

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

45 Holt

Residential Real Property - Current

Number of Sales	256	COD	24.49
Total Sales Price	\$14,542,225	PRD	110.52
Total Adj. Sales Price	\$14,493,725	COV	34.33
Total Assessed Value	\$13,489,595	STD	35.31
Avg. Adj. Sales Price	\$56,616	Avg. Abs. Dev.	23.24
Avg. Assessed Value	\$52,694	Min	37.27
Median	94.89	Max	279.45
Wgt. Mean	93.07	95% Median C.I.	91.98 to 97.93
Mean	102.87	95% Wgt. Mean C.I.	90.42 to 95.72
		95% Mean C.I.	98.54 to 107.19
% of Value of the Class of all Real Property Value in the County			16.51
% of Records Sold in the Study Period			5.88
% of Value Sold in the Study Period			6.7
Average Assessed Value of the Base			46,239

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	256	94.89	24.49	110.52
2007	260	100.28	23.14	109.70
2006	263	96.25	19.09	105.43
2005	222	98.07	19.64	105.66
2004	212	93.79	21.06	104.67
2003	244	93	21.3	102.53
2002	285	94	19.67	102.92
2001	339	97	21.98	106.34

2008 Commission Summary

45 Holt

Commercial Real Property - Current

Number of Sales	52	COD	23.09
Total Sales Price	\$7,445,990	PRD	103.41
Total Adj. Sales Price	\$7,279,485	COV	30.89
Total Assessed Value	\$6,522,305	STD	28.62
Avg. Adj. Sales Price	\$139,990	Avg. Abs. Dev.	21.90
Avg. Assessed Value	\$125,429	Min	35.16
Median	94.83	Max	156.48
Wgt. Mean	89.60	95% Median C.I.	87.26 to 100.51
Mean	92.65	95% Wgt. Mean C.I.	78.14 to 101.05
		95% Mean C.I.	84.88 to 100.43
% of Value of the Class of all Real Property Value in the County			4.34
% of Records Sold in the Study Period			6.93
% of Value Sold in the Study Period			12.34
Average Assessed Value of the Base			70,497

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	52	94.83	23.09	103.41
2007	57	99.57	22.72	95.05
2006	49	95.54	25.52	108.33
2005	48	95.55	24.20	107.49
2004	45	95.11	39.05	120.81
2003	55	98	27.12	75.98
2002	61	95	28.71	73.04
2001	75	93	44.28	118.11

2008 Commission Summary

45 Holt

Agricultural Land - Current

Number of Sales	197	COD	20.63
Total Sales Price	\$52,336,921	PRD	105.08
Total Adj. Sales Price	\$48,777,970	COV	29.08
Total Assessed Value	\$34,288,360	STD	21.48
Avg. Adj. Sales Price	\$247,604	Avg. Abs. Dev.	14.90
Avg. Assessed Value	\$174,053	Min	8.67
Median	72.22	Max	188.29
Wgt. Mean	70.29	95% Median C.I.	69.06 to 75.31
Mean	73.87	95% Wgt. Mean C.I.	67.45 to 73.14
		95% Mean C.I.	70.87 to 76.87
% of Value of the Class of all Real Property Value in the County			79.15
% of Records Sold in the Study Period			2.84
% of Value Sold in the Study Period			1.8
Average Assessed Value of the Base			139,159

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	197	72.22	20.63	105.08
2007	186	71.52	23.73	103.23
2006	194	77.38	23.09	100.38
2005	161	77.88	25.87	103.00
2004	140	76.66	22.81	100.41
2003	104	75	25.35	100.26
2002	120	77	25.35	101.83
2001	149	76	20.12	103.55

2008 Opinions of the Property Tax Administrator for Holt 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 Holt County is 95% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Holt County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Holt County is 95% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Holt County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

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

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	262	MEDIAN:	93	COV:	39.03	95% Median C.I.:	89.34 to 96.46
TOTAL Sales Price:	14,658,675	WGT. MEAN:	91	STD:	40.13	95% Wgt. Mean C.I.:	88.58 to 94.23
TOTAL Adj.Sales Price:	14,610,475	MEAN:	103	AVG.ABS.DEV:	26.06	95% Mean C.I.:	97.95 to 107.67
TOTAL Assessed Value:	13,354,945						
AVG. Adj. Sales Price:	55,765	COD:	27.93	MAX Sales Ratio:	318.58		
AVG. Assessed Value:	50,973	PRD:	112.48	MIN Sales Ratio:	29.95		

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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	40	95.05	103.55	90.90	24.87	113.91	48.04	212.06	90.30 to 103.72	57,573	52,335
10/01/05 TO 12/31/05	22	94.91	109.24	92.54	33.86	118.05	41.76	279.45	80.11 to 120.91	40,840	37,793
01/01/06 TO 03/31/06	26	95.72	112.51	92.81	39.08	121.23	37.27	269.50	81.01 to 117.41	42,633	39,566
04/01/06 TO 06/30/06	38	98.80	109.91	99.05	25.96	110.97	49.54	318.58	92.58 to 105.70	52,395	51,896
07/01/06 TO 09/30/06	46	90.84	99.91	91.68	24.64	108.98	36.17	170.20	84.66 to 108.91	65,661	60,197
10/01/06 TO 12/31/06	25	88.47	102.81	88.30	33.23	116.43	29.95	227.20	79.28 to 94.38	42,920	37,899
01/01/07 TO 03/31/07	25	88.19	92.87	88.24	23.88	105.25	44.48	167.32	76.42 to 99.39	60,014	52,955
04/01/07 TO 06/30/07	40	88.97	95.07	87.96	23.51	108.08	40.77	165.43	80.91 to 100.56	67,893	59,721
<u>Study Years</u>											
07/01/05 TO 06/30/06	126	96.03	108.31	94.04	29.82	115.17	37.27	318.58	92.81 to 101.23	50,007	47,029
07/01/06 TO 06/30/07	136	89.26	97.72	89.41	25.79	109.30	29.95	227.20	86.90 to 94.38	61,099	54,627
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	135	94.38	105.69	93.39	29.60	113.17	29.95	318.58	88.92 to 100.42	53,281	49,758
<u>ALL</u>											
	262	93.32	102.81	91.41	27.93	112.48	29.95	318.58	89.34 to 96.46	55,765	50,973

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AMELIA V	1	100.56	100.56	100.56			100.56	100.56	N/A	4,500	4,525
ATKINSON	38	98.72	106.68	95.03	28.92	112.26	41.76	227.20	86.90 to 110.86	51,253	48,706
CHAMBERS	9	121.30	138.70	137.74	28.22	100.70	96.18	222.00	96.18 to 193.00	13,000	17,906
EMMET	1	78.43	78.43	78.43			78.43	78.43	N/A	15,000	11,765
EWING	12	109.58	121.99	119.85	31.78	101.79	44.80	269.50	92.58 to 135.03	11,095	13,298
INMAN	5	92.81	119.69	102.70	38.53	116.54	73.19	213.50	N/A	15,684	16,108
O'NEILL	134	92.81	102.55	92.30	25.13	111.11	37.27	318.58	88.47 to 96.71	60,346	55,697
PAGE	7	86.96	113.64	87.69	46.22	129.60	71.15	199.88	71.15 to 199.88	24,857	21,797
RURAL	39	88.19	87.50	87.63	22.20	99.85	36.17	133.45	78.42 to 101.66	85,705	75,101
STUART	16	81.82	90.26	76.07	33.75	118.65	29.95	228.14	61.11 to 94.11	44,487	33,842
<u>ALL</u>											
	262	93.32	102.81	91.41	27.93	112.48	29.95	318.58	89.34 to 96.46	55,765	50,973

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	222	94.11	105.51	92.52	28.89	114.04	29.95	318.58	89.56 to 97.44	50,736	46,943
2	18	97.18	96.37	96.28	17.68	100.09	66.18	133.45	80.91 to 108.68	84,492	81,349
3	22	85.91	80.83	80.45	23.98	100.47	36.17	119.10	65.24 to 100.56	83,006	66,782
<u>ALL</u>											
	262	93.32	102.81	91.41	27.93	112.48	29.95	318.58	89.34 to 96.46	55,765	50,973

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	237	93.34	104.77	91.69	28.82	114.27	29.95	318.58	89.40 to 99.39	60,631	55,592
2	25	88.92	84.23	74.58	20.12	112.95	37.27	133.83	72.00 to 96.18	9,634	7,184
____ALL____											
	262	93.32	102.81	91.41	27.93	112.48	29.95	318.58	89.34 to 96.46	55,765	50,973

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	260	93.36	102.96	91.43	28.06	112.60	29.95	318.58	89.34 to 96.64	56,038	51,238
06											
07	2	84.36	84.36	81.54	10.02	103.45	75.91	92.81	N/A	20,250	16,512
____ALL____											
	262	93.32	102.81	91.41	27.93	112.48	29.95	318.58	89.34 to 96.46	55,765	50,973

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0049	2	101.72	101.72	103.89	2.29	97.91	99.39	104.05	N/A	57,062	59,280
08-0036											
08-0050											
36-0100											
45-0007	164	90.38	101.48	91.58	26.55	110.81	37.27	318.58	87.90 to 96.29	61,098	55,955
45-0029	15	95.37	114.57	111.19	32.96	103.04	44.80	269.50	90.22 to 125.97	11,204	12,458
45-0044	17	79.86	89.02	74.82	33.33	118.98	29.95	228.14	61.11 to 94.11	51,282	38,367
45-0137	10	117.92	128.45	99.89	33.35	128.60	36.17	222.00	96.18 to 193.00	18,650	18,629
45-0239	54	100.81	103.23	93.37	25.68	110.56	37.60	227.20	88.00 to 108.68	60,181	56,188
54-0583											
92-0045											
NonValid School											
____ALL____											
	262	93.32	102.81	91.41	27.93	112.48	29.95	318.58	89.34 to 96.46	55,765	50,973

PAD 2008 Preliminary Statistics

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State Stat Run

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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	29	88.92	84.53	86.24	21.78	98.02	29.95	133.83	72.00 to 96.18	18,532	15,981
Prior TO 1860											
1860 TO 1899	8	117.33	131.75	105.29	32.67	125.13	40.77	222.00	40.77 to 222.00	26,075	27,454
1900 TO 1919	42	106.78	128.11	96.44	40.86	132.84	37.60	318.58	90.47 to 137.15	26,423	25,482
1920 TO 1939	34	89.89	102.81	90.51	31.96	113.59	41.76	279.45	83.77 to 109.79	32,652	29,554
1940 TO 1949	20	85.66	94.60	88.04	24.54	107.44	48.83	170.20	77.71 to 100.71	47,819	42,100
1950 TO 1959	27	95.39	106.45	95.68	29.74	111.26	55.90	227.20	81.01 to 109.56	50,409	48,231
1960 TO 1969	25	98.04	104.49	92.01	21.96	113.56	71.18	156.60	84.07 to 121.48	79,236	72,905
1970 TO 1979	38	91.91	97.60	92.33	21.17	105.70	36.17	196.75	83.68 to 102.56	74,646	68,923
1980 TO 1989	22	92.64	90.75	91.67	13.83	98.99	44.48	109.93	78.70 to 105.31	107,886	98,900
1990 TO 1994	5	71.23	82.77	80.74	20.78	102.52	65.24	107.72	N/A	88,450	71,413
1995 TO 1999	5	92.58	93.06	91.18	8.37	102.05	77.57	105.51	N/A	138,000	125,835
2000 TO Present	7	84.42	84.76	84.54	6.17	100.25	77.12	94.72	77.12 to 94.72	143,405	121,240
ALL	262	93.32	102.81	91.41	27.93	112.48	29.95	318.58	89.34 to 96.46	55,765	50,973

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	15	94.11	97.30	95.76	14.90	101.61	57.00	167.32	88.00 to 99.39	3,656	3,501
5000 TO 9999	24	141.93	151.15	147.61	40.35	102.40	44.80	318.58	101.23 to 199.88	6,595	9,734
Total \$											
1 TO 9999	39	101.23	130.44	134.26	44.93	97.15	44.80	318.58	94.11 to 148.94	5,464	7,337
10000 TO 29999	56	112.69	119.50	116.65	29.76	102.44	29.95	279.45	101.66 to 128.71	19,096	22,276
30000 TO 59999	67	89.26	96.08	95.18	23.36	100.95	37.27	196.75	84.45 to 97.93	41,148	39,163
60000 TO 99999	58	89.53	87.87	88.35	17.41	99.46	36.17	140.46	84.26 to 93.37	78,562	69,405
100000 TO 149999	26	82.05	86.97	86.93	12.21	100.05	69.07	124.05	77.58 to 94.72	123,421	107,284
150000 TO 249999	16	85.02	85.22	84.92	9.03	100.35	69.23	105.85	77.57 to 89.40	175,336	148,901
ALL	262	93.32	102.81	91.41	27.93	112.48	29.95	318.58	89.34 to 96.46	55,765	50,973

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	262	MEDIAN:	93	COV:	39.03	95% Median C.I.:	89.34 to 96.46
TOTAL Sales Price:	14,658,675	WGT. MEAN:	91	STD:	40.13	95% Wgt. Mean C.I.:	88.58 to 94.23
TOTAL Adj.Sales Price:	14,610,475	MEAN:	103	AVG.ABS.DEV:	26.06	95% Mean C.I.:	97.95 to 107.67
TOTAL Assessed Value:	13,354,945						
AVG. Adj. Sales Price:	55,765	COD:	27.93	MAX Sales Ratio:	318.58		
AVG. Assessed Value:	50,973	PRD:	112.48	MIN Sales Ratio:	29.95		

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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
<u>Low \$</u>											
1 TO 4999	17	94.11	91.66	87.08	18.73	105.26	44.80	167.32	67.63 to 99.39	3,990	3,475
5000 TO 9999	15	95.37	96.17	85.23	22.63	112.84	29.95	156.60	84.30 to 111.38	8,449	7,201
<u>Total \$</u>											
1 TO 9999	32	94.11	93.78	85.87	20.75	109.20	29.95	167.32	88.00 to 100.56	6,081	5,222
10000 TO 29999	73	100.41	114.46	90.11	41.15	127.02	36.17	318.58	87.96 to 115.07	22,528	20,299
30000 TO 59999	71	96.71	107.63	96.33	30.38	111.73	37.60	279.45	87.42 to 109.79	44,822	43,177
60000 TO 99999	49	89.72	92.65	90.57	12.11	102.29	70.08	148.62	85.33 to 95.39	86,920	78,726
100000 TO 149999	28	88.68	90.82	88.21	13.57	102.97	69.07	133.45	81.68 to 96.29	132,776	117,115
150000 TO 249999	9	89.40	95.20	93.27	14.45	102.08	77.57	124.05	78.70 to 106.45	179,122	167,060
<u>ALL</u>											
	262	93.32	102.81	91.41	27.93	112.48	29.95	318.58	89.34 to 96.46	55,765	50,973

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	29	88.92	84.53	86.24	21.78	98.02	29.95	133.83	72.00 to 96.18	18,532	15,981
10	8	104.65	114.24	98.06	20.59	116.50	88.69	167.32	88.69 to 167.32	43,277	42,439
15	9	166.83	156.51	111.82	29.46	139.97	56.64	228.14	93.30 to 227.20	22,861	25,562
20	65	89.72	104.32	91.15	29.42	114.45	40.77	318.58	86.93 to 97.44	42,560	38,794
25	35	97.93	101.83	90.75	25.94	112.21	48.04	199.88	84.37 to 109.93	42,181	38,278
30	94	94.37	103.75	91.42	27.76	113.49	36.17	279.45	86.96 to 101.05	69,217	63,275
35	16	93.06	98.34	93.65	18.39	105.01	69.07	140.46	81.59 to 108.91	123,305	115,474
40	6	82.50	82.14	83.24	8.13	98.68	71.15	91.00	71.15 to 91.00	133,166	110,842
<u>ALL</u>											
	262	93.32	102.81	91.41	27.93	112.48	29.95	318.58	89.34 to 96.46	55,765	50,973

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	30	88.46	83.19	84.38	22.84	98.60	29.95	133.83	72.00 to 96.18	18,747	15,819
100	10	84.36	93.98	71.35	35.14	131.72	36.17	156.60	65.24 to 135.03	29,105	20,765
101	174	95.48	106.77	92.26	28.12	115.73	48.04	318.58	89.26 to 100.42	62,399	57,571
102	7	80.91	85.45	86.99	24.20	98.24	37.60	124.05	37.60 to 124.05	70,942	61,711
103	2	108.27	108.27	108.30	0.38	99.97	107.85	108.68	N/A	82,250	89,077
104	27	90.22	109.13	90.27	38.77	120.90	40.77	279.45	85.36 to 113.74	47,465	42,848
106	3	109.79	110.10	118.82	10.74	92.66	92.58	127.94	N/A	26,333	31,290
111	9	91.98	92.36	90.48	5.62	102.07	83.61	105.80	83.68 to 97.44	97,544	88,260
<u>ALL</u>											
	262	93.32	102.81	91.41	27.93	112.48	29.95	318.58	89.34 to 96.46	55,765	50,973

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	29	88.92	84.53	86.24	21.78	98.02	29.95	133.83	72.00 to 96.18	18,532	15,981
10	1	90.22	90.22	90.22			90.22	90.22	N/A	920	830
15	2	139.96	139.96	124.57	19.55	112.35	112.60	167.32	N/A	6,400	7,972
20	14	97.99	115.65	101.97	33.66	113.42	56.64	228.14	78.43 to 134.92	17,735	18,085
25	16	107.64	127.71	94.53	40.49	135.09	40.77	318.58	86.93 to 156.60	25,593	24,194
30	117	93.37	103.37	91.35	27.50	113.15	36.17	227.20	88.69 to 100.40	67,636	61,788
35	47	89.26	101.05	90.31	28.69	111.89	37.60	279.45	84.42 to 100.41	59,336	53,585
40	33	88.57	100.05	92.37	21.92	108.32	68.08	193.00	84.66 to 108.68	77,422	71,515
45	1	95.87	95.87	95.87			95.87	95.87	N/A	35,000	33,555
50	2	106.17	106.17	85.12	27.18	124.72	77.31	135.03	N/A	54,650	46,520
<u>ALL</u>	<u>262</u>	<u>93.32</u>	<u>102.81</u>	<u>91.41</u>	<u>27.93</u>	<u>112.48</u>	<u>29.95</u>	<u>318.58</u>	<u>89.34 to 96.46</u>	<u>55,765</u>	<u>50,973</u>

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

Residential

For assessment year 2008 the Assessor performed a market analysis on the assessor locations of Ewing, Stuart and Rural and adjusted values accordingly.

