.89 to 81.62	100,657	76,654
<u>ALL</u>											
	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

PAD 2008 Special Value Statistics

Base Stat

Query: 6134

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AVG. Assessed Value:	95,746	PRD:	99.32	MIN Sales Ratio:	43.65			

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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	
4083	8	69.11	70.36	68.79	5.94	102.28	62.27	79.50	62.27 to 79.50	98,031	67,434	
4085	3	78.57	75.46	74.37	5.27	101.47	67.69	80.12	N/A	78,933	58,701	
4087	3	78.05	77.74	78.23	21.51	99.38	52.40	102.77	N/A	247,833	193,870	
4089	6	74.00	69.13	68.17	9.93	101.40	43.65	77.01	43.65 to 77.01	157,625	107,460	
4091	3	72.18	70.82	72.85	9.06	97.21	60.33	79.94	N/A	126,466	92,126	
4285	4	66.22	67.86	69.95	9.14	97.01	61.81	77.20	N/A	152,375	106,591	
4289	3	75.15	76.40	75.89	3.60	100.68	72.97	81.08	N/A	74,533	56,560	
4291	9	73.89	74.48	74.18	5.78	100.41	67.57	79.93	67.57 to 79.24	99,886	74,091	
4293	1	79.02	79.02	79.02			79.02	79.02	N/A	282,000	222,840	
4327	1	62.39	62.39	62.39			62.39	62.39	N/A	162,400	101,325	
4331	3	74.11	77.83	73.02	20.62	106.59	56.77	102.62	N/A	98,306	71,781	
4531	5	75.18	87.05	92.55	17.31	94.06	73.33	112.73	N/A	178,725	165,406	
4533	3	72.20	75.05	73.36	6.63	102.30	69.30	83.65	N/A	132,000	96,841	
4535	3	65.19	70.13	66.71	14.81	105.13	58.12	87.08	N/A	103,119	68,791	
4537	1	84.30	84.30	84.30			84.30	84.30	N/A	40,000	33,720	
4539	2	82.49	82.49	82.29	1.05	100.24	81.62	83.36	N/A	106,280	87,462	
ALL												
	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746	

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RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
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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	
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(AgLand) TOTAL Adj.Sales Price:	7,412,649	MEAN:	74	AVG.ABS.DEV:	8.15	95% Mean C.I.:	71.39 to 77.42	
(AgLand) TOTAL Assessed Value:	5,553,290							
AVG. Adj. Sales Price:	127,804	COD:	11.02	MAX Sales Ratio:	112.73			
AVG. Assessed Value:	95,746	PRD:	99.32	MIN Sales Ratio:	43.65			

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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	20	71.55	73.23	71.37	10.00	102.61	58.12	87.08	67.57 to 79.50	100,020	71,385
DRY-N/A	7	73.89	78.11	76.95	10.44	101.50	67.95	102.77	67.95 to 102.77	129,985	100,024
GRASS	10	75.17	79.46	85.90	9.54	92.51	67.69	102.62	71.50 to 99.85	106,948	91,864
GRASS-N/A	13	75.48	76.20	76.78	10.88	99.25	56.77	112.73	65.19 to 79.94	159,835	122,718
IRRGTD	1	72.52	72.52	72.52			72.52	72.52	N/A	181,000	131,260
IRRGTD-N/A	7	61.81	63.79	66.45	15.95	95.99	43.65	79.02	43.65 to 79.02	167,714	111,453
ALL	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

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	22	74.61	74.75	73.19	10.87	102.13	58.12	102.77	67.57 to 80.12	104,677	76,608
DRY-N/A	5	72.18	73.39	72.85	5.62	100.75	67.95	83.65	N/A	121,480	88,496
GRASS	16	75.33	79.63	84.08	11.53	94.71	56.77	112.73	72.97 to 81.08	106,425	89,480
GRASS-N/A	7	73.33	73.03	74.92	7.40	97.47	62.39	79.94	62.39 to 79.94	206,362	154,612
IRRGTD	1	72.52	72.52	72.52			72.52	72.52	N/A	181,000	131,260
IRRGTD-N/A	7	61.81	63.79	66.45	15.95	95.99	43.65	79.02	43.65 to 79.02	167,714	111,453
ALL	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

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	26	73.05	74.75	73.25	10.24	102.04	58.12	102.77	69.17 to 79.50	109,050	79,881
DRY-N/A	1	67.95	67.95	67.95			67.95	67.95	N/A	75,000	50,960
GRASS	21	75.18	78.10	80.12	10.39	97.48	56.77	112.73	72.97 to 79.24	138,532	110,985
GRASS-N/A	2	72.57	72.57	76.95	10.16	94.30	65.19	79.94	N/A	119,080	91,637
IRRGTD	7	70.64	67.91	71.23	10.66	95.34	52.40	79.02	52.40 to 79.02	165,714	118,045
IRRGTD-N/A	1	43.65	43.65	43.65			43.65	43.65	N/A	195,000	85,120
ALL	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