The Holt County Assessor reviewed all residential sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. A physical review of the property was performed if there was still a question regarding the sale after the receipt of the questionnaire.

Pickup work was completed and placed on the 2008 assessment roll.

2008 Assessment Survey for Holt County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Assessor and deputy
2.	Valuation done by:
	Assessor, deputy and staff determine the valuation, with the assessor being responsible for the final value of the property.
3.	Pickup work done by whom:
	Assessor and deputy
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June 2002 Marshall-Swift
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2004
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?
	The assessor does not currently use the sales comparison approach.
7.	Number of market areas/neighborhoods for this property class:
	9 – Atkinson, Chambers, Emmet, Ewing, Inman, O’Neill, Page Stuart and Rural
8.	How are these defined?
	These market areas are defined by location, specifically by town and rural.
9.	Is “Assessor Location” a usable valuation identity?
	Yes
10.	Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)
	The assessor location “suburban” is not used by the County.

11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	There is no market significance of the suburban location as this location is only a geographic grouping based on the REGS.
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
60	0	50	110

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	256	MEDIAN:	95	COV:	34.33	95% Median C.I.:	91.98 to 97.93
TOTAL Sales Price:	14,542,225	WGT. MEAN:	93	STD:	35.31	95% Wgt. Mean C.I.:	90.42 to 95.72
TOTAL Adj.Sales Price:	14,493,725	MEAN:	103	AVG.ABS.DEV:	23.24	95% Mean C.I.:	98.54 to 107.19
TOTAL Assessed Value:	13,489,595						
AVG. Adj. Sales Price:	56,616	COD:	24.49	MAX Sales Ratio:	279.45		
AVG. Assessed Value:	52,693	PRD:	110.52	MIN Sales Ratio:	37.27		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	40	95.81	102.31	91.14	22.79	112.26	48.83	212.06	90.30 to 103.30	57,573	52,470
10/01/05 TO 12/31/05	22	94.91	109.73	94.91	30.14	115.62	56.23	279.45	81.79 to 120.91	40,840	38,762
01/01/06 TO 03/31/06	26	95.72	108.05	92.25	32.98	117.13	37.27	213.50	81.59 to 115.07	42,633	39,329
04/01/06 TO 06/30/06	38	99.51	107.51	100.43	20.90	107.05	54.00	193.00	93.32 to 108.15	52,395	52,623
07/01/06 TO 09/30/06	44	93.22	100.60	93.70	21.34	107.36	43.77	170.20	87.61 to 108.91	67,511	63,260
10/01/06 TO 12/31/06	24	90.06	106.05	90.48	31.13	117.21	51.43	227.20	79.50 to 100.41	44,541	40,301
01/01/07 TO 03/31/07	24	93.22	96.36	90.85	20.77	106.07	44.48	190.30	80.46 to 98.88	62,398	56,686
04/01/07 TO 06/30/07	38	92.20	96.02	90.54	21.78	106.05	48.87	165.43	83.68 to 101.57	69,888	63,279
<u>Study Years</u>											
07/01/05 TO 06/30/06	126	96.32	106.36	94.81	25.73	112.18	37.27	279.45	93.37 to 101.23	50,007	47,411
07/01/06 TO 06/30/07	130	91.31	99.48	91.74	23.46	108.45	43.77	227.20	88.69 to 95.83	63,021	57,813
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	132	94.90	105.05	94.87	25.66	110.72	37.27	227.20	90.85 to 100.41	54,083	51,310
<u>ALL</u>											
	256	94.89	102.87	93.07	24.49	110.52	37.27	279.45	91.98 to 97.93	56,616	52,693

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AMELIA V	1	100.56	100.56	100.56			100.56	100.56	N/A	4,500	4,525
ATKINSON	38	97.77	107.90	96.69	27.60	111.59	44.48	227.20	88.69 to 110.86	51,253	49,558
CHAMBERS	9	121.30	138.70	137.74	28.22	100.70	96.18	222.00	96.18 to 193.00	13,000	17,906
EMMET	1	78.43	78.43	78.43			78.43	78.43	N/A	15,000	11,765
EWING	12	98.15	106.56	108.78	21.84	97.96	44.80	158.19	92.58 to 125.97	11,095	12,070
INMAN	5	92.81	119.69	102.70	38.53	116.54	73.19	213.50	N/A	15,684	16,108
O'NEILL	131	93.37	101.20	92.96	22.79	108.87	37.27	279.45	89.25 to 97.93	60,966	56,673
PAGE	7	86.96	113.64	87.69	46.22	129.60	71.15	199.88	71.15 to 199.88	24,857	21,797
RURAL	37	93.32	93.62	89.69	19.55	104.38	43.77	190.30	87.45 to 99.26	89,958	80,678
STUART	15	95.06	94.17	90.49	21.12	104.06	51.43	194.71	72.27 to 98.74	47,266	42,773
<u>ALL</u>											
	256	94.89	102.87	93.07	24.49	110.52	37.27	279.45	91.98 to 97.93	56,616	52,693

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	218	95.38	104.45	94.08	25.30	111.02	37.27	279.45	91.61 to 98.74	51,196	48,164
2	17	96.48	98.71	95.49	16.00	103.37	55.01	150.27	83.68 to 113.57	89,226	85,204
3	21	92.31	89.82	84.86	21.19	105.85	43.77	190.30	77.33 to 100.56	86,480	73,388
<u>ALL</u>											
	256	94.89	102.87	93.07	24.49	110.52	37.27	279.45	91.98 to 97.93	56,616	52,693

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Base Stat

State Stat Run

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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	232	94.89	104.40	93.28	25.30	111.93	43.77	279.45	91.98 to 98.28	61,452	57,320
2	24	95.10	88.03	80.79	16.64	108.97	37.27	133.83	84.30 to 99.26	9,868	7,972
____ALL____											
	256	94.89	102.87	93.07	24.49	110.52	37.27	279.45	91.98 to 97.93	56,616	52,693

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	254	95.22	102.97	93.08	24.55	110.62	37.27	279.45	91.98 to 98.09	56,902	52,966
06											
07	2	89.91	89.91	88.94	3.23	101.09	87.00	92.81	N/A	20,250	18,010
____ALL____											
	256	94.89	102.87	93.07	24.49	110.52	37.27	279.45	91.98 to 97.93	56,616	52,693

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0049	2	154.27	154.27	120.84	23.36	127.66	118.23	190.30	N/A	57,062	68,952
08-0036											
08-0050											
36-0100											
45-0007	160	93.08	101.19	92.56	23.41	109.33	37.27	279.45	89.26 to 96.46	61,976	57,364
45-0029	15	94.16	103.42	105.41	19.08	98.11	44.80	158.19	90.60 to 120.91	11,204	11,811
45-0044	16	91.31	93.49	89.17	21.42	104.85	51.43	194.71	72.27 to 98.74	54,312	48,430
45-0137	10	117.92	129.60	104.17	32.38	124.41	47.65	222.00	96.18 to 193.00	18,650	19,427
45-0239	53	96.08	103.62	93.44	25.61	110.90	43.77	227.20	89.71 to 105.80	61,127	57,114
54-0583											
92-0045											
NonValid School											
____ALL____											
	256	94.89	102.87	93.07	24.49	110.52	37.27	279.45	91.98 to 97.93	56,616	52,693

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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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	28	95.28	92.14	93.71	20.78	98.32	37.27	190.30	86.22 to 99.26	19,051	17,851
Prior TO 1860											
1860 TO 1899	8	117.33	132.08	107.25	32.39	123.15	48.87	222.00	48.87 to 222.00	26,075	27,964
1900 TO 1919	40	102.11	117.25	92.75	34.27	126.41	43.77	213.50	88.57 to 123.03	27,300	25,321
1920 TO 1939	34	96.27	105.51	93.44	26.79	112.92	56.23	279.45	87.42 to 109.79	32,652	30,510
1940 TO 1949	19	88.11	94.56	88.96	22.79	106.30	48.83	170.20	76.42 to 100.71	49,807	44,306
1950 TO 1959	26	94.37	105.91	95.20	28.43	111.25	55.90	227.20	81.01 to 108.98	50,813	48,372
1960 TO 1969	25	99.56	106.87	94.40	21.06	113.21	71.18	156.60	87.45 to 121.48	79,236	74,799
1970 TO 1979	37	94.16	98.49	94.53	17.90	104.19	47.65	196.75	89.34 to 101.57	75,447	71,321
1980 TO 1989	22	94.96	93.29	94.48	11.80	98.74	44.48	119.41	87.00 to 101.62	107,886	101,934
1990 TO 1994	5	77.90	85.54	84.51	17.16	101.23	70.26	107.72	N/A	88,450	74,748
1995 TO 1999	5	92.58	94.68	91.52	9.17	103.45	77.57	118.30	N/A	138,000	126,300
2000 TO Present	7	87.61	85.79	85.63	5.29	100.18	77.50	94.72	77.50 to 94.72	143,405	122,805
ALL	256	94.89	102.87	93.07	24.49	110.52	37.27	279.45	91.98 to 97.93	56,616	52,693

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	13	96.18	101.82	102.55	16.74	99.28	57.00	190.30	88.00 to 100.56	3,695	3,790
5000 TO 9999	24	126.61	136.16	134.28	35.07	101.40	44.80	227.20	101.23 to 173.20	6,595	8,855
Total \$											
1 TO 9999	37	105.70	124.09	126.89	35.52	97.80	44.80	227.20	96.18 to 134.92	5,576	7,075
10000 TO 29999	54	112.06	120.65	117.94	28.41	102.29	44.48	279.45	100.41 to 123.03	19,340	22,809
30000 TO 59999	65	90.34	96.87	95.86	21.40	101.06	37.27	196.75	87.42 to 97.93	41,108	39,405
60000 TO 99999	58	90.60	88.91	89.34	15.97	99.52	43.77	140.46	86.90 to 95.39	78,562	70,184
100000 TO 149999	26	88.13	91.78	91.63	12.34	100.16	77.03	119.41	81.15 to 98.09	123,421	113,091
150000 TO 249999	16	88.39	86.75	86.39	7.50	100.41	71.18	105.85	78.70 to 92.10	175,336	151,476
ALL	256	94.89	102.87	93.07	24.49	110.52	37.27	279.45	91.98 to 97.93	56,616	52,693

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	256	MEDIAN:	95	COV:	34.33	95% Median C.I.:	91.98 to 97.93
TOTAL Sales Price:	14,542,225	WGT. MEAN:	93	STD:	35.31	95% Wgt. Mean C.I.:	90.42 to 95.72
TOTAL Adj.Sales Price:	14,493,725	MEAN:	103	AVG.ABS.DEV:	23.24	95% Mean C.I.:	98.54 to 107.19
TOTAL Assessed Value:	13,489,595						
AVG. Adj. Sales Price:	56,616	COD:	24.49	MAX Sales Ratio:	279.45		
AVG. Assessed Value:	52,693	PRD:	110.52	MIN Sales Ratio:	37.27		

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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
<u>Low \$</u>											
1 TO 4999	14	93.82	88.01	84.29	15.62	104.41	44.80	133.83	57.00 to 98.74	4,065	3,427
5000 TO 9999	16	106.53	113.02	107.55	20.35	105.08	72.00	190.30	90.60 to 134.92	6,790	7,303
<u>Total \$</u>											
1 TO 9999	30	96.18	101.35	99.56	20.26	101.80	44.80	190.30	90.60 to 105.70	5,519	5,494
10000 TO 29999	68	99.84	110.98	94.14	33.84	117.89	37.27	227.20	89.56 to 112.60	21,593	20,327
30000 TO 59999	72	96.16	105.99	94.45	30.37	112.21	43.77	279.45	87.90 to 103.80	45,428	42,907
60000 TO 99999	47	93.37	94.86	93.21	10.41	101.77	77.03	148.62	88.69 to 96.48	84,725	78,975
100000 TO 149999	28	89.82	93.56	91.08	13.28	102.72	71.18	133.45	81.95 to 98.09	130,383	118,752
150000 TO 249999	11	92.10	94.38	92.85	10.63	101.65	77.57	119.41	78.70 to 113.57	177,827	165,110
<u>ALL</u>	256	94.89	102.87	93.07	24.49	110.52	37.27	279.45	91.98 to 97.93	56,616	52,693

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	28	95.28	92.14	93.71	20.78	98.32	37.27	190.30	86.22 to 99.26	19,051	17,851
10	7	101.57	106.66	97.50	15.00	109.40	88.69	156.60	88.69 to 156.60	49,060	47,832
15	9	137.15	147.63	111.26	34.49	132.68	65.00	227.20	95.77 to 213.50	22,861	25,435
20	61	93.37	101.40	92.33	22.20	109.82	48.83	222.00	88.57 to 99.45	43,548	40,209
25	35	97.93	102.33	92.09	24.72	111.12	55.90	199.88	87.45 to 105.31	42,181	38,846
30	94	95.22	104.52	93.27	26.19	112.06	43.77	279.45	90.72 to 101.05	69,217	64,559
35	16	92.47	98.53	94.04	14.50	104.77	77.90	140.46	86.75 to 108.91	123,305	115,961
40	6	89.25	85.05	86.31	6.85	98.54	71.15	92.10	71.15 to 92.10	133,166	114,941
<u>ALL</u>	256	94.89	102.87	93.07	24.49	110.52	37.27	279.45	91.98 to 97.93	56,616	52,693

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	29	94.72	90.49	91.50	22.01	98.90	37.27	190.30	84.30 to 99.26	19,256	17,619
100	10	89.91	94.57	75.07	27.49	125.96	47.65	156.60	70.26 to 150.27	29,105	21,850
101	170	95.81	105.55	94.17	23.87	112.09	55.90	227.20	92.28 to 100.41	63,468	59,767
102	7	77.71	80.35	81.30	25.30	98.84	43.77	113.57	43.77 to 113.57	70,942	57,675
103	2	102.17	102.17	101.70	5.56	100.46	96.48	107.85	N/A	82,250	83,650
104	27	90.22	110.52	91.96	37.14	120.19	48.83	279.45	86.96 to 113.74	47,465	43,647
106	3	109.79	110.10	118.82	10.74	92.66	92.58	127.94	N/A	26,333	31,290
111	8	90.85	92.39	90.80	6.39	101.75	83.61	105.80	83.61 to 105.80	104,112	94,530
<u>ALL</u>	256	94.89	102.87	93.07	24.49	110.52	37.27	279.45	91.98 to 97.93	56,616	52,693

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)
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NUMBER of Sales:	256	MEDIAN:	95	COV:	34.33	95% Median C.I.:	91.98 to 97.93
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TOTAL Assessed Value:	13,489,595						
AVG. Adj. Sales Price:	56,616	COD:	24.49	MAX Sales Ratio:	279.45		
AVG. Assessed Value:	52,693	PRD:	110.52	MIN Sales Ratio:	37.27		

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	28	95.28	92.14	93.71	20.78	98.32	37.27	190.30	86.22 to 99.26	19,051	17,851
10	1	90.22	90.22	90.22			90.22	90.22	N/A	920	830
15	1	112.60	112.60	112.60			112.60	112.60	N/A	10,000	11,260
20	13	95.37	113.07	100.94	30.81	112.02	65.00	213.50	82.02 to 134.92	18,326	18,499
25	16	107.09	108.63	91.31	22.57	118.96	48.87	188.33	86.93 to 128.71	25,593	23,370
30	115	95.79	104.91	93.44	24.85	112.28	44.48	227.20	91.00 to 100.71	68,291	63,810
35	46	92.30	102.70	92.02	28.45	111.61	43.77	279.45	85.13 to 100.41	59,758	54,988
40	33	90.39	99.60	92.96	18.73	107.15	68.08	193.00	86.96 to 97.53	77,422	71,968
45	1	95.87	95.87	95.87			95.87	95.87	N/A	35,000	33,555
50	2	85.74	85.74	79.59	9.83	107.72	77.31	94.16	N/A	54,650	43,495
<u>ALL</u>	<u>256</u>	<u>94.89</u>	<u>102.87</u>	<u>93.07</u>	<u>24.49</u>	<u>110.52</u>	<u>37.27</u>	<u>279.45</u>	<u>91.98 to 97.93</u>	<u>56,616</u>	<u>52,693</u>

**2008 Correlation Section
for Holt County**

Residential Real Property

I. Correlation

RESIDENTIAL: As the tables and narratives below will show, two of the three measures of central tendency are within the acceptable range, while the mean is above the upper limit of acceptable range. The hypothetical removal of outlier sales would bring the mean within acceptable range. Both qualitative statistical measures are above their respective acceptable range. The hypothetical removal of outliers would fail to bring either qualitative statistic within range. The county has used an acceptable portion of the available sales and the relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner. The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the residential class of property. The presented statistics support an acceptable level of value that is best indicated by the median measure of central tendency.

**2008 Correlation Section
for Holt 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	419	256	61.1
2007	404	260	64.36
2006	419	263	62.77
2005	424	222	52.36
2004	421	212	50.36
2003	396	244	61.62
2002	390	285	73.08
2001	451	339	75.17

RESIDENTIAL: Analysis of the Table II indicates that the assessor deemed approximately 61% of all residential sales qualified for the sales study period.

**2008 Correlation Section
for Holt County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Holt County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	93.32	2.84	95.97	94.89
2007	94.11	5.52	99.31	100.28
2006	96.35	0.22	96.56	96.25
2005	97.95	0.64	98.58	98.07
2004	95.43	5.17	100.36	93.79
2003	92	0.83	92.76	93
2002	94.14	0.08	94.22	94
2001	93	10.76	103.01	97

RESIDENTIAL: The relationship between the Trended Preliminary Ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

**2008 Correlation Section
for Holt 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 Holt 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)
2.61	2008	2.84
11.44	2007	8.96
1.24	2006	0.22
0.81	2005	0.64
-0.48	2004	5.17
2	2003	1
-0.08	2002	0.08
6.86	2001	10.76

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

2008 Correlation Section for Holt 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 Holt County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	94.89	93.07	102.87

RESIDENTIAL: Both the median and weighted mean are within the acceptable range, and further review of the sales reveals that the mean is more than likely skewed by outlying sales. The hypothetical removal of these would not alter the median or the weighted mean, but would bring the mean within acceptable range.

**2008 Correlation Section
for Holt 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	24.49	110.52
Difference	9.49	7.52

RESIDENTIAL: A review of the two qualitative statistical measures reveals that neither of the qualitative statistics is within compliance. The hypothetical removal of extreme outliers would still fail to bring either qualitative measure within acceptable range. This may suggest assessment regressivity, and could be further examined by reviewing the heading “Sale Price” in the residential statistical profile.

**2008 Correlation Section
for Holt 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	262	256	-6
Median	93.32	94.89	1.57
Wgt. Mean	91.41	93.07	1.66
Mean	102.81	102.87	0.06
COD	27.93	24.49	-3.44
PRD	112.48	110.52	-1.96
Min Sales Ratio	29.95	37.27	7.32
Max Sales Ratio	318.58	279.45	-39.13

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

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	54	MEDIAN:	95	COV:	32.54	95% Median C.I.:	87.26 to 102.10
TOTAL Sales Price:	8,185,990	WGT. MEAN:	96	STD:	30.04	95% Wgt. Mean C.I.:	69.09 to 122.79
TOTAL Adj.Sales Price:	8,009,485	MEAN:	92	AVG.ABS.DEV:	23.22	95% Mean C.I.:	84.32 to 100.34
TOTAL Assessed Value:	7,684,445						
AVG. Adj. Sales Price:	148,323	COD:	24.49	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	142,304	PRD:	96.23	MIN Sales Ratio:	23.91		

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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	7	92.64	83.32	60.35	26.13	138.05	35.16	124.00	35.16 to 124.00	151,357	91,349
10/01/04 TO 12/31/04	2	90.82	90.82	92.47	4.64	98.21	86.61	95.03	N/A	71,750	66,350
01/01/05 TO 03/31/05	4	96.47	90.38	123.60	32.87	73.13	40.63	127.96	N/A	834,500	1,031,435
04/01/05 TO 06/30/05	8	103.75	107.90	99.82	18.65	108.10	77.65	156.48	77.65 to 156.48	63,730	63,612
07/01/05 TO 09/30/05	7	102.10	107.61	97.36	19.53	110.52	61.72	142.20	61.72 to 142.20	112,071	109,115
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	7	104.50	105.62	103.81	14.66	101.74	70.91	138.42	70.91 to 138.42	51,771	53,743
04/01/06 TO 06/30/06	6	88.34	84.24	82.67	19.73	101.90	52.42	108.67	52.42 to 108.67	66,250	54,767
07/01/06 TO 09/30/06	3	51.81	64.92	51.21	34.89	126.76	44.36	98.59	N/A	92,665	47,456
10/01/06 TO 12/31/06	3	100.51	108.69	111.39	16.93	97.58	87.26	138.30	N/A	47,233	52,613
01/01/07 TO 03/31/07	2	72.86	72.86	88.69	67.19	82.16	23.91	121.82	N/A	33,250	29,490
04/01/07 TO 06/30/07	5	65.28	66.32	48.47	19.75	136.82	39.75	94.63	N/A	185,610	89,971
<u>Study Years</u>											
07/01/04 TO 06/30/05	21	95.03	94.74	107.05	23.24	88.51	35.16	156.48	77.65 to 112.80	240,516	257,465
07/01/05 TO 06/30/06	20	101.10	99.90	95.09	18.56	105.06	52.42	142.20	91.33 to 111.00	77,220	73,430
07/01/06 TO 06/30/07	13	70.76	76.78	57.21	38.57	134.22	23.91	138.30	44.36 to 100.51	108,788	62,234
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	102.10	104.11	116.54	21.71	89.33	40.63	156.48	89.10 to 127.96	243,807	284,128
01/01/06 TO 12/31/06	19	98.59	92.92	85.20	20.78	109.07	44.36	138.42	70.91 to 108.67	62,083	52,895
<u>ALL</u>											
	54	94.83	92.33	95.94	24.49	96.23	23.91	156.48	87.26 to 102.10	148,323	142,304

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ATKINSON	12	93.60	92.14	88.77	14.09	103.80	61.18	112.80	76.71 to 108.67	56,291	49,972
CHAMBERS	2	123.35	123.35	113.48	15.28	108.70	104.50	142.20	N/A	5,250	5,957
EWING	1	52.42	52.42	52.42			52.42	52.42	N/A	26,000	13,630
O'NEILL	26	95.28	92.03	78.08	25.38	117.87	39.75	141.95	70.91 to 111.21	114,017	89,023
PAGE	1	96.96	96.96	96.96			96.96	96.96	N/A	12,000	11,635
RURAL	9	95.03	89.77	118.26	28.03	75.91	23.91	128.15	51.22 to 127.96	415,911	491,863
STUART	3	91.53	94.39	52.99	44.18	178.12	35.16	156.48	N/A	192,613	102,070
<u>ALL</u>											
	54	94.83	92.33	95.94	24.49	96.23	23.91	156.48	87.26 to 102.10	148,323	142,304

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	54	MEDIAN:	95	COV:	32.54	95% Median C.I.:	87.26 to 102.10
TOTAL Sales Price:	8,185,990	WGT. MEAN:	96	STD:	30.04	95% Wgt. Mean C.I.:	69.09 to 122.79
TOTAL Adj.Sales Price:	8,009,485	MEAN:	92	AVG.ABS.DEV:	23.22	95% Mean C.I.:	84.32 to 100.34
TOTAL Assessed Value:	7,684,445						
AVG. Adj. Sales Price:	148,323	COD:	24.49	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	142,304	PRD:	96.23	MIN Sales Ratio:	23.91		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	45	94.63	92.84	76.36	23.81	121.58	35.16	156.48	86.61 to 104.50	94,806	72,392
2	5	87.26	77.83	71.03	34.75	109.57	23.91	128.15	N/A	49,640	35,257
3	4	108.33	104.70	121.62	18.55	86.09	74.18	127.96	N/A	873,750	1,062,622
ALL	54	94.83	92.33	95.94	24.49	96.23	23.91	156.48	87.26 to 102.10	148,323	142,304

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	49	94.63	93.78	96.20	24.33	97.49	35.16	156.48	87.26 to 104.50	162,403	156,226
2	5	95.93	78.12	56.80	25.96	137.54	23.91	111.00	N/A	10,340	5,873
ALL	54	94.83	92.33	95.94	24.49	96.23	23.91	156.48	87.26 to 102.10	148,323	142,304

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	54	94.83	92.33	95.94	24.49	96.23	23.91	156.48	87.26 to 102.10	148,323	142,304
04											
ALL	54	94.83	92.33	95.94	24.49	96.23	23.91	156.48	87.26 to 102.10	148,323	142,304

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0049											
08-0036											
08-0050											
36-0100											
45-0007	32	95.48	90.01	77.91	25.39	115.52	23.91	141.95	70.91 to 109.05	102,567	79,912
45-0029	2	90.19	90.19	127.31	41.88	70.84	52.42	127.96	N/A	1,513,000	1,926,175
45-0044	4	109.84	102.83	58.98	35.95	174.35	35.16	156.48	N/A	156,960	92,571
45-0137	2	123.35	123.35	113.48	15.28	108.70	104.50	142.20	N/A	5,250	5,957
45-0239	14	92.05	90.51	83.98	14.15	107.78	61.18	112.80	74.18 to 108.67	75,928	63,763
54-0583											
92-0045											
NonValid School											
ALL	54	94.83	92.33	95.94	24.49	96.23	23.91	156.48	87.26 to 102.10	148,323	142,304

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	54	MEDIAN:	95	COV:	32.54	95% Median C.I.:	87.26 to 102.10
TOTAL Sales Price:	8,185,990	WGT. MEAN:	96	STD:	30.04	95% Wgt. Mean C.I.:	69.09 to 122.79
TOTAL Adj.Sales Price:	8,009,485	MEAN:	92	AVG.ABS.DEV:	23.22	95% Mean C.I.:	84.32 to 100.34
TOTAL Assessed Value:	7,684,445						
AVG. Adj. Sales Price:	148,323	COD:	24.49	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	142,304	PRD:	96.23	MIN Sales Ratio:	23.91		

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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	8	97.26	87.32	71.78	26.48	121.65	23.91	142.20	23.91 to 142.20	24,712	17,739
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	77.65	85.16	68.00	31.19	125.24	51.81	121.82	N/A	130,259	88,576
1920 TO 1939	7	99.66	96.12	99.55	16.81	96.55	44.36	124.00	44.36 to 124.00	47,285	47,075
1940 TO 1949	2	94.53	94.53	94.56	0.11	99.96	94.42	94.63	N/A	54,000	51,062
1950 TO 1959	13	104.50	98.53	97.74	22.02	100.81	52.42	141.95	70.76 to 128.15	40,688	39,768
1960 TO 1969	2	58.67	58.67	66.54	30.75	88.17	40.63	76.71	N/A	106,500	70,867
1970 TO 1979	7	91.33	83.77	59.54	22.28	140.70	39.75	121.63	39.75 to 121.63	180,214	107,297
1980 TO 1989	3	92.64	94.76	48.08	43.65	197.08	35.16	156.48	N/A	170,333	81,898
1990 TO 1994	1	91.53	91.53	91.53			91.53	91.53	N/A	126,840	116,100
1995 TO 1999	5	111.21	107.78	120.96	18.85	89.11	74.18	138.30	N/A	778,640	941,840
2000 TO Present	1	100.10	100.10	100.10			100.10	100.10	N/A	187,000	187,190
ALL	54	94.83	92.33	95.94	24.49	96.23	23.91	156.48	87.26 to 102.10	148,323	142,304

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	120.40	120.40	117.72	18.11	102.27	98.59	142.20	N/A	2,850	3,355
5000 TO 9999	4	100.22	100.13	100.32	7.60	99.81	89.10	111.00	N/A	6,250	6,270
Total \$											
1 TO 9999	6	101.55	106.89	103.55	12.16	103.22	89.10	142.20	89.10 to 142.20	5,116	5,298
10000 TO 29999	9	102.10	94.76	92.85	30.66	102.05	23.91	156.48	52.42 to 141.95	18,944	17,590
30000 TO 59999	16	104.59	102.35	103.52	20.46	98.87	44.36	138.42	86.61 to 124.00	42,540	44,037
60000 TO 99999	5	92.64	78.04	78.28	19.65	99.70	40.63	99.66	N/A	66,400	51,977
100000 TO 149999	7	91.53	88.88	88.84	17.95	100.05	51.22	116.23	51.22 to 116.23	113,834	101,130
150000 TO 249999	6	77.18	75.56	74.08	15.73	101.99	51.81	100.10	51.81 to 100.10	179,799	133,198
250000 TO 499999	3	74.18	73.52	74.24	34.17	99.02	35.16	111.21	N/A	406,666	301,928
500000 +	2	83.85	83.85	111.27	52.60	75.36	39.75	127.96	N/A	1,850,000	2,058,482
ALL	54	94.83	92.33	95.94	24.49	96.23	23.91	156.48	87.26 to 102.10	148,323	142,304

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	54	MEDIAN:	95	COV:	32.54	95% Median C.I.:	87.26 to 102.10
TOTAL Sales Price:	8,185,990	WGT. MEAN:	96	STD:	30.04	95% Wgt. Mean C.I.:	69.09 to 122.79
TOTAL Adj.Sales Price:	8,009,485	MEAN:	92	AVG.ABS.DEV:	23.22	95% Mean C.I.:	84.32 to 100.34
TOTAL Assessed Value:	7,684,445						
AVG. Adj. Sales Price:	148,323	COD:	24.49	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	142,304	PRD:	96.23	MIN Sales Ratio:	23.91		

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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	98.59	109.96	104.35	17.95	105.38	89.10	142.20	N/A	3,566	3,721
5000 TO 9999	5	95.93	79.30	61.19	27.19	129.61	23.91	111.00	N/A	11,300	6,914
Total \$ _____											
1 TO 9999	8	97.26	90.80	68.06	23.93	133.42	23.91	142.20	23.91 to 142.20	8,400	5,716
10000 TO 29999	9	96.96	85.24	69.96	29.05	121.83	40.63	141.95	44.36 to 112.80	27,555	19,278
30000 TO 59999	14	97.47	103.29	99.10	19.92	104.23	62.65	156.48	86.61 to 124.00	43,282	42,892
60000 TO 99999	9	95.03	98.36	90.37	21.66	108.85	51.22	138.30	65.28 to 128.15	80,300	72,563
100000 TO 149999	9	77.65	78.64	68.37	25.65	115.01	35.16	116.23	51.81 to 111.57	187,070	127,902
150000 TO 249999	1	100.10	100.10	100.10			100.10	100.10	N/A	187,000	187,190
250000 TO 499999	2	56.97	56.97	51.12	30.22	111.44	39.75	74.18	N/A	522,500	267,087
500000 +	2	119.59	119.59	125.77	7.00	95.08	111.21	127.96	N/A	1,725,000	2,169,575
ALL _____	54	94.83	92.33	95.94	24.49	96.23	23.91	156.48	87.26 to 102.10	148,323	142,304