PAD 2008 Special Value Statistics

Base Stat

Query: 6134

Type: Qualified

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

NUMBER of Sales:	58	MEDIAN:	74	COV:	15.74	95% Median C.I.:	71.50 to 77.20	
(AgLand) TOTAL Sales Price:	7,412,649	WGT. MEAN:	75	STD:	11.71	95% Wgt. Mean C.I.:	70.81 to 79.02	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	7,412,649	MEAN:	74	AVG.ABS.DEV:	8.15	95% Mean C.I.:	71.39 to 77.42	
(AgLand) TOTAL Assessed Value:	5,553,290							
AVG. Adj. Sales Price:	127,804	COD:	11.02	MAX Sales Ratio:	112.73			
AVG. Assessed Value:	95,746	PRD:	99.32	MIN Sales Ratio:	43.65			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
-											
15-0536	10	78.31	75.39	76.12	11.15	99.05	52.40	102.77	67.57 to 80.12	134,730	102,550
29-0117	17	73.89	74.54	74.02	7.45	100.70	62.27	84.30	68.12 to 79.50	108,870	80,587
43-0079											
44-0001	18	74.14	76.20	78.83	12.79	96.66	56.77	112.73	69.17 to 77.01	147,322	116,140
44-0011	11	72.20	70.07	66.31	12.75	105.67	43.65	87.08	58.12 to 83.65	116,941	77,547
73-0017	2	76.06	76.06	77.51	5.10	98.13	72.18	79.94	N/A	138,200	107,120
NonValid School											
ALL	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
30.01 TO 50.00	1	71.50	71.50	71.50			71.50	71.50	N/A	12,000	8,580
50.01 TO 100.00	7	75.18	70.34	66.57	12.38	105.66	52.40	84.30	52.40 to 84.30	56,875	37,862
100.01 TO 180.00	23	72.18	71.88	70.01	9.54	102.66	43.65	87.08	67.57 to 79.14	96,502	67,564
180.01 TO 330.00	14	76.57	78.22	75.88	11.57	103.08	58.12	102.77	68.12 to 83.65	149,135	113,164
330.01 TO 650.00	10	73.75	71.29	71.32	6.05	99.96	56.77	77.01	62.39 to 76.94	156,705	111,758
650.01 +	3	99.85	96.88	90.76	11.58	106.74	78.05	112.73	N/A	376,000	341,270
ALL	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	73.34	73.34	74.04	2.51	99.06	71.50	75.18	N/A	19,314	14,300
30000 TO 59999	7	79.24	77.89	77.72	4.28	100.21	65.19	84.30	65.19 to 84.30	45,565	35,415
60000 TO 99999	17	74.11	76.59	76.63	13.32	99.96	52.40	102.77	67.95 to 83.65	84,156	64,486
100000 TO 149999	16	70.69	70.67	70.99	8.37	99.54	56.77	81.62	66.67 to 76.94	115,738	82,167
150000 TO 249999	12	72.44	71.95	71.28	13.29	100.93	43.65	112.73	62.39 to 77.01	183,923	131,108
250000 TO 499999	3	79.02	83.17	85.07	12.32	97.76	70.64	99.85	N/A	335,166	285,141
500000 +	1	78.05	78.05	78.05			78.05	78.05	N/A	560,000	437,100
ALL	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746

PAD 2008 Special Value Statistics

Base Stat

Query: 6134

Type: Qualified

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

NUMBER of Sales:	58	MEDIAN:	74	COV:	15.74	95% Median C.I.:	71.50 to 77.20
(AgLand) TOTAL Sales Price:	7,412,649	WGT. MEAN:	75	STD:	11.71	95% Wgt. Mean C.I.:	70.81 to 79.02
(AgLand) TOTAL Adj.Sales Price:	7,412,649	MEAN:	74	AVG.ABS.DEV:	8.15	95% Mean C.I.:	71.39 to 77.42
(AgLand) TOTAL Assessed Value:	5,553,290						
AVG. Adj. Sales Price:	127,804	COD:	11.02	MAX Sales Ratio:	112.73		
AVG. Assessed Value:	95,746	PRD:	99.32	MIN Sales Ratio:	43.65		

(!: land+NAT=0)

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	1	71.50	71.50	71.50			71.50	71.50	N/A	12,000	8,580	
Total \$ _____												
1 TO 9999	1	71.50	71.50	71.50			71.50	71.50	N/A	12,000	8,580	
10000 TO 29999	1	75.18	75.18	75.18			75.18	75.18	N/A	26,629	20,020	
30000 TO 59999	12	75.16	71.85	69.53	10.86	103.33	52.40	84.30	61.81 to 79.50	58,171	40,447	
60000 TO 99999	27	74.11	74.10	72.27	11.62	102.53	43.65	102.77	67.69 to 79.14	104,532	75,548	
100000 TO 149999	10	72.44	70.88	70.40	6.67	100.68	58.12	81.62	62.39 to 77.20	173,958	122,473	
150000 TO 249999	5	79.02	83.87	81.05	11.39	103.48	70.64	112.73	N/A	227,600	184,465	
250000 TO 499999	2	88.95	88.95	87.34	12.25	101.84	78.05	99.85	N/A	488,000	426,230	
ALL _____												
	58	74.00	74.41	74.92	11.02	99.32	43.65	112.73	71.50 to 77.20	127,804	95,746	

**SPECIAL VALUE SECTION
CORRELATION for
Hitchcock County**

III. Recapture Value Correlation

In Hitchcock County there were twelve sales that were qualified unimproved agricultural sales that have a recapture value. Of the three measures of central tendency only the median (74.88) appears to be within the range. However, there is one low dollar sale that is affecting the central measures. When book 68 Page 16 sale date 04/26/07 is hypothetically removed from the “mix” the median is 74.19, weighted mean 71.18, and mean 66.24. The qualitative measures (COD 19.07, PRD 114.02) as well are being affected; when the outlier is hypothetically removed these measures become COD 14.85 and PRD 107.47. Even though the price related differential is still above the standard it is not a concern because of the known assessment practices within Hitchcock County. A review of all available statistical data and administrative reports indicates that Hitchcock County has achieved an acceptable level of value and that the quality of assessment has been met.

There will be no recommended adjustment to the recapture valuation of the class of agricultural land in Hitchcock County.

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6134

Type: Qualified

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

NUMBER of Sales:	12	MEDIAN:	75	COV:	27.69	95% Median C.I.:	60.30 to 87.68	
(AgLand) TOTAL Sales Price:	2,220,950	WGT. MEAN:	66	STD:	20.94	95% Wgt. Mean C.I.:	46.48 to 86.15	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,220,950	MEAN:	76	AVG.ABS.DEV:	14.28	95% Mean C.I.:	62.31 to 88.92	
(AgLand) TOTAL Assessed Value:	1,472,790							
AVG. Adj. Sales Price:	185,079	COD:	19.07	MAX Sales Ratio:	124.33			
AVG. Assessed Value:	122,732	PRD:	114.02	MIN Sales Ratio:	44.30			