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	97.26	87.32	71.78	26.48	121.65	23.91	142.20	23.91 to 142.20	24,712	17,739
10	32	92.09	87.55	71.59	23.47	122.29	39.75	156.48	70.91 to 102.10	90,224	64,595
15	3	128.15	119.30	110.92	12.25	107.56	91.33	138.42	N/A	63,300	70,210
20	9	105.00	102.82	84.21	19.03	122.11	35.16	141.95	85.34 to 138.30	154,411	130,023
30	2	101.07	101.07	122.41	26.61	82.57	74.18	127.96	N/A	1,672,500	2,047,325
ALL _____	54	94.83	92.33	95.94	24.49	96.23	23.91	156.48	87.26 to 102.10	148,323	142,304

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	54	MEDIAN:	95	COV:	32.54	95% Median C.I.:	87.26 to 102.10
TOTAL Sales Price:	8,185,990	WGT. MEAN:	96	STD:	30.04	95% Wgt. Mean C.I.:	69.09 to 122.79
TOTAL Adj.Sales Price:	8,009,485	MEAN:	92	AVG.ABS.DEV:	23.22	95% Mean C.I.:	84.32 to 100.34
TOTAL Assessed Value:	7,684,445						
AVG. Adj. Sales Price:	148,323	COD:	24.49	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	142,304	PRD:	96.23	MIN Sales Ratio:	23.91		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	97.26	87.32	71.78	26.48	121.65	23.91	142.20	23.91 to 142.20	24,712	17,739
319	1	39.75	39.75	39.75			39.75	39.75	N/A	700,000	278,245
332	3	61.72	63.73	62.01	13.96	102.77	51.81	77.65	N/A	194,098	120,360
336	1	138.30	138.30	138.30			138.30	138.30	N/A	55,700	77,035
344	3	121.63	117.29	120.33	7.14	97.47	102.10	128.15	N/A	41,666	50,138
349	2	92.72	92.72	93.38	7.96	99.30	85.34	100.10	N/A	171,750	160,375
350	1	91.53	91.53	91.53			91.53	91.53	N/A	126,840	116,100
352	4	105.62	105.46	105.87	11.67	99.61	86.61	124.00	N/A	64,125	67,890
353	8	90.60	93.63	91.35	30.84	102.49	44.36	156.48	44.36 to 156.48	61,193	55,903
384	3	138.42	128.46	133.43	8.90	96.27	105.00	141.95	N/A	19,966	26,641
386	1	51.22	51.22	51.22			51.22	51.22	N/A	130,000	66,590
406	7	95.03	97.78	93.61	14.60	104.46	62.65	121.82	62.65 to 121.82	45,071	42,190
421	1	35.16	35.16	35.16			35.16	35.16	N/A	425,000	149,425
442	1	94.63	94.63	94.63			94.63	94.63	N/A	71,500	67,660
444	1	92.77	92.77	92.77			92.77	92.77	N/A	35,000	32,470
528	6	89.30	76.87	77.75	18.78	98.87	40.63	96.96	40.63 to 96.96	50,083	38,939
531	1	111.21	111.21	111.21			111.21	111.21	N/A	450,000	500,430
896	2	101.07	101.07	122.41	26.61	82.57	74.18	127.96	N/A	1,672,500	2,047,325
<u>ALL</u>											
	54	94.83	92.33	95.94	24.49	96.23	23.91	156.48	87.26 to 102.10	148,323	142,304

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

Commercial

Commercial values were not changed for 2008. Any changes found through pickup work and/or sales verification were updated.

The Holt County Assessor reviewed all commercial sales by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. A physical review of the property was performed if there was still a question regarding the sale after the receipt of the questionnaire.

Pickup work was completed and placed on the 2008 assessment roll.

2008 Assessment Survey for Holt County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Assessor and deputy
2.	Valuation done by:
	Assessor and deputy determine the valuation, with the assessor being responsible for the final value of the property.
3.	Pickup work done by whom:
	Assessor and deputy
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June 2002 Marshall-Swift
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2004
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The income approach has not been utilized.
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?
	The assessor does not currently use the sales comparison approach.
8.	Number of market areas/neighborhoods for this property class?
	9 – Atkinson, Chambers, Emmet, Ewing, Inman, O’Neill, Page, Stuart and Rural
9.	How are these defined?
	These areas are defined by location, specifically by town and rural.
10.	Is “Assessor Location” a usable valuation identity?
	Yes
11.	Does the assessor location “suburban” mean something other than rural commercial? (that is, does the “suburban” location have its own market?)
	The assessor location “suburban” is not used by the County.

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

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
16	0	5	21

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	52	MEDIAN:	95	COV:	30.89	95% Median C.I.:	87.26 to 100.51
TOTAL Sales Price:	7,445,990	WGT. MEAN:	90	STD:	28.62	95% Wgt. Mean C.I.:	78.14 to 101.05
TOTAL Adj.Sales Price:	7,279,485	MEAN:	93	AVG.ABS.DEV:	21.90	95% Mean C.I.:	84.88 to 100.43
TOTAL Assessed Value:	6,522,305						
AVG. Adj. Sales Price:	139,990	COD:	23.09	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	125,428	PRD:	103.41	MIN Sales Ratio:	35.16		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	7	92.64	83.36	60.45	26.08	137.89	35.16	124.00	35.16 to 124.00	151,357	91,497
10/01/04 TO 12/31/04	2	90.82	90.82	92.47	4.64	98.21	86.61	95.03	N/A	71,750	66,350
01/01/05 TO 03/31/05	4	88.16	83.30	98.13	27.93	84.89	40.63	116.23	N/A	834,500	818,890
04/01/05 TO 06/30/05	8	103.75	107.90	99.82	18.65	108.10	77.65	156.48	77.65 to 156.48	63,730	63,612
07/01/05 TO 09/30/05	7	102.10	106.98	97.00	20.14	110.29	61.72	142.20	61.72 to 142.20	112,071	108,705
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	7	104.50	105.62	103.81	14.66	101.74	70.91	138.42	70.91 to 138.42	51,771	53,743
04/01/06 TO 06/30/06	5	85.34	79.35	80.55	19.04	98.51	52.42	105.00	N/A	73,500	59,201
07/01/06 TO 09/30/06	3	51.81	64.92	51.21	34.89	126.76	44.36	98.59	N/A	92,665	47,456
10/01/06 TO 12/31/06	3	100.51	108.69	111.39	16.93	97.58	87.26	138.30	N/A	47,233	52,613
01/01/07 TO 03/31/07	2	80.85	80.85	94.09	50.68	85.92	39.87	121.82	N/A	33,250	31,285
04/01/07 TO 06/30/07	4	66.59	72.25	73.99	15.69	97.64	61.18	94.63	N/A	57,012	42,185
<u>Study Years</u>											
07/01/04 TO 06/30/05	21	95.03	93.41	90.24	21.80	103.52	35.16	156.48	77.65 to 111.57	240,516	217,030
07/01/05 TO 06/30/06	19	100.10	99.21	94.63	19.52	104.83	52.42	142.20	85.34 to 111.21	79,705	75,428
07/01/06 TO 06/30/07	12	79.01	80.96	74.42	32.77	108.79	39.87	138.30	51.81 to 100.51	59,520	44,293
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	99.62	102.38	98.12	21.12	104.34	40.63	156.48	89.10 to 116.23	243,807	239,231
01/01/06 TO 12/31/06	18	95.68	92.05	84.59	22.02	108.82	44.36	138.42	70.91 to 105.00	63,866	54,023
<u>ALL</u>											
	52	94.83	92.65	89.60	23.09	103.41	35.16	156.48	87.26 to 100.51	139,990	125,428

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ATKINSON	11	92.77	90.64	87.85	13.95	103.18	61.18	112.80	62.65 to 111.00	58,681	51,551
CHAMBERS	2	123.35	123.35	113.48	15.28	108.70	104.50	142.20	N/A	5,250	5,957
EWING	1	52.42	52.42	52.42			52.42	52.42	N/A	26,000	13,630
O'NEILL	25	95.27	93.83	89.67	24.00	104.64	40.63	141.95	77.65 to 111.21	90,577	81,225
PAGE	1	96.96	96.96	96.96			96.96	96.96	N/A	12,000	11,635
RURAL	9	95.03	88.43	95.67	22.82	92.43	39.87	128.15	51.22 to 121.63	415,911	397,913
STUART	3	91.53	94.39	52.99	44.18	178.12	35.16	156.48	N/A	192,613	102,070
<u>ALL</u>											
	52	94.83	92.65	89.60	23.09	103.41	35.16	156.48	87.26 to 100.51	139,990	125,428

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	52	MEDIAN:	95	COV:	30.89	95% Median C.I.:	87.26 to 100.51
TOTAL Sales Price:	7,445,990	WGT. MEAN:	90	STD:	28.62	95% Wgt. Mean C.I.:	78.14 to 101.05
TOTAL Adj.Sales Price:	7,279,485	MEAN:	93	AVG.ABS.DEV:	21.90	95% Mean C.I.:	84.88 to 100.43
TOTAL Assessed Value:	6,522,305						
AVG. Adj. Sales Price:	139,990	COD:	23.09	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	125,428	PRD:	103.41	MIN Sales Ratio:	35.16		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	43	94.63	93.54	83.17	23.18	112.47	35.16	156.48	86.61 to 104.50	82,239	68,397
2	5	87.26	81.02	72.47	31.09	111.79	39.87	128.15	N/A	49,640	35,975
3	4	97.33	97.69	97.32	13.29	100.38	74.48	121.63	N/A	873,750	850,336
____ALL____	52	94.83	92.65	89.60	23.09	103.41	35.16	156.48	87.26 to 100.51	139,990	125,428

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	47	94.63	93.86	89.78	23.14	104.54	35.16	156.48	87.26 to 102.10	153,782	138,071
2	5	95.93	81.31	63.74	22.63	127.57	39.87	111.00	N/A	10,340	6,591
____ALL____	52	94.83	92.65	89.60	23.09	103.41	35.16	156.48	87.26 to 100.51	139,990	125,428

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	52	94.83	92.65	89.60	23.09	103.41	35.16	156.48	87.26 to 100.51	139,990	125,428
04											
____ALL____	52	94.83	92.65	89.60	23.09	103.41	35.16	156.48	87.26 to 100.51	139,990	125,428

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0049											
08-0036											
08-0050											
36-0100											
45-0007	31	95.27	91.91	88.18	23.79	104.23	39.87	141.95	77.65 to 109.05	83,295	73,445
45-0029	2	76.02	76.02	99.21	31.04	76.62	52.42	99.62	N/A	1,513,000	1,501,085
45-0044	4	109.84	102.83	58.98	35.95	174.35	35.16	156.48	N/A	156,960	92,571
45-0137	2	123.35	123.35	113.48	15.28	108.70	104.50	142.20	N/A	5,250	5,957
45-0239	13	91.33	89.14	83.36	13.87	106.93	61.18	112.80	74.48 to 105.00	79,461	66,240
54-0583											
92-0045											
NonValid School											
____ALL____	52	94.83	92.65	89.60	23.09	103.41	35.16	156.48	87.26 to 100.51	139,990	125,428

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

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TOTAL Assessed Value:	6,522,305						
AVG. Adj. Sales Price:	139,990	COD:	23.09	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	125,428	PRD:	103.41	MIN Sales Ratio:	35.16		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	8	97.26	88.96	72.15	24.79	123.31	39.87	142.20	39.87 to 142.20	24,712	17,829
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	77.65	85.16	68.00	31.19	125.24	51.81	121.82	N/A	130,259	88,576
1920 TO 1939	7	96.96	95.49	98.69	17.53	96.76	44.36	124.00	44.36 to 124.00	47,285	46,665
1940 TO 1949	2	94.53	94.53	94.56	0.11	99.96	94.42	94.63	N/A	54,000	51,062
1950 TO 1959	12	98.63	97.69	97.08	24.93	100.62	52.42	141.95	70.76 to 128.15	41,579	40,366
1960 TO 1969	2	58.67	58.67	66.54	30.75	88.17	40.63	76.71	N/A	106,500	70,867
1970 TO 1979	6	93.18	91.11	84.21	16.25	108.19	51.22	121.63	51.22 to 121.63	93,583	78,806
1980 TO 1989	3	92.64	94.76	48.08	43.65	197.08	35.16	156.48	N/A	170,333	81,898
1990 TO 1994	1	91.53	91.53	91.53			91.53	91.53	N/A	126,840	116,100
1995 TO 1999	5	99.62	102.17	99.15	17.62	103.05	74.48	138.30	N/A	778,640	772,011
2000 TO Present	1	100.10	100.10	100.10			100.10	100.10	N/A	187,000	187,190
ALL	52	94.83	92.65	89.60	23.09	103.41	35.16	156.48	87.26 to 100.51	139,990	125,428

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	120.40	120.40	117.72	18.11	102.27	98.59	142.20	N/A	2,850	3,355
5000 TO 9999	4	100.22	100.13	100.32	7.60	99.81	89.10	111.00	N/A	6,250	6,270
Total \$											
1 TO 9999	6	101.55	106.89	103.55	12.16	103.22	89.10	142.20	89.10 to 142.20	5,116	5,298
10000 TO 29999	9	102.10	96.53	94.96	28.93	101.65	39.87	156.48	52.42 to 141.95	18,944	17,989
30000 TO 59999	15	100.51	101.93	103.28	22.17	98.69	44.36	138.42	86.61 to 124.00	43,376	44,800
60000 TO 99999	5	92.64	77.16	77.41	18.70	99.68	40.63	95.27	N/A	66,400	51,403
100000 TO 149999	7	91.53	88.47	88.48	18.40	99.99	51.22	116.23	51.22 to 116.23	113,834	100,720
150000 TO 249999	6	77.18	75.56	74.08	15.73	101.99	51.81	100.10	51.81 to 100.10	179,799	133,198
250000 TO 499999	3	74.48	73.62	74.33	34.04	99.04	35.16	111.21	N/A	406,666	302,273
500000 +	1	99.62	99.62	99.62			99.62	99.62	N/A	3,000,000	2,988,540
ALL	52	94.83	92.65	89.60	23.09	103.41	35.16	156.48	87.26 to 100.51	139,990	125,428

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	52	MEDIAN:	95	COV:	30.89	95% Median C.I.:	87.26 to 100.51
TOTAL Sales Price:	7,445,990	WGT. MEAN:	90	STD:	28.62	95% Wgt. Mean C.I.:	78.14 to 101.05
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TOTAL Assessed Value:	6,522,305						
AVG. Adj. Sales Price:	139,990	COD:	23.09	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	125,428	PRD:	103.41	MIN Sales Ratio:	35.16		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	98.59	109.96	104.35	17.95	105.38	89.10	142.20	N/A	3,566	3,721
5000 TO 9999	5	95.93	82.50	67.54	23.86	122.14	39.87	111.00	N/A	11,300	7,632
Total \$ _____											
1 TO 9999	8	97.26	92.80	73.40	21.88	126.42	39.87	142.20	39.87 to 142.20	8,400	6,165
10000 TO 29999	9	96.96	85.24	69.96	29.05	121.83	40.63	141.95	44.36 to 112.80	27,555	19,278
30000 TO 59999	13	94.42	102.88	98.60	20.99	104.34	62.65	156.48	86.61 to 124.00	44,303	43,684
60000 TO 99999	9	95.03	97.55	89.57	21.49	108.91	51.22	138.30	62.41 to 128.15	80,300	71,926
100000 TO 149999	9	77.65	78.64	68.37	25.65	115.01	35.16	116.23	51.81 to 111.57	187,070	127,902
150000 TO 249999	1	100.10	100.10	100.10			100.10	100.10	N/A	187,000	187,190
250000 TO 499999	1	74.48	74.48	74.48			74.48	74.48	N/A	345,000	256,965
500000 +	2	105.42	105.42	101.13	5.50	104.24	99.62	111.21	N/A	1,725,000	1,744,485
ALL _____	52	94.83	92.65	89.60	23.09	103.41	35.16	156.48	87.26 to 100.51	139,990	125,428

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	97.26	88.96	72.15	24.79	123.31	39.87	142.20	39.87 to 142.20	24,712	17,829
10	31	92.64	89.10	81.79	22.24	108.94	40.63	156.48	76.71 to 102.10	70,554	57,703
15	3	128.15	119.30	110.92	12.25	107.56	91.33	138.42	N/A	63,300	70,210
20	8	102.55	101.54	83.46	22.01	121.67	35.16	141.95	35.16 to 141.95	169,962	141,842
30	2	87.05	87.05	97.03	14.44	89.72	74.48	99.62	N/A	1,672,500	1,622,752
ALL _____	52	94.83	92.65	89.60	23.09	103.41	35.16	156.48	87.26 to 100.51	139,990	125,428

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	52	MEDIAN:	95	COV:	30.89	95% Median C.I.:	87.26 to 100.51
TOTAL Sales Price:	7,445,990	WGT. MEAN:	90	STD:	28.62	95% Wgt. Mean C.I.:	78.14 to 101.05
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TOTAL Assessed Value:	6,522,305						
AVG. Adj. Sales Price:	139,990	COD:	23.09	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	125,428	PRD:	103.41	MIN Sales Ratio:	35.16		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	97.26	88.96	72.15	24.79	123.31	39.87	142.20	39.87 to 142.20	24,712	17,829
332	3	61.72	63.73	62.01	13.96	102.77	51.81	77.65	N/A	194,098	120,360
336	1	138.30	138.30	138.30			138.30	138.30	N/A	55,700	77,035
344	3	121.63	117.29	120.33	7.14	97.47	102.10	128.15	N/A	41,666	50,138
349	2	92.72	92.72	93.38	7.96	99.30	85.34	100.10	N/A	171,750	160,375
350	1	91.53	91.53	91.53			91.53	91.53	N/A	126,840	116,100
352	4	103.42	104.36	104.75	12.98	99.63	86.61	124.00	N/A	64,125	67,172
353	8	90.60	93.63	91.35	30.84	102.49	44.36	156.48	44.36 to 156.48	61,193	55,903
384	3	138.42	128.46	133.43	8.90	96.27	105.00	141.95	N/A	19,966	26,641
386	1	51.22	51.22	51.22			51.22	51.22	N/A	130,000	66,590
406	6	94.72	95.97	92.03	14.69	104.29	62.65	121.82	62.65 to 121.82	47,583	43,789
421	1	35.16	35.16	35.16			35.16	35.16	N/A	425,000	149,425
442	1	94.63	94.63	94.63			94.63	94.63	N/A	71,500	67,660
444	1	92.77	92.77	92.77			92.77	92.77	N/A	35,000	32,470
528	6	89.30	76.87	77.75	18.78	98.87	40.63	96.96	40.63 to 96.96	50,083	38,939
531	1	111.21	111.21	111.21			111.21	111.21	N/A	450,000	500,430
896	2	87.05	87.05	97.03	14.44	89.72	74.48	99.62	N/A	1,672,500	1,622,752
<u>ALL</u>	<u>52</u>	<u>94.83</u>	<u>92.65</u>	<u>89.60</u>	<u>23.09</u>	<u>103.41</u>	<u>35.16</u>	<u>156.48</u>	<u>87.26 to 100.51</u>	<u>139,990</u>	<u>125,428</u>

**2008 Correlation Section
for Holt County**

Commerical Real Property

I. Correlation

COMMERCIAL: As the tables and narratives below will show, two of the three measures of central tendency are within the acceptable range, while the weighted mean is below the lower limit of acceptable range. With the hypothetical removal of extreme outlying sales the weighted mean measure falls into the acceptable range. The coefficient of dispersion is slightly above the acceptable range while the price related differential rounds to within the range. With the hypothetical removal of extreme outliers the coefficient of dispersion also falls into the acceptable range for qualitative measures. For purposes of direct equalization, the median will be utilized to represent the level of value for the commercial class of property since there is very strong support provided by the Trended Preliminary Ratio.

**2008 Correlation Section
for Holt 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	112	52	46.43
2007	112	57	50.89
2006	92	49	53.26
2005	92	48	52.17
2004	92	45	48.91
2003	104	55	52.88
2002	100	61	61
2001	113	75	66.37

COMMERCIAL: A brief review of the utilization grid prepared indicates the percentage of sales used has slightly decreased from the previous year. Further review of the non-qualified sales reveals nothing that would indicate excessive trimming.

2008 Correlation Section for Holt County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Holt 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	94.83	0.53	95.33	94.83
2007	95.54	1.51	96.98	99.57
2006	95.56	-0.14	95.43	95.54
2005	93.21	0.04	93.24	95.55
2004	93.69	-2.62	91.23	95.11
2003	97	-2.31	94.76	98
2002	81.87	29.28	105.84	95
2001	93	2.46	95.29	93

COMMERCIAL: After review of the Trended Preliminary Ratio and the Reports and Opinion Median, it is apparent that the two statistics are similar and support a level of value within the acceptable range.

**2008 Correlation Section
for Holt 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 Holt 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)
30.08	2008	0.53
21.46	2007	7.88
0.93	2006	-0.14
-3.07	2005	0.04
-1.96	2004	-2.62
4	2003	-2
37.17	2002	29.28
-0.21	2001	2.46

COMMERCIAL: The percent change in total assessed value in the sales file compared to the percent change in assessed value (excl. growth) is significantly different. If this were true, it would seem that the trended preliminary ratio and the R&O median would have a wider spread than less than one percent. In calculating the percentage change in the sales file only the sales in the most recent year of the study period are used. One high dollar sale that was used in this calculation was removed from the qualified sales between the preliminary and final statistics as the property had substantially changed since the date of sale and no longer was representative of what sold. That particular sale puts such an impact on the sales base that if it were eliminated for this purpose, the calculation would indicate that the commercial class percent change in the sales file would be .13% and be more realistic and not show such disparity between the relationship.

2008 Correlation Section for Holt 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 Holt County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	94.83	89.60	92.65

COMMERCIAL: The median and mean measures of central tendency are both within the acceptable range with the weighted mean below the lower limit by two points. With the hypothetical removal of extreme outlying sales the weighted mean measure falls into the acceptable range.

**2008 Correlation Section
for Holt 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	23.09	103.41
Difference	3.09	0.41

COMMERCIAL: The coefficient of dispersion is slightly above the acceptable range while the price related differential rounds to within the range. With the hypothetical removal of some extreme outliers the coefficient of dispersion falls into the acceptable range for qualitative measures.

**2008 Correlation Section
for Holt 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	54	52	-2
Median	94.83	94.83	0
Wgt. Mean	95.94	89.60	-6.34
Mean	92.33	92.65	0.32
COD	24.49	23.09	-1.4
PRD	96.23	103.41	7.18
Min Sales Ratio	23.91	35.16	11.25
Max Sales Ratio	156.48	156.48	0

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

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	201	MEDIAN:	66	COV:	28.77	95% Median C.I.:	62.78 to 68.85	(!: Derived)
(AgLand) TOTAL Sales Price:	53,311,004	WGT. MEAN:	65	STD:	19.42	95% Wgt. Mean C.I.:	61.95 to 67.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	49,687,053	MEAN:	67	AVG.ABS.DEV:	13.57	95% Mean C.I.:	64.79 to 70.16	
(AgLand) TOTAL Assessed Value:	32,065,060							
AVG. Adj. Sales Price:	247,199	COD:	20.65	MAX Sales Ratio:	171.96			
AVG. Assessed Value:	159,527	PRD:	104.56	MIN Sales Ratio:	7.61			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	2	82.43	82.43	73.17	19.84	112.65	66.08	98.78	N/A	147,500	107,932
10/01/04 TO 12/31/04	15	72.22	65.63	65.07	26.88	100.86	20.00	99.58	46.21 to 86.75	196,070	127,587
01/01/05 TO 03/31/05	25	72.63	76.52	75.82	18.50	100.93	51.54	145.87	65.67 to 79.30	221,336	167,811
04/01/05 TO 06/30/05	25	71.88	74.56	70.94	14.90	105.10	48.86	109.07	68.13 to 76.85	190,319	135,011
07/01/05 TO 09/30/05	12	63.21	67.51	68.66	15.60	98.32	50.92	101.97	54.58 to 77.23	208,152	142,917
10/01/05 TO 12/31/05	11	68.49	63.61	62.26	13.70	102.16	31.26	77.34	44.39 to 75.78	210,638	131,152
01/01/06 TO 03/31/06	26	62.94	67.04	63.72	19.18	105.21	46.92	129.74	56.23 to 70.62	286,674	182,657
04/01/06 TO 06/30/06	21	69.38	69.71	62.49	26.72	111.55	7.61	171.96	58.62 to 76.94	292,514	182,794
07/01/06 TO 09/30/06	6	61.26	65.68	62.91	16.42	104.40	46.34	98.97	46.34 to 98.97	296,062	186,260
10/01/06 TO 12/31/06	13	62.78	64.88	66.53	19.43	97.53	39.59	93.09	52.47 to 76.99	256,835	170,859
01/01/07 TO 03/31/07	30	62.53	62.47	59.51	14.75	104.97	39.45	89.74	60.01 to 70.23	313,194	186,394
04/01/07 TO 06/30/07	15	56.40	53.92	52.17	20.39	103.36	25.58	83.18	42.98 to 59.61	215,824	112,585
<u>Study Years</u>											
07/01/04 TO 06/30/05	67	72.58	73.53	71.71	19.10	102.54	20.00	145.87	68.13 to 74.78	201,902	144,780
07/01/05 TO 06/30/06	70	65.55	67.38	63.80	20.59	105.62	7.61	171.96	61.86 to 69.38	263,017	167,792
07/01/06 TO 06/30/07	64	60.91	61.26	59.83	18.06	102.38	25.58	98.97	57.85 to 63.40	277,319	165,927
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	73	70.24	72.42	71.02	16.73	101.98	31.26	145.87	65.74 to 73.00	206,934	146,962
01/01/06 TO 12/31/06	66	62.97	67.34	63.74	22.61	105.65	7.61	171.96	60.67 to 69.38	283,508	180,704
<u>ALL</u>											
	201	65.70	67.48	64.53	20.65	104.56	7.61	171.96	62.78 to 68.85	247,199	159,527

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:	201	MEDIAN:	66	COV:	28.77	95% Median C.I.:	62.78 to 68.85	(!: Derived)
(AgLand) TOTAL Sales Price:	53,311,004	WGT. MEAN:	65	STD:	19.42	95% Wgt. Mean C.I.:	61.95 to 67.12	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	49,687,053	MEAN:	67	AVG.ABS.DEV:	13.57	95% Mean C.I.:	64.79 to 70.16	
(AgLand) TOTAL Assessed Value:	32,065,060							
AVG. Adj. Sales Price:	247,199	COD:	20.65	MAX Sales Ratio:	171.96			
AVG. Assessed Value:	159,527	PRD:	104.56	MIN Sales Ratio:	7.61			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1011	3	62.72	62.00	58.06	6.80	106.78	55.24	68.03	N/A	255,461	148,318
1013	1	36.70	36.70	36.70			36.70	36.70	N/A	105,000	38,535
1017	2	72.45	72.45	66.51	21.86	108.93	56.61	88.29	N/A	64,000	42,567
1195	1	145.87	145.87	145.87			145.87	145.87	N/A	320,000	466,790
1199	2	56.93	56.93	54.58	7.83	104.29	52.47	61.38	N/A	246,591	134,600
1201	3	70.31	72.49	72.98	3.16	99.32	70.24	76.91	N/A	112,066	81,790
1203	2	92.65	92.65	97.52	40.04	95.00	55.55	129.74	N/A	110,476	107,740
1205	2	73.86	73.86	65.74	20.09	112.36	59.02	88.70	N/A	110,500	72,637
1207	4	83.91	82.11	77.09	12.27	106.52	61.84	98.78	N/A	329,875	254,285
1209	8	69.28	61.01	67.49	20.56	90.39	7.61	82.55	7.61 to 82.55	114,420	77,224
1289	1	98.97	98.97	98.97			98.97	98.97	N/A	46,400	45,920
1293	2	63.16	63.16	65.78	24.53	96.02	47.67	78.65	N/A	154,000	101,297
1295	3	109.07	107.50	107.50	1.44	100.00	104.36	109.07	N/A	53,600	57,618
1299	3	76.85	82.20	75.78	17.48	108.48	64.72	105.03	N/A	268,307	203,315
1301	2	85.89	85.89	90.55	13.32	94.85	74.45	97.33	N/A	148,550	134,517
225	3	44.39	46.13	38.84	23.65	118.78	31.26	62.75	N/A	160,210	62,225
227	5	66.40	64.35	65.76	25.82	97.85	20.00	88.51	N/A	271,900	178,814
229	2	70.25	70.25	72.39	10.10	97.04	63.15	77.34	N/A	107,500	77,817
401	1	72.58	72.58	72.58			72.58	72.58	N/A	184,000	133,550
405	3	44.63	53.66	50.23	48.70	106.83	25.58	90.78	N/A	246,728	123,936
407	8	77.59	76.88	75.28	15.55	102.13	41.00	95.17	41.00 to 95.17	153,062	115,223
409	2	51.32	51.32	61.09	22.86	84.01	39.59	63.05	N/A	167,600	102,385
411	7	71.88	74.82	72.65	8.35	103.00	67.53	87.28	67.53 to 87.28	160,068	116,282
413	3	74.89	73.19	70.89	4.46	103.23	67.33	77.34	N/A	190,333	134,936
473	3	61.03	53.47	52.16	13.21	102.50	37.59	61.78	N/A	113,866	59,398
475	9	60.09	59.54	59.03	15.06	100.88	33.80	77.56	52.41 to 69.38	192,320	113,522
479	1	51.54	51.54	51.54			51.54	51.54	N/A	100,000	51,540
481	8	57.82	58.77	56.53	9.83	103.95	48.18	76.82	48.18 to 76.82	474,171	268,066
483	3	58.62	58.14	56.18	11.23	103.49	48.02	67.77	N/A	526,806	295,940
485	7	60.93	61.57	55.28	13.70	111.38	42.45	90.80	42.45 to 90.80	265,028	146,497
487	2	60.59	60.59	61.18	1.21	99.02	59.85	61.32	N/A	464,000	283,887
653	5	63.40	66.17	66.28	20.61	99.82	39.45	93.09	N/A	147,347	97,669
655	4	60.99	86.34	56.43	53.31	153.01	51.43	171.96	N/A	119,600	67,488
657	4	86.10	79.29	85.56	24.95	92.67	42.98	101.97	N/A	155,495	133,041
661	6	55.66	55.50	56.09	13.32	98.93	38.67	70.23	38.67 to 70.23	245,404	137,657
663	2	55.82	55.82	55.75	12.47	100.12	48.86	62.78	N/A	247,587	138,035
665	4	50.00	53.58	48.61	18.91	110.24	41.34	73.00	N/A	349,331	169,795
667	2	73.74	73.74	73.73	1.42	100.00	72.69	74.78	N/A	163,250	120,370

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:	201	MEDIAN:	66	COV:	28.77	95% Median C.I.:	62.78 to 68.85			(!: Derived)
(AgLand) TOTAL Sales Price:	53,311,004	WGT. MEAN:	65	STD:	19.42	95% Wgt. Mean C.I.:	61.95 to 67.12			(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	49,687,053	MEAN:	67	AVG.ABS.DEV:	13.57	95% Mean C.I.:	64.79 to 70.16			
(AgLand) TOTAL Assessed Value:	32,065,060									
AVG. Adj. Sales Price:	247,199	COD:	20.65	MAX Sales Ratio:	171.96					
AVG. Assessed Value:	159,527	PRD:	104.56	MIN Sales Ratio:	7.61					

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737	9	63.33	64.67	64.60	10.69	100.11	54.45	76.75	55.74 to 73.12	363,333	234,726
739	7	70.62	69.91	67.61	8.23	103.40	60.61	81.67	60.61 to 81.67	474,235	320,638
741	6	63.43	64.29	69.76	12.69	92.16	47.30	76.99	47.30 to 76.99	280,766	195,858
743	4	70.76	72.63	71.51	3.06	101.56	70.39	78.61	N/A	358,170	256,125
745	3	76.70	76.44	69.50	14.57	109.98	59.55	93.07	N/A	411,333	285,895
747	4	62.04	61.89	62.09	10.26	99.68	50.92	72.58	N/A	227,687	141,370
749	4	58.36	68.78	70.46	34.89	97.61	46.21	112.19	N/A	187,750	132,287
751	1	60.96	60.96	60.96			60.96	60.96	N/A	100,000	60,960
925	3	57.72	61.04	60.24	6.71	101.33	56.89	68.51	N/A	359,266	216,423
927	6	70.46	71.91	72.66	10.33	98.97	60.73	89.74	60.73 to 89.74	292,470	212,520
929	2	77.70	77.70	78.51	7.05	98.97	72.22	83.18	N/A	122,000	95,780
931	6	69.60	65.65	59.11	14.24	111.08	36.15	79.30	36.15 to 79.30	383,109	226,438
933	13	62.42	64.52	61.67	17.16	104.63	35.87	86.71	53.86 to 75.78	236,752	145,999

ALL	201	65.70	67.48	64.53	20.65	104.56	7.61	171.96	62.78 to 68.85	247,199	159,527
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AREA (MARKET)										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
4001	175	65.40	67.52	63.80	22.19	105.82	7.61	171.96	62.42 to 68.59	228,457	145,762
4002	26	69.43	67.22	67.55	10.10	99.51	47.30	81.67	62.63 to 71.51	373,343	252,179
ALL	201	65.70	67.48	64.53	20.65	104.56	7.61	171.96	62.78 to 68.85	247,199	159,527