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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	1	60.30	60.30	60.30			60.30	60.30	N/A	115,000	69,340
10/01/04 TO 12/31/04	1	80.89	80.89	80.89			80.89	80.89	N/A	235,000	190,090
01/01/05 TO 03/31/05	2	83.57	83.57	82.50	4.92	101.30	79.46	87.68	N/A	102,975	84,950
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	5	74.19	72.84	80.77	11.86	90.18	49.13	91.43	N/A	142,400	115,014
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	66.20	66.20	66.20			66.20	66.20	N/A	200,000	132,390
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	1	44.30	44.30	44.30			44.30	44.30	N/A	750,000	332,270
04/01/07 TO 06/30/07	1	124.33	124.33	124.33			124.33	124.33	N/A	3,000	3,730
<u>Study Years</u>											
07/01/04 TO 06/30/05	4	80.18	77.08	77.22	8.98	99.82	60.30	87.68	N/A	138,987	107,332
07/01/05 TO 06/30/06	6	74.04	71.73	77.57	11.70	92.47	49.13	91.43	49.13 to 91.43	152,000	117,910
07/01/06 TO 06/30/07	2	84.32	84.32	44.62	47.46	188.96	44.30	124.33	N/A	376,500	168,000
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	7	75.57	75.91	81.16	11.60	93.53	49.13	91.43	49.13 to 91.43	131,135	106,424
01/01/06 TO 12/31/06	1	66.20	66.20	66.20			66.20	66.20	N/A	200,000	132,390
<u>ALL</u>											
	12	74.88	75.61	66.31	19.07	114.02	44.30	124.33	60.30 to 87.68	185,079	122,732

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
4285	1	79.46	79.46	79.46			79.46	79.46	N/A	129,950	103,260
4287	2	63.25	63.25	64.04	4.66	98.76	60.30	66.20	N/A	157,500	100,865
4323	5	74.19	72.84	80.77	11.86	90.18	49.13	91.43	N/A	142,400	115,014
4325	1	44.30	44.30	44.30			44.30	44.30	N/A	750,000	332,270
4327	1	87.68	87.68	87.68			87.68	87.68	N/A	76,000	66,640
4329	2	102.61	102.61	81.44	21.17	126.00	80.89	124.33	N/A	119,000	96,910
<u>ALL</u>											
	12	74.88	75.61	66.31	19.07	114.02	44.30	124.33	60.30 to 87.68	185,079	122,732

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
100	12	74.88	75.61	66.31	19.07	114.02	44.30	124.33	60.30 to 87.68	185,079	122,732
<u>ALL</u>											
	12	74.88	75.61	66.31	19.07	114.02	44.30	124.33	60.30 to 87.68	185,079	122,732

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6134

Type: Qualified

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

NUMBER of Sales:	12	MEDIAN:	75	COV:	27.69	95% Median C.I.:	60.30 to 87.68	
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(AgLand) TOTAL Adj.Sales Price:	2,220,950	MEAN:	76	AVG.ABS.DEV:	14.28	95% Mean C.I.:	62.31 to 88.92	
(AgLand) TOTAL Assessed Value:	1,472,790							
AVG. Adj. Sales Price:	185,079	COD:	19.07	MAX Sales Ratio:	124.33			
AVG. Assessed Value:	122,732	PRD:	114.02	MIN Sales Ratio:	44.30			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	12	74.88	75.61	66.31	19.07	114.02	44.30	124.33	60.30 to 87.68	185,079	122,732
ALL	12	74.88	75.61	66.31	19.07	114.02	44.30	124.33	60.30 to 87.68	185,079	122,732

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-N/A	1	87.68	87.68	87.68			87.68	87.68	N/A	76,000	66,640
GRASS	1	124.33	124.33	124.33			124.33	124.33	N/A	3,000	3,730
GRASS-N/A	8	70.04	66.88	62.41	16.98	107.15	44.30	91.43	44.30 to 91.43	222,125	138,633
IRRGTD-N/A	2	80.18	80.18	80.38	0.89	99.74	79.46	80.89	N/A	182,475	146,675
ALL	12	74.88	75.61	66.31	19.07	114.02	44.30	124.33	60.30 to 87.68	185,079	122,732

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-N/A	1	87.68	87.68	87.68			87.68	87.68	N/A	76,000	66,640
GRASS	2	84.32	84.32	44.62	47.46	188.96	44.30	124.33	N/A	376,500	168,000
GRASS-N/A	7	73.88	70.10	75.64	12.68	92.68	49.13	91.43	49.13 to 91.43	146,714	110,971
IRRGTD	1	79.46	79.46	79.46			79.46	79.46	N/A	129,950	103,260
IRRGTD-N/A	1	80.89	80.89	80.89			80.89	80.89	N/A	235,000	190,090
ALL	12	74.88	75.61	66.31	19.07	114.02	44.30	124.33	60.30 to 87.68	185,079	122,732

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	1	87.68	87.68	87.68			87.68	87.68	N/A	76,000	66,640
GRASS	6	74.88	80.62	62.70	22.03	128.58	44.30	124.33	44.30 to 124.33	235,000	147,341
GRASS-N/A	3	60.30	58.54	61.82	9.44	94.69	49.13	66.20	N/A	123,333	76,250
IRRGTD	2	80.18	80.18	80.38	0.89	99.74	79.46	80.89	N/A	182,475	146,675
ALL	12	74.88	75.61	66.31	19.07	114.02	44.30	124.33	60.30 to 87.68	185,079	122,732

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6134

Type: Qualified

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(AgLand) TOTAL Sales Price:	2,220,950	WGT. MEAN:	66	STD:	20.94	95% Wgt. Mean C.I.:	46.48 to 86.15	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,220,950	MEAN:	76	AVG.ABS.DEV:	14.28	95% Mean C.I.:	62.31 to 88.92	
(AgLand) TOTAL Assessed Value:	1,472,790							
AVG. Adj. Sales Price:	185,079	COD:	19.07	MAX Sales Ratio:	124.33			
AVG. Assessed Value:	122,732	PRD:	114.02	MIN Sales Ratio:	44.30			

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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)												
-												
15-0536												
29-0117	6	74.04	68.08	62.06	16.63	109.70	44.30	91.43	44.30 to 91.43	243,666	151,223	
43-0079												
44-0001	1	79.46	79.46	79.46			79.46	79.46	N/A	129,950	103,260	
44-0011	5	80.89	83.88	73.48	21.14	114.15	60.30	124.33	N/A	125,800	92,438	
73-0017												
NonValid School												
ALL	12	74.88	75.61	66.31	19.07	114.02	44.30	124.33	60.30 to 87.68	185,079	122,732	