STATUS: IMPROVED, UNIMPROVED & IOLL										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
2	201	65.70	67.48	64.53	20.65	104.56	7.61	171.96	62.78 to 68.85	247,199	159,527
ALL	201	65.70	67.48	64.53	20.65	104.56	7.61	171.96	62.78 to 68.85	247,199	159,527

MAJORITY LAND USE > 95%										Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		
DRY	1	77.34	77.34	77.34			77.34	77.34	N/A	56,000	43,310
DRY-N/A	6	60.94	58.24	59.63	16.80	97.67	36.70	75.10	36.70 to 75.10	102,766	61,280
GRASS	52	63.12	66.22	66.03	21.67	100.28	20.00	145.87	60.93 to 69.71	186,748	123,307
GRASS-N/A	46	63.83	67.39	63.52	25.83	106.09	7.61	112.19	60.96 to 74.45	163,005	103,541
IRRGTD	3	72.69	71.06	67.56	4.16	105.17	65.70	74.78	N/A	469,833	317,440
IRRGTD-N/A	93	68.03	68.61	64.24	18.02	106.79	33.80	171.96	62.72 to 70.97	326,836	209,966
ALL	201	65.70	67.48	64.53	20.65	104.56	7.61	171.96	62.78 to 68.85	247,199	159,527

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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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	2	69.60	69.60	66.20	11.12	105.14	61.86	77.34	N/A	100,000	66,197
DRY-N/A	5	60.01	57.52	58.95	19.86	97.57	36.70	75.10	N/A	94,520	55,720
GRASS	87	63.15	67.73	66.65	24.19	101.62	20.00	145.87	61.38 to 69.71	167,605	111,703
GRASS-N/A	11	64.72	59.15	55.44	19.62	106.69	7.61	77.34	36.15 to 74.89	238,863	132,424
IRRGTD	77	65.40	66.56	62.77	17.24	106.05	33.80	171.96	60.95 to 70.23	357,812	224,587
IRRGTD-N/A	19	73.29	77.27	74.90	17.18	103.17	49.54	129.74	68.03 to 86.02	223,879	167,678
ALL	201	65.70	67.48	64.53	20.65	104.56	7.61	171.96	62.78 to 68.85	247,199	159,527

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	6	65.18	61.13	61.34	19.20	99.65	36.70	77.34	36.70 to 77.34	92,100	56,497
DRY-N/A	1	60.01	60.01	60.01			60.01	60.01	N/A	120,000	72,010
GRASS	96	63.28	66.71	64.86	23.93	102.86	7.61	145.87	61.60 to 69.28	176,537	114,504
GRASS-N/A	2	69.19	69.19	69.76	11.79	99.18	61.03	77.34	N/A	130,800	91,242
IRRGTD	95	68.23	68.71	64.39	17.76	106.72	33.80	171.96	63.33 to 71.11	334,413	215,321
IRRGTD-N/A	1	65.74	65.74	65.74			65.74	65.74	N/A	36,000	23,665
ALL	201	65.70	67.48	64.53	20.65	104.56	7.61	171.96	62.78 to 68.85	247,199	159,527

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006	1	62.42	62.42	62.42			62.42	62.42	N/A	92,144	57,515
02-0049	14	62.72	64.57	64.79	11.55	99.67	53.86	80.52	55.24 to 75.78	253,923	164,512
08-0036	1	69.27	69.27	69.27			69.27	69.27	N/A	148,572	102,910
08-0050	12	73.72	69.31	67.14	23.06	103.22	31.26	95.17	44.39 to 87.28	174,969	117,477
36-0100	6	87.09	94.04	94.64	25.30	99.37	64.72	145.87	64.72 to 145.87	237,003	224,295
45-0007	82	68.18	64.99	63.84	14.51	101.80	33.80	90.78	62.78 to 70.54	280,973	179,372
45-0029	13	69.71	65.55	71.64	23.54	91.50	7.61	98.78	46.34 to 82.55	174,950	125,340
45-0044	14	61.46	72.84	65.07	24.79	111.94	39.45	171.96	59.85 to 90.80	178,138	115,910
45-0137	16	77.78	81.56	74.53	24.81	109.44	47.67	129.74	59.02 to 104.36	115,116	85,793
45-0239	42	60.40	62.51	59.06	21.87	105.84	20.00	112.19	55.92 to 65.74	302,852	178,869
54-0583											
92-0045											
NonValid School											
ALL	201	65.70	67.48	64.53	20.65	104.56	7.61	171.96	62.78 to 68.85	247,199	159,527

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:	201	MEDIAN:	66	COV:	28.77	95% Median C.I.:	62.78 to 68.85	(! : Derived)
(AgLand) TOTAL Sales Price:	53,311,004	WGT. MEAN:	65	STD:	19.42	95% Wgt. Mean C.I.:	61.95 to 67.12	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	49,687,053	MEAN:	67	AVG.ABS.DEV:	13.57	95% Mean C.I.:	64.79 to 70.16	
(AgLand) TOTAL Assessed Value:	32,065,060							
AVG. Adj. Sales Price:	247,199	COD:	20.65	MAX Sales Ratio:	171.96			
AVG. Assessed Value:	159,527	PRD:	104.56	MIN Sales Ratio:	7.61			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	171.96	171.96	171.96			171.96	171.96	N/A	12,000	20,635
30.01 TO 50.00	7	47.30	50.42	40.14	37.85	125.63	7.61	95.17	7.61 to 95.17	38,368	15,400
50.01 TO 100.00	14	70.77	68.92	70.10	14.33	98.31	44.39	88.70	58.79 to 78.61	87,350	61,235
100.01 TO 180.00	113	63.94	66.55	64.10	20.10	103.82	20.00	129.74	61.60 to 68.59	195,019	125,013
180.01 TO 330.00	32	65.73	65.17	61.97	17.27	105.15	41.34	89.74	56.40 to 74.89	373,775	231,640
330.01 TO 650.00	27	71.64	70.94	65.00	17.81	109.14	31.26	112.19	63.05 to 76.85	386,151	251,011
650.01 +	7	66.40	78.92	73.49	25.51	107.39	57.72	145.87	57.72 to 145.87	537,064	394,706
ALL	201	65.70	67.48	64.53	20.65	104.56	7.61	171.96	62.78 to 68.85	247,199	159,527

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	4	74.88	90.33	76.62	57.75	117.88	39.59	171.96	N/A	19,500	14,941
30000 TO 59999	17	69.71	75.46	76.69	26.33	98.39	42.98	109.07	58.79 to 98.97	47,968	36,788
60000 TO 99999	22	62.59	64.03	63.09	19.16	101.48	7.61	98.78	56.23 to 71.53	85,555	53,979
100000 TO 149999	36	65.47	65.96	66.61	20.92	99.01	20.00	129.74	61.03 to 70.31	123,501	82,270
150000 TO 249999	42	72.67	72.55	71.97	16.12	100.80	39.45	112.19	65.67 to 76.82	201,453	144,985
250000 TO 499999	59	67.33	65.12	64.79	17.06	100.51	25.58	145.87	60.95 to 70.54	328,436	212,785
500000 +	21	59.55	59.39	58.71	14.51	101.16	36.15	81.79	53.74 to 65.70	696,502	408,899
ALL	201	65.70	67.48	64.53	20.65	104.56	7.61	171.96	62.78 to 68.85	247,199	159,527

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
5000 TO 9999	1	7.61	7.61	7.61			7.61	7.61	N/A	80,000	6,085
1 TO 9999	1	7.61	7.61	7.61			7.61	7.61	N/A	80,000	6,085
10000 TO 29999	11	54.58	64.81	48.09	44.94	134.77	20.00	171.96	39.59 to 95.17	41,250	19,837
30000 TO 59999	29	61.78	67.91	62.38	27.88	108.86	36.70	109.07	55.55 to 86.75	77,175	48,141
60000 TO 99999	31	62.75	63.87	60.52	13.21	105.53	25.58	98.78	61.03 to 68.13	118,386	71,651
100000 TO 149999	35	72.65	67.09	62.59	18.28	107.18	31.26	105.03	60.13 to 74.89	197,905	123,873
150000 TO 249999	63	70.23	71.36	68.79	15.44	103.73	48.18	129.74	66.08 to 72.63	282,076	194,051
250000 TO 499999	28	64.03	66.80	63.71	19.87	104.86	36.15	145.87	58.62 to 73.53	546,597	348,223
500000 +	3	61.32	59.66	58.97	7.47	101.17	51.95	65.70	N/A	1,081,000	637,461
ALL	201	65.70	67.48	64.53	20.65	104.56	7.61	171.96	62.78 to 68.85	247,199	159,527

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

Agricultural

For assessment year 2008 the Holt County Assessor performed a spreadsheet analysis of agricultural sales and adjusted values according to the market.

In market area 1 irrigated value was increased by 10%, dry value between 3% and 10% and grass value was raised 10%.

In market area 2 irrigated values raised 6%, dry and grass value both increased between 5% and 10%.

Waste land increased to \$50 an acre and shelterbelt to \$150 an acre based on the analysis.

A land use study of the county began in the fall of 2005 with 50% now being implemented for assessment year 2008.

The assessor does map all agricultural sales in a book within the office to provide information to the public about current land valuation.

All agricultural sales are reviewed by sending questionnaires to the seller and buyer to gather as much information about the sale as possible. A physical review of the property was performed if there was still a question regarding the sale after the receipt of the questionnaire.

Pickup work was completed and placed on the 2008 assessment roll.

2008 Assessment Survey for Holt County

Agricultural Appraisal Information

1.	Data collection done by:
	Assessor and deputy
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor and deputy
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	At this time the County does not have a written policy, but plans to develop one for future use.
a.	How is agricultural land defined in this county?
	Agricultural land is defined according to Neb. Rev. Stat. 77-1359.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The income approach has never been utilized.
6.	What is the date of the soil survey currently used?
	1995
7.	What date was the last countywide land use study completed?
	1987. Review began in the fall of 2005.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection and FSA maps
b.	By whom?
	Assessor and deputy
c.	What proportion is complete / implemented at this time?
	50% of the review started in 2005 is implemented at this time.
8.	Number of market areas/neighborhoods in the agricultural property class:
	2

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

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
0	12	30	42

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:	197	MEDIAN:	72	COV:	29.08	95% Median C.I.:	69.06 to 75.31	(! : Derived)
(AgLand) TOTAL Sales Price:	52,336,921	WGT. MEAN:	70	STD:	21.48	95% Wgt. Mean C.I.:	67.45 to 73.14	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	48,777,970	MEAN:	74	AVG.ABS.DEV:	14.90	95% Mean C.I.:	70.87 to 76.87	
(AgLand) TOTAL Assessed Value:	34,288,360							
AVG. Adj. Sales Price:	247,603	COD:	20.63	MAX Sales Ratio:	188.29			
AVG. Assessed Value:	174,052	PRD:	105.08	MIN Sales Ratio:	8.67			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	2	91.12	91.12	80.73	20.14	112.87	72.77	109.47	N/A	147,500	119,077
10/01/04 TO 12/31/04	15	79.56	72.54	71.78	26.41	101.06	22.01	109.54	49.66 to 95.46	196,070	140,730
01/01/05 TO 03/31/05	25	79.99	84.08	83.05	18.71	101.23	56.76	161.13	72.07 to 87.19	221,336	183,825
04/01/05 TO 06/30/05	25	78.86	81.98	77.98	14.65	105.13	53.76	120.50	74.73 to 83.38	190,319	148,402
07/01/05 TO 09/30/05	12	68.48	73.51	74.21	15.65	99.06	56.15	112.07	60.08 to 85.42	208,152	154,462
10/01/05 TO 12/31/05	11	74.90	69.14	67.04	13.73	103.13	34.47	82.34	48.91 to 82.31	210,638	141,206
01/01/06 TO 03/31/06	26	68.16	73.54	69.92	19.55	105.18	51.69	142.78	61.87 to 75.36	286,674	200,451
04/01/06 TO 06/30/06	18	74.30	75.47	65.75	28.77	114.78	8.67	188.29	61.55 to 81.64	295,881	194,555
07/01/06 TO 09/30/06	6	67.57	72.48	69.39	16.33	104.46	51.17	109.35	51.17 to 109.35	296,062	205,430
10/01/06 TO 12/31/06	13	69.48	71.29	72.75	18.99	97.99	43.75	102.53	57.97 to 83.87	256,835	186,845
01/01/07 TO 03/31/07	29	68.10	67.91	64.51	15.04	105.27	43.54	98.63	61.47 to 75.43	320,816	206,947
04/01/07 TO 06/30/07	15	61.40	59.05	57.14	20.52	103.34	28.18	91.62	47.67 to 65.67	215,824	123,328
<u>Study Years</u>											
07/01/04 TO 06/30/05	67	79.80	80.92	78.76	19.01	102.74	22.01	161.13	74.73 to 82.17	201,902	159,027
07/01/05 TO 06/30/06	67	71.79	73.33	68.89	20.59	106.45	8.67	188.29	66.19 to 75.36	262,600	180,903
07/01/06 TO 06/30/07	63	66.78	66.93	65.21	18.06	102.65	28.18	109.35	62.37 to 69.48	280,258	182,745
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	73	77.11	79.37	77.53	16.78	102.37	34.47	161.13	72.22 to 80.66	206,934	160,445
01/01/06 TO 12/31/06	63	69.48	73.53	69.16	22.54	106.32	8.67	188.29	66.13 to 74.95	284,041	196,433
<u>ALL</u>											
	197	72.22	73.87	70.29	20.63	105.08	8.67	188.29	69.06 to 75.31	247,603	174,052

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:	197	MEDIAN:	72	COV:	29.08	95% Median C.I.:	69.06 to 75.31	(!: Derived)
(AgLand) TOTAL Sales Price:	52,336,921	WGT. MEAN:	70	STD:	21.48	95% Wgt. Mean C.I.:	67.45 to 73.14	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	48,777,970	MEAN:	74	AVG.ABS.DEV:	14.90	95% Mean C.I.:	70.87 to 76.87	
(AgLand) TOTAL Assessed Value:	34,288,360							
AVG. Adj. Sales Price:	247,603	COD:	20.63	MAX Sales Ratio:	188.29			
AVG. Assessed Value:	174,052	PRD:	105.08	MIN Sales Ratio:	8.67			

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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	
1011	3	69.06	68.18	64.07	6.40	106.41	61.12	74.37	N/A	255,461	163,681	
1013	1	47.84	47.84	47.84			47.84	47.84	N/A	105,000	50,230	
1017	2	79.91	79.91	73.30	22.04	109.02	62.30	97.53	N/A	64,000	46,915	
1195	1	161.13	161.13	161.13			161.13	161.13	N/A	320,000	515,600	
1199	2	62.84	62.84	60.28	7.74	104.24	57.97	67.70	N/A	246,591	148,640	
1201	3	78.01	80.12	80.67	3.34	99.32	77.27	85.09	N/A	112,066	90,405	
1203	2	101.91	101.91	107.27	40.11	94.99	61.03	142.78	N/A	110,476	118,512	
1205	2	81.35	81.35	72.48	19.90	112.23	65.16	97.54	N/A	110,500	80,095	
1207	3	90.21	89.26	82.61	15.29	108.05	68.09	109.47	N/A	353,854	292,311	
1209	8	76.40	67.37	74.55	20.53	90.36	8.67	91.12	8.67 to 91.12	114,420	85,303	
1289	1	109.35	109.35	109.35			109.35	109.35	N/A	46,400	50,740	
1293	2	69.74	69.74	72.59	24.23	96.07	52.84	86.64	N/A	154,000	111,792	
1295	3	120.50	118.72	118.72	1.48	100.00	115.15	120.50	N/A	53,600	63,633	
1299	3	84.64	90.89	83.70	17.75	108.58	71.47	116.55	N/A	268,307	224,580	
1301	2	94.85	94.85	100.02	13.36	94.83	82.18	107.52	N/A	148,550	148,575	
225	3	48.91	50.23	42.44	22.37	118.36	34.47	67.30	N/A	160,210	67,986	
227	5	73.12	70.90	72.46	25.83	97.85	22.01	97.42	N/A	271,900	197,009	
229	2	76.32	76.32	78.39	8.98	97.36	69.47	83.17	N/A	107,500	84,270	
401	1	79.99	79.99	79.99			79.99	79.99	N/A	184,000	147,180	
405	3	49.19	59.13	55.35	48.68	106.83	28.18	100.01	N/A	246,728	136,558	
407	7	87.84	84.81	83.02	16.40	102.16	45.26	104.78	45.26 to 104.78	115,642	96,007	
409	2	56.50	56.50	67.12	22.57	84.18	43.75	69.25	N/A	167,600	112,495	
411	7	78.86	82.03	79.70	8.57	102.93	72.96	95.88	72.96 to 95.88	160,068	127,574	
413	3	80.50	78.64	76.94	3.10	102.22	73.97	81.46	N/A	190,333	146,433	
473	3	66.22	57.90	56.33	14.47	102.79	39.36	68.11	N/A	113,866	64,138	
475	9	66.19	65.74	65.25	15.48	100.74	37.23	85.60	57.91 to 77.11	192,320	125,493	
479	1	56.76	56.76	56.76			56.76	56.76	N/A	100,000	56,760	
481	8	63.36	64.54	62.06	9.86	103.99	52.82	84.49	52.82 to 84.49	474,171	294,266	
483	3	64.45	64.11	61.82	11.76	103.70	52.57	75.31	N/A	526,806	325,688	
485	7	67.12	67.79	60.76	13.84	111.56	46.67	99.94	46.67 to 99.94	265,028	161,043	
487	2	66.90	66.90	67.52	1.15	99.08	66.13	67.67	N/A	464,000	313,300	
653	5	69.99	72.94	73.06	20.51	99.83	43.54	102.53	N/A	147,347	107,656	
655	4	66.97	94.69	62.01	52.99	152.71	56.54	188.29	N/A	119,600	74,162	
657	4	94.69	87.28	94.10	24.84	92.75	47.67	112.07	N/A	155,495	146,322	
661	5	60.19	59.62	60.98	13.60	97.77	42.63	77.05	N/A	265,685	162,009	
663	2	61.62	61.62	61.54	12.76	100.13	53.76	69.48	N/A	247,587	152,370	
665	4	54.66	58.93	53.45	18.69	110.24	45.74	80.66	N/A	349,331	186,732	
667	2	81.04	81.04	81.04	1.39	100.01	79.91	82.17	N/A	163,250	132,290	