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	124.33	124.33	124.33			124.33	124.33	N/A	3,000	3,730	
50.01 TO 100.00	2	61.66	61.66	61.43	20.32	100.38	49.13	74.19	N/A	54,000	33,170	
100.01 TO 180.00	4	76.67	75.33	74.39	10.75	101.27	60.30	87.68	N/A	104,487	77,726	
180.01 TO 330.00	3	75.57	74.22	74.53	6.48	99.58	66.20	80.89	N/A	200,666	149,563	
330.01 TO 650.00	1	91.43	91.43	91.43			91.43	91.43	N/A	340,000	310,855	
650.01 +	1	44.30	44.30	44.30			44.30	44.30	N/A	750,000	332,270	
ALL	12	74.88	75.61	66.31	19.07	114.02	44.30	124.33	60.30 to 87.68	185,079	122,732	

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	124.33	124.33	124.33			124.33	124.33	N/A	3,000	3,730	
Total \$												
1 TO 9999	1	124.33	124.33	124.33			124.33	124.33	N/A	3,000	3,730	
30000 TO 59999	2	61.66	61.66	61.43	20.32	100.38	49.13	74.19	N/A	54,000	33,170	
60000 TO 99999	2	80.78	80.78	79.95	8.54	101.04	73.88	87.68	N/A	86,500	69,152	
100000 TO 149999	2	69.88	69.88	70.46	13.71	99.17	60.30	79.46	N/A	122,475	86,300	
150000 TO 249999	3	75.57	74.22	74.53	6.48	99.58	66.20	80.89	N/A	200,666	149,563	
250000 TO 499999	1	91.43	91.43	91.43			91.43	91.43	N/A	340,000	310,855	
500000 +	1	44.30	44.30	44.30			44.30	44.30	N/A	750,000	332,270	
ALL	12	74.88	75.61	66.31	19.07	114.02	44.30	124.33	60.30 to 87.68	185,079	122,732	

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6134

Type: Qualified

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

NUMBER of Sales:	12	MEDIAN:	75	COV:	27.69	95% Median C.I.:	60.30 to 87.68	
(AgLand) TOTAL Sales Price:	2,220,950	WGT. MEAN:	66	STD:	20.94	95% Wgt. Mean C.I.:	46.48 to 86.15	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,220,950	MEAN:	76	AVG.ABS.DEV:	14.28	95% Mean C.I.:	62.31 to 88.92	
(AgLand) TOTAL Assessed Value:	1,472,790							
AVG. Adj. Sales Price:	185,079	COD:	19.07	MAX Sales Ratio:	124.33			
AVG. Assessed Value:	122,732	PRD:	114.02	MIN Sales Ratio:	44.30			

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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	124.33	124.33	124.33			124.33	124.33	N/A	3,000	3,730	
Total \$ _____												
1 TO 9999	1	124.33	124.33	124.33			124.33	124.33	N/A	3,000	3,730	
10000 TO 29999	1	49.13	49.13	49.13			49.13	49.13	N/A	55,000	27,020	
30000 TO 59999	1	74.19	74.19	74.19			74.19	74.19	N/A	53,000	39,320	
60000 TO 99999	3	73.88	73.95	72.10	12.35	102.57	60.30	87.68	N/A	96,000	69,215	
100000 TO 149999	3	75.57	73.74	72.82	5.85	101.27	66.20	79.46	N/A	165,650	120,620	
150000 TO 249999	1	80.89	80.89	80.89			80.89	80.89	N/A	235,000	190,090	
250000 TO 499999	2	67.87	67.87	59.00	34.72	115.02	44.30	91.43	N/A	545,000	321,562	
ALL _____	12	74.88	75.61	66.31	19.07	114.02	44.30	124.33	60.30 to 87.68	185,079	122,732	

2008

Methodology for Special Valuation

Hitchcock County

The Hitchcock County State Assessment office submits this report to the Department of Property Assessment and Taxation, pursuant to 350, Nebraska Administrative Code, Chapter 11, 005.04 (03/04). Hitchcock County submits that the following methodologies are used to value agricultural land that is influenced by forces other than purely agricultural purposes. The influence identified is recreational.

Market Areas

Hitchcock County currently has 1 market area throughout the county.

Identification

The land in market area 90 has been identified as those areas least likely to be influenced by non-agricultural uses.

The land in market area 100 has been identified as areas that are located along the river. These parcels do have river frontage and some are parcels used primarily for recreational purposes. Other parcels are used for both agricultural and recreational.

Zoning

Zoning is no longer a criteria for determining special valuation. Each parcel must be looked at separately to determine the primary usage and commercial production, if any. However, zoning has not been a consideration in the recreational river corridor; this land is zoned agricultural with several different levels that do not exclude recreational usage.

Agricultural Values

Values are placed on agricultural properties using the sales comparison approach. Visual observation and analysis of sales data are used to check for influences other than pure agriculture usage. The highest and best use analysis allows the separation of these sales to create a pure agricultural value, which when applied, indicates the appropriate special valuation.

The special valuation market area 100 was created in conjunction with the Agricultural Market area 90. Special valuation values are determined by the agricultural tables developed for the related market area. This relationship is determined geographically and is considered to be the best indicator according to the sales

Market Values (Recapture)

Analysis of sales in the special valuation areas creates a market value for properties that are influenced by other use purposes. In the case of recreational sales, these sales will be located as near the subject property as possible.

The sales that indicate a higher value for use other than agriculture use, becomes the recapture values. Further market analysis shows specific areas where these values are applied. To date, the non-agricultural influence in Hitchcock County exists along the river and recent sales are showing that the canyon areas in the southern part of the County are being used for both agricultural and recreational purposes. In particular exotic animal hunts are being sold as well as the raising of these animals on the parcel.

Qualifying Property

Properties with questionable agricultural usage will be or have been notified of the intent to remove these properties from special valuation consideration. The Hitchcock County staff will investigate any claims of qualification for special valuation regarding these properties, as well as any new claims.

Pam Meisenbach
Assessment Manager

Jeff Wilhelm
State Appraiser

Judy K. McDonald
Assessment Assistant

County 44 - Hitchcock

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,178	Value 319,988,090	Total Growth 1,100,960 (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	177	385,975	0	0	33	259,275	210	645,250	
2. Res Improv Land	967	2,302,375	0	0	203	1,700,815	1,170	4,003,190	
3. Res Improvements	972	29,092,100	0	0	216	12,894,790	1,188	41,986,890	
4. Res Total	1,149	31,780,450	0	0	249	14,854,880	1,398	46,635,330	530,015
% of Total	82.18	68.14	0.00	0.00	17.81	31.85	33.46	14.57	48.14
5. Rec UnImp Land	0	0	0	0	15	35,200	15	35,200	
6. Rec Improv Land	1	2,000	0	0	43	125,090	44	127,090	
7. Rec Improvements	1	6,230	0	0	171	2,485,985	172	2,492,215	
8. Rec Total	1	8,230	0	0	186	2,646,275	187	2,654,505	33,440
% of Total	0.53	0.31	0.00	0.00	99.46	99.68	4.47	0.82	3.03
Res+Rec Total	1,150	31,788,680	0	0	435	17,501,155	1,585	49,289,835	563,455
% of Total	72.55	64.49	0.00	0.00	27.44	35.50	37.93	15.40	51.17

County 44 - Hitchcock

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,178	Value 319,988,090	Total Growth 1,100,960 (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	27	54,645	0	0	3	19,530	30	74,175	
10. Comm Improv Land	128	323,125	0	0	19	141,625	147	464,750	
11. Comm Improvements	135	5,436,185	0	0	38	2,423,045	173	7,859,230	
12. Comm Total	162	5,813,955	0	0	41	2,584,200	203	8,398,155	312,895
% of Total	79.80	69.22	0.00	0.00	20.19	30.77	4.85	2.62	28.42
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	3	39,415	0	0	3	133,620	6	173,035	
15. Ind Improvements	4	1,945,705	0	0	3	18,139,470	7	20,085,175	
16. Ind Total	4	1,985,120	0	0	3	18,273,090	7	20,258,210	0
% of Total	57.14	9.79	0.00	0.00	42.85	90.20	0.16	6.33	0.00
Comm+Ind Total	166	7,799,075	0	0	44	20,857,290	210	28,656,365	312,895
% of Total	79.04	27.21	0.00	0.00	20.95	72.78	5.02	8.95	28.42
17. Taxable Total	1,316	39,587,755	0	0	479	38,358,445	1,795	77,946,200	876,350
% of Total	73.31	50.78	0.00	0.00	26.68	22.45	42.96	24.35	79.59

County 44 - Hitchcock

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

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	133	65,386,150
24. Mineral Interest-Non-Producing	0	0	0	0	23	9,950
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	133	65,386,150	0	0		
24. Mineral Interest-Non-Producing	23	9,950	0	0		
25. Mineral Interest Total	156	65,396,100	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	129	0	151	280

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,757	112,482,580	1,757	112,482,580
28. Ag-Improved Land	0	0	0	0	443	45,730,100	443	45,730,100
29. Ag-Improvements	0	0	0	0	470	18,433,110	470	18,433,110
30. Ag-Total Taxable							2,227	176,645,790

County 44 - Hitchcock

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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	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	13	18.000	38,100	13	18.000	38,100	
32. HomeSite Improv Land	319	847.100	1,851,980	319	847.100	1,851,980	
33. HomeSite Improvements	288		13,363,065	288		13,363,065	224,610
34. HomeSite Total				301	865.100	15,253,145	
35. FarmSite UnImp Land	32	32.240	16,120	32	32.240	16,120	
36. FarmSite Impr Land	119	167.150	123,375	119	167.150	123,375	
37. FarmSite Improv	451		5,070,045	451		5,070,045	0
38. FarmSite Total				483	199.390	5,209,540	
39. Road & Ditches		5,455.400			5,455.400		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				784	6,519.890	20,462,685	224,610

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	0	0.000	0
44. Recapture Val			0			0
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	243	35,175.970	13,165,570	243	35,175.970	13,165,570
44. Recapture Val			18,663,465			18,663,465

County 44 - Hitchcock

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 10

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	5,472.430	5,156,365	5,472.430	5,156,365
47. 2A1	0.000	0	0.000	0	526.110	368,280	526.110	368,280
48. 2A	0.000	0	0.000	0	1,181.740	768,135	1,181.740	768,135
49. 3A1	0.000	0	0.000	0	131.000	78,600	131.000	78,600
50. 3A	0.000	0	0.000	0	273.720	136,860	273.720	136,860
51. 4A1	0.000	0	0.000	0	540.500	254,035	540.500	254,035
52. 4A	0.000	0	0.000	0	418.000	196,460	418.000	196,460
53. Total	0.000	0	0.000	0	8,543.500	6,958,735	8,543.500	6,958,735
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	3,538.350	1,627,650	3,538.350	1,627,650
56. 2D1	0.000	0	0.000	0	307.000	122,800	307.000	122,800
57. 2D	0.000	0	0.000	0	756.620	264,815	756.620	264,815
58. 3D1	0.000	0	0.000	0	232.000	74,240	232.000	74,240
59. 3D	0.000	0	0.000	0	112.000	30,800	112.000	30,800
60. 4D1	0.000	0	0.000	0	607.160	166,980	607.160	166,980
61. 4D	0.000	0	0.000	0	448.650	98,705	448.650	98,705
62. Total	0.000	0	0.000	0	6,001.780	2,385,990	6,001.780	2,385,990
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	916.900	209,205	916.900	209,205
65. 2G1	0.000	0	0.000	0	349.530	76,895	349.530	76,895
66. 2G	0.000	0	0.000	0	1,003.290	222,770	1,003.290	222,770
67. 3G1	0.000	0	0.000	0	106.000	23,320	106.000	23,320
68. 3G	0.000	0	0.000	0	430.490	94,705	430.490	94,705
69. 4G1	0.000	0	0.000	0	1,605.950	353,295	1,605.950	353,295
70. 4G	0.000	0	0.000	0	14,498.650	3,230,065	14,498.650	3,230,065
71. Total	0.000	0	0.000	0	18,910.810	4,210,255	18,910.810	4,210,255
72. Waste	0.000	0	0.000	0	2,025.500	126,295	2,025.500	126,295
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		5,876.120		5,876.120	
75. Total	0.000	0	0.000	0	35,481.590	13,681,275	35,481.590	13,681,275