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:		197		MEDIAN:		72		COV:	29.08		95% Median C.I.:		69.06 to 75.31		<i>(!: Derived)</i>		
(AgLand) TOTAL Sales Price:		52,336,921		WGT. MEAN:		70		STD:	21.48		95% Wgt. Mean C.I.:		67.45 to 73.14		<i>(!: land+NAT=0)</i>		
(AgLand) TOTAL Adj.Sales Price:		48,777,970		MEAN:		74		AVG.ABS.DEV:	14.90		95% Mean C.I.:		70.87 to 76.87				
(AgLand) TOTAL Assessed Value:		34,288,360		COD:		20.63		MAX Sales Ratio:	188.29								
AVG. Adj. Sales Price:		247,603		PRD:		105.08		MIN Sales Ratio:	8.67								
AVG. Assessed Value:		174,052															
737	9	67.38	69.01	68.73	10.20	100.40	59.66	81.40	60.16 to 77.55	363,333	249,715						
739	7	74.95	74.18	71.74	8.22	103.40	64.31	86.64	64.31 to 86.64	474,235	340,211						
741	6	67.29	68.19	74.01	12.69	92.13	49.66	81.71	49.66 to 81.71	280,766	207,808						
743	4	75.08	77.04	75.85	3.04	101.57	74.62	83.38	N/A	358,170	271,658						
745	3	84.13	84.02	76.35	14.63	110.05	65.50	102.43	N/A	411,333	314,050						
747	4	68.17	68.07	68.28	10.15	99.69	56.15	79.80	N/A	227,687	155,476						
749	4	64.22	75.79	77.65	35.14	97.61	50.77	123.95	N/A	187,750	145,791						
751	1	67.13	67.13	67.13			67.13	67.13	N/A	100,000	67,130						
925	3	63.49	67.17	66.27	6.67	101.36	62.65	75.36	N/A	359,266	238,076						
927	6	77.56	79.12	79.92	10.27	99.00	66.78	98.63	66.78 to 98.63	292,470	233,752						
929	2	85.59	85.59	86.48	7.05	98.97	79.56	91.62	N/A	122,000	105,507						
931	6	76.49	72.12	64.95	14.20	111.04	39.77	87.19	39.77 to 87.19	383,109	248,836						
933	12	73.93	71.36	67.82	16.90	105.22	39.45	95.47	59.19 to 82.31	248,803	168,744						
<u>ALL</u>																	
	197	72.22	73.87	70.29	20.63	105.08	8.67	188.29	69.06 to 75.31	247,603	174,052						
AREA (MARKET)												Avg. Adj.	Avg.				
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val						
4001	171	72.07	74.23	69.94	22.27	106.14	8.67	188.29	68.98 to 75.90	228,485	159,800						
4002	26	73.75	71.45	71.73	9.91	99.61	49.66	86.64	66.48 to 75.94	373,343	267,784						
<u>ALL</u>																	
	197	72.22	73.87	70.29	20.63	105.08	8.67	188.29	69.06 to 75.31	247,603	174,052						
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	197	72.22	73.87	70.29	20.63	105.08	8.67	188.29	69.06 to 75.31	247,603	174,052						
<u>ALL</u>																	
	197	72.22	73.87	70.29	20.63	105.08	8.67	188.29	69.06 to 75.31	247,603	174,052						
MAJORITY LAND USE > 95%												Avg. Adj.	Avg.				
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val						
DRY	1	81.46	81.46	81.46			81.46	81.46	N/A	56,000	45,620						
DRY-N/A	5	65.09	63.97	65.92	18.36	97.04	47.84	82.34	N/A	94,520	62,307						
GRASS	50	69.53	72.74	72.27	22.24	100.64	22.01	161.13	66.78 to 76.90	184,075	133,035						
GRASS-N/A	46	71.22	74.25	69.96	25.55	106.13	8.67	123.95	66.22 to 80.50	163,005	114,040						
IRRGTD	3	79.91	77.26	72.33	5.20	106.82	69.71	82.17	N/A	469,833	339,843						
IRRGTD-N/A	92	73.62	74.63	69.73	17.96	107.04	37.23	188.29	67.38 to 76.34	327,585	228,413						
<u>ALL</u>																	
	197	72.22	73.87	70.29	20.63	105.08	8.67	188.29	69.06 to 75.31	247,603	174,052						

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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:	197	MEDIAN:	72	COV:	29.08	95% Median C.I.:	69.06 to 75.31	(! : Derived)
(AgLand) TOTAL Sales Price:	52,336,921	WGT. MEAN:	70	STD:	21.48	95% Wgt. Mean C.I.:	67.45 to 73.14	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	48,777,970	MEAN:	74	AVG.ABS.DEV:	14.90	95% Mean C.I.:	70.87 to 76.87	
(AgLand) TOTAL Assessed Value:	34,288,360							
AVG. Adj. Sales Price:	247,603	COD:	20.63	MAX Sales Ratio:	188.29			
AVG. Assessed Value:	174,052	PRD:	105.08	MIN Sales Ratio:	8.67			

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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	1	81.46	81.46	81.46			81.46	81.46	N/A	56,000	45,620
DRY-N/A	5	65.09	63.97	65.92	18.36	97.04	47.84	82.34	N/A	94,520	62,307
GRASS	85	69.58	74.56	73.17	24.69	101.90	22.01	161.13	67.30 to 76.90	165,582	121,161
GRASS-N/A	11	72.32	64.96	60.85	18.50	106.75	8.67	83.17	39.77 to 80.50	238,863	145,355
IRRGTD	77	71.45	72.48	68.16	17.05	106.33	37.23	188.29	66.58 to 75.31	357,812	243,900
IRRGTD-N/A	18	80.41	84.30	81.42	17.35	103.54	54.84	142.78	74.37 to 90.21	221,986	180,737
ALL	197	72.22	73.87	70.29	20.63	105.08	8.67	188.29	69.06 to 75.31	247,603	174,052

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	5	74.90	67.24	68.29	17.70	98.46	47.84	82.34	N/A	81,720	55,809
DRY-N/A	1	65.09	65.09	65.09			65.09	65.09	N/A	120,000	78,110
GRASS	94	70.16	73.43	71.17	24.20	103.18	8.67	161.13	67.67 to 76.34	174,898	124,475
GRASS-N/A	2	74.69	74.69	75.29	11.35	99.21	66.22	83.17	N/A	130,800	98,480
IRRGTD	94	74.50	74.74	69.84	17.59	107.02	37.23	188.29	67.38 to 77.05	335,226	234,123
IRRGTD-N/A	1	72.07	72.07	72.07			72.07	72.07	N/A	36,000	25,945
ALL	197	72.22	73.87	70.29	20.63	105.08	8.67	188.29	69.06 to 75.31	247,603	174,052

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0049	14	70.43	70.62	70.67	11.42	99.93	59.19	87.70	60.16 to 81.40	253,923	179,456
08-0036	1	76.34	76.34	76.34			76.34	76.34	N/A	148,572	113,415
08-0050	11	80.05	75.52	71.67	25.37	105.38	34.47	104.78	43.75 to 103.12	153,148	109,759
36-0100	6	96.08	103.92	104.53	25.48	99.41	71.47	161.13	71.47 to 161.13	237,003	247,748
45-0007	81	74.62	70.75	69.24	14.44	102.18	37.23	100.01	68.11 to 75.94	282,664	195,728
45-0029	12	76.40	70.92	77.00	23.20	92.11	8.67	109.47	51.17 to 90.21	168,034	129,390
45-0044	14	67.80	80.21	71.73	24.64	111.82	43.54	188.29	66.13 to 99.94	178,138	127,780
45-0137	16	85.87	89.99	82.19	24.76	109.49	52.84	142.78	65.16 to 115.15	115,116	94,613
45-0239	42	66.50	68.75	64.93	21.88	105.87	22.01	123.95	61.55 to 72.07	302,852	196,650
54-0583											
92-0045											
NonValid School											
ALL	197	72.22	73.87	70.29	20.63	105.08	8.67	188.29	69.06 to 75.31	247,603	174,052

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:	197	MEDIAN:	72	COV:	29.08	95% Median C.I.:	69.06 to 75.31	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	48,777,970	MEAN:	74	AVG.ABS.DEV:	14.90	95% Mean C.I.:	70.87 to 76.87	
(AgLand) TOTAL Assessed Value:	34,288,360							
AVG. Adj. Sales Price:	247,603	COD:	20.63	MAX Sales Ratio:	188.29			
AVG. Assessed Value:	174,052	PRD:	105.08	MIN Sales Ratio:	8.67			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	1	188.29	188.29	188.29			188.29	188.29	N/A	12,000	22,595
30.01 TO 50.00	7	49.66	55.24	43.96	39.36	125.66	8.67	104.78	8.67 to 104.78	38,368	16,866
50.01 TO 100.00	14	77.91	75.28	76.53	13.89	98.36	48.91	97.54	62.82 to 83.38	87,350	66,851
100.01 TO 180.00	111	70.98	73.01	69.98	19.94	104.34	22.01	142.78	67.13 to 75.31	196,406	137,437
180.01 TO 330.00	31	67.38	70.42	66.82	17.82	105.39	45.74	98.63	61.40 to 80.50	377,511	252,264
330.01 TO 650.00	27	78.77	78.08	71.27	18.05	109.55	34.47	123.95	69.48 to 84.64	386,151	275,215
650.01 +	6	72.30	87.85	80.89	28.09	108.61	63.49	161.13	63.49 to 161.13	557,408	450,869
ALL	197	72.22	73.87	70.29	20.63	105.08	8.67	188.29	69.06 to 75.31	247,603	174,052

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	4	82.43	99.22	84.26	57.39	117.77	43.75	188.29	N/A	19,500	16,430
30000 TO 59999	17	76.90	82.74	84.08	26.41	98.41	47.67	120.50	62.82 to 109.35	47,968	40,330
60000 TO 99999	21	68.11	70.57	69.48	20.42	101.57	8.67	109.47	61.87 to 78.78	85,241	59,224
100000 TO 149999	35	72.96	72.77	73.49	20.52	99.03	22.01	142.78	67.13 to 77.27	122,915	90,324
150000 TO 249999	42	80.05	79.81	79.18	16.08	100.81	43.54	123.95	72.22 to 84.49	201,453	159,501
250000 TO 499999	57	71.47	70.35	70.03	17.10	100.46	28.18	161.13	66.48 to 75.43	328,154	229,801
500000 +	21	64.45	64.62	63.82	14.10	101.26	39.77	90.21	58.85 to 69.71	696,502	444,486
ALL	197	72.22	73.87	70.29	20.63	105.08	8.67	188.29	69.06 to 75.31	247,603	174,052

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
5000 TO 9999	1	8.67	8.67	8.67			8.67	8.67	N/A	80,000	6,935
1 TO 9999	1	8.67	8.67	8.67			8.67	8.67	N/A	80,000	6,935
10000 TO 29999	11	60.08	71.10	52.77	45.09	134.74	22.01	188.29	43.75 to 104.78	41,250	21,767
30000 TO 59999	22	62.56	67.02	61.90	22.33	108.28	39.36	109.35	55.68 to 76.90	80,766	49,993
60000 TO 99999	34	72.64	76.61	70.31	18.93	108.96	28.18	120.50	67.70 to 78.78	105,008	73,826
100000 TO 149999	27	74.73	70.32	66.49	17.30	105.76	34.47	97.42	61.40 to 81.01	189,296	125,854
150000 TO 249999	70	75.74	78.26	74.64	17.02	104.85	39.45	142.78	72.87 to 80.38	270,342	201,774
250000 TO 499999	27	67.38	68.88	66.57	15.21	103.47	39.77	98.63	63.49 to 78.77	545,261	362,963
500000 +	5	69.71	89.11	75.11	36.39	118.64	56.84	161.13	N/A	828,010	621,952
ALL	197	72.22	73.87	70.29	20.63	105.08	8.67	188.29	69.06 to 75.31	247,603	174,052

**2008 Correlation Section
for Holt County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: A review of the statistical profile reveals that all three measures of central tendency are within the acceptable range. Both the coefficient of dispersion and the price related differential are just slightly above the acceptable ranges. With the hypothetical removal of extreme outliers these measures fall into the acceptable range. The county has used an acceptable portion of the available sales and the relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner. The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the agricultural class of property. The presented statistics support an acceptable level of value that is best indicated by the median measure of central tendency.

**2008 Correlation Section
for Holt 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	331	197	59.52
2007	335	186	55.52
2006	350	194	55.43
2005	358	161	44.97
2004	324	140	43.21
2003	207	104	50.24
2002	191	120	62.83
2001	241	149	61.83

AGRICULTURAL UNIMPROVED: Analysis of the Table II indicates that the assessor deemed approximately 60% (rounded) of all agricultural unimproved sales qualified for the sales study period. This is an increase from the previous years.

2008 Correlation Section for Holt County

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Holt 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	65.70	9.97	72.25	72.22
2007	70.24	1.07	70.99	71.52
2006	68.30	13.56	77.56	77.38
2005	70.16	7.36	75.32	77.88
2004	68.14	12.49	76.65	76.66
2003	70	6.54	74.58	75
2002	73.26	7.29	78.6	77
2001	76	4.34	79.3	76

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

**2008 Correlation Section
for Holt 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 Holt 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)
8.99	2008	9.97
1	2007	1.06
15.93	2006	13.56
19.07	2005	7.36
17.35	2004	12.49
6	2003	7
12.03	2002	7.29
0	2001	4.34

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

2008 Correlation Section for Holt 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 Holt County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.22	70.29	73.87

AGRICULTURAL UNIMPROVED: All three measures of central tendency are within the acceptable range and correlate to one another. The median will be used to measure the level of value in this class of property.

**2008 Correlation Section
for Holt 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	20.63	105.08
Difference	0.63	2.08

AGRICULTURAL UNIMPROVED: Both the coefficient of dispersion and the price related differential are just slightly above the acceptable ranges. With the hypothetical removal of extreme outliers these measures fall into the acceptable range.

**2008 Correlation Section
for Holt 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	201	197	-4
Median	65.70	72.22	6.52
Wgt. Mean	64.53	70.29	5.76
Mean	67.48	73.87	6.39
COD	20.65	20.63	-0.02
PRD	104.56	105.08	0.52
Min Sales Ratio	7.61	8.67	1.06
Max Sales Ratio	171.96	188.29	16.33

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the agricultural unimproved class of property. Both market areas had new land values for 2008. The difference in the number of qualified sales is a result of sales sustaining substantial physical changes for 2008 and being removed from the qualified sales roster.

County 45 - Holt

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 12,043	Value 1,219,634,585	Total Growth 5,842,104 (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	521	1,867,105	65	658,275	37	348,660	623	2,874,040	
2. Res Improv Land	2,876	12,646,080	262	3,240,540	369	4,447,470	3,507	20,334,090	
3. Res Improvements	2,990	128,274,875	304	23,050,900	439	26,883,230	3,733	178,209,005	
4. Res Total	3,511	142,788,060	369	26,949,715	476	31,679,360	4,356	201,417,135	3,061,829
% of Total	80.60	70.89	8.47	13.38	10.92	15.72	36.17	16.51	52.40
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	3,511	142,788,060	369	26,949,715	476	31,679,360	4,356	201,417,135	3,061,829
% of Total	80.60	70.89	8.47	13.38	10.92	15.72	36.17	16.51	52.40

County 45 - Holt

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 12,043	Value 1,219,634,585	Total Growth 5,842,104 (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	85	402,380	6	60,940	19	84,070	110	547,390	
10. Comm Improv Land	506	3,078,355	23	199,950	68	676,995	597	3,955,300	
11. Comm Improvements	517	30,506,520	26	1,848,270	86	9,649,395	629	42,004,185	
12. Comm Total	602	33,987,255	32	2,109,160	105	10,410,460	739	46,506,875	864,925
% of Total	81.46	73.08	4.33	4.53	14.20	22.38	6.13	3.81	14.80
13. Ind UnImp Land	3	107,055	1	5,390	0	0	4	112,445	
14. Ind Improv Land	0	0	2	12,060	5	89,395	7	101,455	
15. Ind Improvements	0	0	2	551,970	5	5,599,845	7	6,151,815	
16. Ind Total	3	107,055	3	569,420	5	5,689,240	11	6,365,715	400,180
% of Total	27.27	1.68	27.27	8.94	45.45	89.37	0.09	0.52	6.84
Comm+Ind Total	605	34,094,310	35	2,678,580	110	16,099,700	750	52,872,590	1,265,105
% of Total	80.66	64.48	4.66	5.06	14.66	30.45	6.22	4.33	21.65
17. Taxable Total	4,116	176,882,370	404	29,628,295	586	47,779,060	5,106	254,289,725	4,326,934
% of Total	80.61	69.55	7.91	10.59	11.47	12.45	42.39	20.84	74.06

County 45 - Holt

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	9	8,490	1,111,770	0	0	0
19. Commercial	11	260,890	6,045,275	0	0	0
20. Industrial	2	58,980	2,728,875	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	9	8,490	1,111,770
19. Commercial	0	0	0	11	260,890	6,045,275
20. Industrial	0	0	0	2	58,980	2,728,875
21. Other	0	0	0	0	0	0
22. Total Sch II				22	328,360	9,885,920

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	292	18	93	403

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	8	105,150	9	300,470	4,924	583,889,255	4,941	584,294,875
28. Ag-Improved Land	4	70,595	7	85,755	1,890	293,337,225	1,901	293,493,575
29. Ag-Improvements	4	172,860	7	212,230	1,985	87,171,320	1,996	87,556,410
30. Ag-Total Taxable							6,937	965,344,860

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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	4	4.000	24,000	4	3.330	20,005	
33. HomeSite Improvements	2		120,345	2		20,720	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	4	4.600	4,600	4	5.150	5,150	
37. FarmSite Improv	4		52,515	7		191,510	
38. FarmSite Total							
39. Road & Ditches		8.810			0.760		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	29	29.820	178,920	29	29.820	178,920	
32. HomeSite Improv Land	1,193	1,309.290	7,855,740	1,201	1,316.620	7,899,745	
33. HomeSite Improvements	1,202		48,238,310	1,206		48,379,375	1,515,170
34. HomeSite Total				1,235	1,346.440	56,458,040	
35. FarmSite UnImp Land	67	72.510	72,510	67	72.510	72,510	
36. FarmSite Impr Land	1,683	2,236.290	2,241,290	1,691	2,246.040	2,251,040	
37. FarmSite Improv	1,897		38,933,010	1,908		39,177,035	0
38. FarmSite Total				1,975	2,318.550	41,500,585	
39. Road & Ditches		18,410.050			18,419.620		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				3,210	22,084.610	97,958,625	1,515,170

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	5	740.390	237,785	5	740.390	237,785

Schedule VIII: Agricultural Records:

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

County 45 - Holt

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	556.000	952,870	556.000	952,870
46. 1A	0.000	0	0.000	0	11,646.120	20,397,880	11,646.120	20,397,880
47. 2A1	0.000	0	0.000	0	21,875.560	35,858,645	21,875.560	35,858,645
48. 2A	0.000	0	0.000	0	20,060.420	31,526,090	20,060.420	31,526,090
49. 3A1	14.500	21,390	0.000	0	14,128.160	20,736,115	14,142.660	20,757,505
50. 3A	0.850	1,180	0.000	0	74,550.790	102,699,650	74,551.640	102,700,830
51. 4A1	0.000	0	0.000	0	48,656.650	41,755,515	48,656.650	41,755,515
52. 4A	0.000	0	0.000	0	17,592.390	14,395,725	17,592.390	14,395,725
53. Total	15.350	22,570	0.000	0	209,066.090	268,322,490	209,081.440	268,345,060
Dryland:								
54. 1D1	0.000	0	0.000	0	292.000	206,825	292.000	206,825
55. 1D	0.000	0	0.000	0	6,083.710	4,240,375	6,083.710	4,240,375
56. 2D1	0.000	0	0.000	0	9,756.860	6,385,380	9,756.860	6,385,380
57. 2D	0.000	0	0.000	0	9,827.660	5,988,575	9,827.660	5,988,575
58. 3D1	3.550	2,060	0.000	0	5,308.070	3,066,445	5,311.620	3,068,505
59. 3D	0.000	0	0.000	0	17,541.830	9,458,080	17,541.830	9,458,080
60. 4D1	0.000	0	0.000	0	6,153.410	2,091,475	6,153.410	2,091,475
61. 4D	0.500	160	0.000	0	5,198.720	1,663,580	5,199.220	1,663,740
62. Total	4.050	2,220	0.000	0	60,162.260	33,100,735	60,166.310	33,102,955
Grass:								
63. 1G1	0.000	0	0.000	0	228.200	123,230	228.200	123,230
64. 1G	0.000	0	0.000	0	9,371.020	5,053,040	9,371.020	5,053,040
65. 2G1	0.000	0	0.000	0	19,832.280	10,702,265	19,832.280	10,702,265
66. 2G	0.000	0	0.000	0	28,569.670	15,379,600	28,569.670	15,379,600
67. 3G1	67.530	36,145	0.000	0	13,438.260	7,093,250	13,505.790	7,129,395
68. 3G	97.060	46,210	122.780	67,905	224,972.000	124,088,935	225,191.840	124,203,050
69. 4G1	91.110	30,675	292.000	113,880	449,358.590	193,528,670	449,741.700	193,673,225
70. 4G	25.020	7,625	407.170	130,295	331,234.950	107,024,885	331,667.140	107,162,805
71. Total	280.720	120,655	821.950	312,080	1,077,004.970	462,993,875	1,078,107.640	463,426,610
72. Waste	4.000	200	21.000	1,050	62,252.560	3,215,270	62,277.560	3,216,520
73. Other	10.000	1,500	6.000	900	7,112.870	1,064,885	7,128.870	1,067,285
74. Exempt	0.000		0.000		125.750		125.750	
75. Total	314.120	147,145	848.950	314,030	1,415,598.750	768,697,255	1,416,761.820	769,158,430

County 45 - Holt

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	2.000	3,480	3,680.000	6,403,200	3,682.000	6,406,680
47. 2A1	0.000	0	1.130	1,965	10,427.150	18,143,245	10,428.280	18,145,210
48. 2A	0.000	0	0.000	0	5,659.280	9,847,150	5,659.280	9,847,150
49. 3A1	0.000	0	0.000	0	2,791.980	4,854,715	2,791.980	4,854,715
50. 3A	0.000	0	0.000	0	19,851.970	34,463,395	19,851.970	34,463,395
51. 4A1	0.000	0	0.000	0	2,132.640	2,524,565	2,132.640	2,524,565
52. 4A	0.000	0	0.000	0	2,088.000	1,804,950	2,088.000	1,804,950
53. Total	0.000	0	3.130	5,445	46,631.020	78,041,220	46,634.150	78,046,665
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	6.180	4,510	1,151.630	840,695	1,157.810	845,205
56. 2D1	0.000	0	0.000	0	3,265.410	2,138,900	3,265.410	2,138,900
57. 2D	0.000	0	0.000	0	854.160	521,030	854.160	521,030
58. 3D1	0.000	0	0.000	0	432.480	254,410	432.480	254,410
59. 3D	0.000	0	26.000	15,080	1,227.970	712,215	1,253.970	727,295
60. 4D1	0.000	0	0.000	0	199.500	67,770	199.500	67,770
61. 4D	0.000	0	0.000	0	246.410	78,850	246.410	78,850
62. Total	0.000	0	32.180	19,590	7,377.560	4,613,870	7,409.740	4,633,460
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	8.230	4,775	1,134.960	658,270	1,143.190	663,045
65. 2G1	0.000	0	5.360	3,110	4,077.990	2,363,210	4,083.350	2,366,320
66. 2G	0.000	0	0.000	0	2,211.680	1,275,125	2,211.680	1,275,125
67. 3G1	0.000	0	0.000	0	827.900	475,465	827.900	475,465
68. 3G	0.000	0	22.670	14,120	13,249.390	7,483,730	13,272.060	7,497,850
69. 4G1	0.000	0	0.000	0	3,673.680	1,430,050	3,673.680	1,430,050
70. 4G	0.000	0	0.000	0	5,256.130	1,653,830	5,256.130	1,653,830
71. Total	0.000	0	36.260	22,005	30,431.730	15,339,680	30,467.990	15,361,685
72. Waste	0.000	0	0.000	0	775.500	38,575	775.500	38,575
73. Other	0.000	0	0.000	0	981.960	147,420	981.960	147,420
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	71.570	47,040	86,197.770	98,180,765	86,269.340	98,227,805

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	15.350	22,570	3.130	5,445	255,697.110	346,363,710	255,715.590	346,391,725
77.Dry Land	4.050	2,220	32.180	19,590	67,539.820	37,714,605	67,576.050	37,736,415
78.Grass	280.720	120,655	858.210	334,085	1,107,436.700	478,333,555	1,108,575.630	478,788,295
79.Waste	4.000	200	21.000	1,050	63,028.060	3,253,845	63,053.060	3,255,095
80.Other	10.000	1,500	6.000	900	8,094.830	1,212,305	8,110.830	1,214,705
81.Exempt	0.000	0	0.000	0	125.750	0	125.750	0
82.Total	314.120	147,145	920.520	361,070	1,501,796.520	866,878,020	1,503,031.160	867,386,235

2008 Agricultural Land Detail

County 45 - Holt

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	556.000	0.27%	952,870	0.36%	1,713.794
1A	11,646.120	5.57%	20,397,880	7.60%	1,751.474
2A1	21,875.560	10.46%	35,858,645	13.36%	1,639.210
2A	20,060.420	9.59%	31,526,090	11.75%	1,571.556
3A1	14,142.660	6.76%	20,757,505	7.74%	1,467.722
3A	74,551.640	35.66%	102,700,830	38.27%	1,377.579
4A1	48,656.650	23.27%	41,755,515	15.56%	858.166
4A	17,592.390	8.41%	14,395,725	5.36%	818.292
Irrigated Total	209,081.440	100.00%	268,345,060	100.00%	1,283.447

Dry:

1D1	292.000	0.49%	206,825	0.62%	708.304
1D	6,083.710	10.11%	4,240,375	12.81%	697.004
2D1	9,756.860	16.22%	6,385,380	19.29%	654.450
2D	9,827.660	16.33%	5,988,575	18.09%	609.359
3D1	5,311.620	8.83%	3,068,505	9.27%	577.696
3D	17,541.830	29.16%	9,458,080	28.57%	539.172
4D1	6,153.410	10.23%	2,091,475	6.32%	339.888
4D	5,199.220	8.64%	1,663,740	5.03%	319.998
Dry Total	60,166.310	100.00%	33,102,955	100.00%	550.190

Grass:

1G1	228.200	0.02%	123,230	0.03%	540.008
1G	9,371.020	0.87%	5,053,040	1.09%	539.219
2G1	19,832.280	1.84%	10,702,265	2.31%	539.638
2G	28,569.670	2.65%	15,379,600	3.32%	538.319
3G1	13,505.790	1.25%	7,129,395	1.54%	527.876
3G	225,191.840	20.89%	124,203,050	26.80%	551.543
4G1	449,741.700	41.72%	193,673,225	41.79%	430.632
4G	331,667.140	30.76%	107,162,805	23.12%	323.103
Grass Total	1,078,107.640	100.00%	463,426,610	100.00%	429.851

Irrigated Total	209,081.440	14.76%	268,345,060	34.89%	1,283.447
Dry Total	60,166.310	4.25%	33,102,955	4.30%	550.190
Grass Total	1,078,107.640	76.10%	463,426,610	60.25%	429.851
Waste	62,277.560	4.40%	3,216,520	0.42%	51.648
Other	7,128.870	0.50%	1,067,285	0.14%	149.713
Exempt	125.750	0.01%			
Market Area Total	1,416,761.820	100.00%	769,158,430	100.00%	542.898

As Related to the County as a Whole

Irrigated Total	209,081.440	81.76%	268,345,060	77.47%	
Dry Total	60,166.310	89.03%	33,102,955	87.72%	
Grass Total	1,078,107.640	97.25%	463,426,610	96.79%	
Waste	62,277.560	98.77%	3,216,520	98.81%	
Other	7,128.870	87.89%	1,067,285	87.86%	
Exempt	125.750	100.00%			
Market Area Total	1,416,761.820	94.26%	769,158,430	88.68%	

2008 Agricultural Land Detail

County 45 - Holt

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3,682.000	7.90%	6,406,680	8.21%	1,740.000
2A1	10,428.280	22.36%	18,145,210	23.25%	1,740.000
2A	5,659.280	12.14%	9,847,150	12.62%	1,740.000
3A1	2,791.980	5.99%	4,854,715	6.22%	1,738.807
3A	19,851.970	42.57%	34,463,395	44.16%	1,736.018
4A1	2,132.640	4.57%	2,524,565	3.23%	1,183.774
4A	2,088.000	4.48%	1,804,950	2.31%	864.439
Irrigated Total	46,634.150	100.00%	78,046,665	100.00%	1,673.594

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	1,157.810	15.63%	845,205	18.24%	730.003
2D1	3,265.410	44.07%	2,138,900	46.16%	655.017
2D	854.160	11.53%	521,030	11.24%	609.991
3D1	432.480	5.84%	254,410	5.49%	588.258
3D	1,253.970	16.92%	727,295	15.70%	579.993
4D1	199.500	2.69%	67,770	1.46%	339.699
4D	246.410	3.33%	78,850	1.70%	319.995
Dry Total	7,409.740	100.00%	4,633,460	100.00%	625.320

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,143.190	3.75%	663,045	4.32%	579.995
2G1	4,083.350	13.40%	2,366,320	15.40%	579.504
2G	2,211.680	7.26%	1,275,125	8.30%	576.541
3G1	827.900	2.72%	475,465	3.10%	574.302
3G	13,272.060	43.56%	7,497,850	48.81%	564.934
4G1	3,673.680	12.06%	1,430,050	9.31%	389.269
4G	5,256.130	17.25%	1,653,830	10.77%	314.647
Grass Total	30,467.990	100.00%	15,361,685	100.00%	504.190

Irrigated Total	46,634.150	54.06%	78,046,665	79.45%	1,673.594
Dry Total	7,409.740	8.59%	4,633,460	4.72%	625.320
Grass Total	30,467.990	35.32%	15,361,685	15.64%	504.190
Waste	775.500	0.90%	38,575	0.04%	49.742
Other	981.960	1.14%	147,420	0.15%	150.128
Exempt	0.000	0.00%			
Market Area Total	86,269.340	100.00%	98,227,805	100.00%	1,138.617

As Related to the County as a Whole

Irrigated Total	46,634.150	18.24%	78,046,665	22.53%	
Dry Total	7,409.740	10.97%	4,633,460	12.28%	
Grass Total	30,467.990	2.75%	15,361,685	3.21%	
Waste	775.500	1.23%	38,575	1.19%	
Other	981.960	12.11%	147,420	12.14%	
Exempt	0.000	0.00%			
Market Area Total	86,269.340	5.74%	98,227,805	11.32%	

2008 Agricultural Land Detail

County 45 - Holt

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	15.350	22,570	3.130	5,445	255,697.110	346,363,710
Dry	4.050	2,220	32.180	19,590	67,539.820	37,714,605
Grass	280.720	120,655	858.210	334,085	1,107,436.700	478,333