County 44 - Hitchcock

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 90

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	24,085.930	20,389,070	24,085.930	20,389,070
47. 2A1	0.000	0	0.000	0	1,326.270	928,390	1,326.270	928,390
48. 2A	0.000	0	0.000	0	1,131.630	735,560	1,131.630	735,560
49. 3A1	0.000	0	0.000	0	639.000	383,400	639.000	383,400
50. 3A	0.000	0	0.000	0	106.800	53,400	106.800	53,400
51. 4A1	0.000	0	0.000	0	882.240	414,655	882.240	414,655
52. 4A	0.000	0	0.000	0	834.190	392,070	834.190	392,070
53. Total	0.000	0	0.000	0	29,006.060	23,296,545	29,006.060	23,296,545
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	147,865.120	68,132,880	147,865.120	68,132,880
56. 2D1	0.000	0	0.000	0	1,809.660	723,865	1,809.660	723,865
57. 2D	0.000	0	0.000	0	2,026.050	716,315	2,026.050	716,315
58. 3D1	0.000	0	0.000	0	18,799.670	6,015,910	18,799.670	6,015,910
59. 3D	0.000	0	0.000	0	267.000	73,425	267.000	73,425
60. 4D1	0.000	0	0.000	0	7,815.460	2,150,820	7,815.460	2,150,820
61. 4D	0.000	0	0.000	0	4,138.950	913,065	4,138.950	913,065
62. Total	0.000	0	0.000	0	182,721.910	78,726,280	182,721.910	78,726,280
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	13,537.230	2,990,375	13,537.230	2,990,375
65. 2G1	0.000	0	0.000	0	1,451.720	319,380	1,451.720	319,380
66. 2G	0.000	0	0.000	0	2,032.040	455,330	2,032.040	455,330
67. 3G1	0.000	0	0.000	0	3,109.460	684,080	3,109.460	684,080
68. 3G	0.000	0	0.000	0	638.000	140,360	638.000	140,360
69. 4G1	0.000	0	0.000	0	7,168.760	1,589,315	7,168.760	1,589,315
70. 4G	0.000	0	0.000	0	154,900.650	34,078,850	154,900.650	34,078,850
71. Total	0.000	0	0.000	0	182,837.860	40,257,690	182,837.860	40,257,690
72. Waste	0.000	0	0.000	0	4,432.150	221,315	4,432.150	221,315
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		2,965.760		2,965.760	
75. Total	0.000	0	0.000	0	398,997.980	142,501,830	398,997.980	142,501,830

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	37,549.560	30,255,280	37,549.560	30,255,280
77.Dry Land	0.000	0	0.000	0	188,723.690	81,112,270	188,723.690	81,112,270
78.Grass	0.000	0	0.000	0	201,748.670	44,467,945	201,748.670	44,467,945
79.Waste	0.000	0	0.000	0	6,457.650	347,610	6,457.650	347,610
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	8,841.880	0	8,841.880	0
82.Total	0.000	0	0.000	0	434,479.570	156,183,105	434,479.570	156,183,105

2008 Agricultural Land Detail

County 44 - Hitchcock

Market Area: **10**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	5,472.430	64.05%	5,156,365	74.10%	942.244
2A1	526.110	6.16%	368,280	5.29%	700.005
2A	1,181.740	13.83%	768,135	11.04%	650.003
3A1	131.000	1.53%	78,600	1.13%	600.000
3A	273.720	3.20%	136,860	1.97%	500.000
4A1	540.500	6.33%	254,035	3.65%	470.000
4A	418.000	4.89%	196,460	2.82%	470.000
Irrigated Total	8,543.500	100.00%	6,958,735	100.00%	814.506

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	3,538.350	58.96%	1,627,650	68.22%	460.002
2D1	307.000	5.12%	122,800	5.15%	400.000
2D	756.620	12.61%	264,815	11.10%	349.997
3D1	232.000	3.87%	74,240	3.11%	320.000
3D	112.000	1.87%	30,800	1.29%	275.000
4D1	607.160	10.12%	166,980	7.00%	275.018
4D	448.650	7.48%	98,705	4.14%	220.004
Dry Total	6,001.780	100.00%	2,385,990	100.00%	397.547

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	916.900	4.85%	209,205	4.97%	228.165
2G1	349.530	1.85%	76,895	1.83%	219.995
2G	1,003.290	5.31%	222,770	5.29%	222.039
3G1	106.000	0.56%	23,320	0.55%	220.000
3G	430.490	2.28%	94,705	2.25%	219.993
4G1	1,605.950	8.49%	353,295	8.39%	219.991
4G	14,498.650	76.67%	3,230,065	76.72%	222.783
Grass Total	18,910.810	100.00%	4,210,255	100.00%	222.637

Irrigated Total	8,543.500	24.08%	6,958,735	50.86%	814.506
Dry Total	6,001.780	16.92%	2,385,990	17.44%	397.547
Grass Total	18,910.810	53.30%	4,210,255	30.77%	222.637
Waste	2,025.500	5.71%	126,295	0.92%	62.352
Other	0.000	0.00%	0	0.00%	0.000
Exempt	5,876.120	16.56%			
Market Area Total	35,481.590	100.00%	13,681,275	100.00%	385.587

As Related to the County as a Whole

Irrigated Total	8,543.500	22.75%	6,958,735	23.00%	
Dry Total	6,001.780	3.18%	2,385,990	2.94%	
Grass Total	18,910.810	9.37%	4,210,255	9.47%	
Waste	2,025.500	31.37%	126,295	36.33%	
Other	0.000	0.00%	0	0.00%	
Exempt	5,876.120	66.46%			
Market Area Total	35,481.590	8.17%	13,681,275	8.76%	

2008 Agricultural Land Detail

County 44 - Hitchcock

Market Area: **90**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	24,085.930	83.04%	20,389,070	87.52%	846.513
2A1	1,326.270	4.57%	928,390	3.99%	700.000
2A	1,131.630	3.90%	735,560	3.16%	650.000
3A1	639.000	2.20%	383,400	1.65%	600.000
3A	106.800	0.37%	53,400	0.23%	500.000
4A1	882.240	3.04%	414,655	1.78%	470.002
4A	834.190	2.88%	392,070	1.68%	470.000
Irrigated Total	29,006.060	100.00%	23,296,545	100.00%	803.161
Dry:					
1D1	0.000	0.00%	0	0.00%	0.000
1D	147,865.120	80.92%	68,132,880	86.54%	460.777
2D1	1,809.660	0.99%	723,865	0.92%	400.000
2D	2,026.050	1.11%	716,315	0.91%	353.552
3D1	18,799.670	10.29%	6,015,910	7.64%	320.000
3D	267.000	0.15%	73,425	0.09%	275.000
4D1	7,815.460	4.28%	2,150,820	2.73%	275.200
4D	4,138.950	2.27%	913,065	1.16%	220.603
Dry Total	182,721.910	100.00%	78,726,280	100.00%	430.852
Grass:					
1G1	0.000	0.00%	0	0.00%	0.000
1G	13,537.230	7.40%	2,990,375	7.43%	220.900
2G1	1,451.720	0.79%	319,380	0.79%	220.001
2G	2,032.040	1.11%	455,330	1.13%	224.075
3G1	3,109.460	1.70%	684,080	1.70%	219.999
3G	638.000	0.35%	140,360	0.35%	220.000
4G1	7,168.760	3.92%	1,589,315	3.95%	221.700
4G	154,900.650	84.72%	34,078,850	84.65%	220.004
Grass Total	182,837.860	100.00%	40,257,690	100.00%	220.182
Irrigated Total	29,006.060	7.27%	23,296,545	16.35%	803.161
Dry Total	182,721.910	45.80%	78,726,280	55.25%	430.852
Grass Total	182,837.860	45.82%	40,257,690	28.25%	220.182
Waste	4,432.150	1.11%	221,315	0.16%	49.934
Other	0.000	0.00%	0	0.00%	0.000
Exempt	2,965.760	0.74%			
Market Area Total	398,997.980	100.00%	142,501,830	100.00%	357.149

As Related to the County as a Whole

Irrigated Total	29,006.060	77.25%	23,296,545	77.00%	
Dry Total	182,721.910	96.82%	78,726,280	97.06%	
Grass Total	182,837.860	90.63%	40,257,690	90.53%	
Waste	4,432.150	68.63%	221,315	63.67%	
Other	0.000	0.00%	0	0.00%	
Exempt	2,965.760	33.54%			
Market Area Total	398,997.980	91.83%	142,501,830	91.24%	

2008 Agricultural Land Detail

County 44 - Hitchcock

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	37,549.560	30,255,280
Dry	0.000	0	0.000	0	188,723.690	81,112,270
Grass	0.000	0	0.000	0	201,748.670	44,467,945
Waste	0.000	0	0.000	0	6,457.650	347,610
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	8,841.880	0
Total	0.000	0	0.000	0	434,479.570	156,183,105

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	37,549.560	30,255,280	37,549.560	8.64%	30,255,280	19.37%	805.742
Dry	188,723.690	81,112,270	188,723.690	43.44%	81,112,270	51.93%	429.793
Grass	201,748.670	44,467,945	201,748.670	46.43%	44,467,945	28.47%	220.412
Waste	6,457.650	347,610	6,457.650	1.49%	347,610	0.22%	53.829
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	8,841.880	0	8,841.880	2.04%	0	0.00%	0.000
Total	434,479.570	156,183,105	434,479.570	100.00%	156,183,105	100.00%	359.471

* 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)**

44 Hitchcock

	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	45,311,110	46,635,330	1,324,220	2.92	530,015	1.75
2. Recreational	2,619,325	2,654,505	35,180	1.34	33,440	0.07
3. Ag-Homesite Land, Ag-Res Dwellings	15,310,730	15,253,145	-57,585	-0.38	*-----	-0.38
4. Total Residential (sum lines 1-3)	63,241,165	64,542,980	1,301,815	2.06	563,455	1.17
5. Commercial	8,044,490	8,398,155	353,665	4.4	312,895	0.51
6. Industrial	20,258,210	20,258,210	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	5,127,980	5,209,540	81,560	1.59	224,610	-2.79
8. Minerals	47,946,960	65,396,100	17,449,140	36.39	0	36.39
9. Total Commercial (sum lines 5-8)	81,377,640	99,262,005	17,884,365	21.98	312,895	21.59
10. Total Non-Agland Real Property	144,618,805	163,804,985	19,186,180	13.27	1,100,960	12.51
11. Irrigated	30,171,370	30,255,280	83,910	0.28		
12. Dryland	78,054,005	81,112,270	3,058,265	3.92		
13. Grassland	41,552,970	44,467,945	2,914,975	7.02		
14. Wasteland	123,260	347,610	224,350	182.01		
15. Other Agland	3,155	3,155	-3,155	-100		
16. Total Agricultural Land	149,904,760	156,183,105	6,278,345	4.19		
17. Total Value of All Real Property (Locally Assessed)	294,523,565	319,988,090	25,464,525	8.65	1,100,960	8.27

*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
HITCHCOCK COUNTY**

Introduction

Pursuant to section Neb. Laws 2005, LB 263, Section 9, the Assessment Administrative Manager shall submit a Plan of Assessment to the County Board of Equalization on or before July 31, 2007 and to the Nebraska Department of Revenue Property Assessment Division on or before October 31, 2007, and every three years thereafter. The Assessment Administrative Manager shall update the plan each year between the adoption of each three-year plan.

Purpose of the Plan of Assessment

The Plan of Assessment and any update shall examine the level, quality, and uniformity of assessment in the county and may be derived from a Progress Report developed by the Property Assessment Division and presented to the Assessment Administrative Manager on or before July 31. The Plan shall propose actions to be taken for the following three years to assure uniform and proportionate assessments that are within the statutory and administrative guidelines for the level of value and quality of assessment. The Assessment Administrative Manager shall establish procedures and the course of action to be taken during the three-year Plan of Assessment.

Responsibilities of Assessment

Record Maintenance

 Mapping

 Ownership

 Report Generation

 Abstract

 Certification of Values

 School District Taxable Value Report

 CTL

 Tax List Corrections

 Administer Homestead Exemption

 Administer Personal Property

 Generate Tax Roll

Responsibilities of Appraisal

Value all Real Property

- Develop Plan of Review
- Establish procedure for Pickup Work
- Review Sales
- Update all Values on an Annual Basis.

Personnel Count

Assessment

- 1- 1- Assessment Administrative Manager – required to pass test and maintain an Assessors Certificate issued by Nebraska Department of Revenue Property Assessment Division
- 2- 1- Assessment Administrative Assistant

Appraisal

- 1- 1- State Appraiser – required to pass test and maintain an Appraisal license issued by State Appraisal Board. (Currently Certified Residential and has passed the State exam for Certified General and working on demonstration reports to be submitted to the board)
- 2- 1- Assistant State Appraiser.

History

Hitchcock County became a State assumed county in July 2000. As we were a State CAPS county previously, we received the same CAMA package that is now used by the State assumed counties when they converted those counties in Feb. 2000. At this time all data is entered in the ATR file and appraisal file. We have all residential data, recreational mobile homes, commercial properties and rural houses with digital pictures and sketches in the appraisal file. Rural out-buildings with pictures are all entered at the present time. Ag land is entered in the ATR file and appraisal file. The data being used is from a completed review of all properties in the county during 2004 and review of sales that have taken place and building permits that we obtain. We have been taking and entering on the computer current digital pictures of all sales and review work.

Parcel Count

Hitchcock County has approx 4455 parcels. Of this total we have the following:

1157 Residential with a value of	\$31,301,855
203 Commercial with a value of	\$8,044,490
7 Industrial with a value of	\$20,258,210
2228 Agricultural with a value of	\$170,343,470
238 Rural acreages with a value of	\$14,009,255
156 Minerals	\$47,946,960
187 Recreational with a value of	\$ 2,619,325
13 Centrally Assessed parcels	\$16,008,870
279 Exempt parcels	
619 Personal Property Schedules	\$26,090,947

Cadastral Maps

The counties cadastral maps are not dated and are assumed to be around 1930. Rural maps are 4 sections to a page and a scale of 1" = 660'. There are scaled city maps with scale of 1" = 100'. All split parcels and new subdivisions are kept up to date by the assessment staff, as well as ownership changes. At the present time, they are in need of up dating and some repair work as many years of use has taken its toll. We are still anxiously awaiting the new GIS system.

Property Record Cards

The system contains information from the current county wide review and yearly updated figures. The rural parcels each contain a map from the FSA Office. We utilize the property records available from the Terra Scan system by printing ATR property cards and also appraisal print-outs. These records are in good condition. The Terra Scan system has both a working and historical appraisal file that at the present time needs design changes.

Real Estate Transfers (521's)

Real estate transfer statements are handled by the assessment staff for change of ownership, splits or combinations that needs to be made. Sales file info is up-dated and supporting data is attached. Sales verification forms are mailed to the buyer and seller to be completed and returned to the office on all 521's. Each sale is given to the appraisal staff for verification such as new digital pictures and reviewed for accuracy of information.

Current plan for Hitchcock County

Assessment /Sale Ratio Statistics for Tax Year 2007

<u>Class</u>	<u>Ratio</u>	<u>C.O.D.*</u>	<u>P.R.D.**</u>
Residential	.96	16.80	103.72
Commercial	100	42.21	129.23
Ag-Land	.73	14.32	98.74
Re-capture	.72		

- * Coefficient of Dispersion
- ** Price Related Differential

Tax year 2008

Conduct a complete reappraisal of rural residential with a review and a statistical study done in the other areas. Review all Improvements on Leased Land. Do a study on the predominant use and value on land in special valuation. Do a study on the value of ag land in city limits and get neighborhood excess land values in line with ag prices. Review mobile homes at Good Life Marina. Implement GIS. Review Laker's North Shore land sales. We will do regular pick-up work from permits received from the village offices and also the zoning director. The appraisal staff will continue to monitor the depreciation tables and site improvement tables from the market. We will look at possible market areas in rural sales. Hitchcock county was completely reviewed on site in 2004. We will continue our 1/3 county wide review.

Tax year 2009

Review statistics to determine if any adjustments need to be made. Review market areas, if created, and special valuation that is in place. Do normal pick-up work and sales review. We will continue to update digital pictures of any properties as needed. Utilize our new GIS. Work on completing another 1/3 of county wide review.

Tax year 2010

Review statistics to determine if any major or minor adjustments need to be made. Review market areas and special valuation as needed. Do regular pick-up work and sales review. Continue to use GIS. Finish up county wide review.

Conclusion

All work done by the assessment or appraisal staff will be done in accordance with Nebraska Department of Revenue Property Assessment Division rules and regulations. All statutes and mandates that may be issued will be followed in completion of our work. We look to our State Office Staff and Field Liaisons for any assistance they may provide to us in carrying out our assignments.

Respectfully,

Pamela A. Meisenbach
Assessment Manager
for Harlan & Hitchcock

Judy K. McDonald
Assistant Assessment Manager
for Hitchcock

Jeffrey S. Wilhelm
Appraiser
for Harlan & Hitchcock

2008 Assessment Survey for Hitchcock County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	0
2.	Appraiser(s) on staff
	One appraiser and one assistant appraiser.
3.	Other full-time employees
	The assistant administrative assessment manager.
4.	Other part-time employees
	0
5.	Number of shared employees
	The full-time appraiser is shared between Harlan and Hitchcock counties and other assessment offices as needed.
6.	Assessor's requested budget for current fiscal year
	\$ 60,183.42 was the total 2006-07 expenditures for the assessment functions.
7.	Part of the budget that is dedicated to the computer system
	\$ 5,661.33 for 06-07.
8.	Adopted budget, or granted budget if different from above
	Non-applicable.
9.	Amount of the total budget set aside for appraisal work
	Non-applicable.
10.	Amount of the total budget set aside for education/workshops
	Non-applicable.
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$ 86,969.04 was the total 2006-07 expenditures for the appraisal functions.
12.	Other miscellaneous funds
	None.

13.	Total budget
	\$ 147,152.46 was the total 2006-07 county expenses.
a.	Was any of last year's budget not used:
	Non-applicable.

B. Computer, Automation Information and GIS

1.	Administrative software
	TerraScan
2.	CAMA software
	TerraScan
3.	Cadastral maps: Are they currently being used?
	Yes, but they are in very poor condition due to constant use for many years.
4.	Who maintains the Cadastral Maps?
	Office staff.
5.	Does the county have GIS software?
	No, but such a system should be considered due to the condition of the cadastral maps, replacing them and continuing to use such a mapping system would not benefit the county in terms of cost or employee time, counting dots and using a planimeter is very archaic. It would be better to move forward with the technological advancements of today and replace them with a geographical information system (GIS). The benefits of such a system would far outweigh the cost.
6.	Who maintains the GIS software and maps?
	Non-applicable.
7.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes

2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Culbertson and Trenton
4.	When was zoning implemented?
	June of 2000

D. Contracted Services

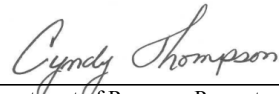
1.	Appraisal Services
	Pritchard & Abbott have been contracted to do the oil and gas mineral appraisals.
2.	Other services
	None

Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Hitchcock County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5234.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts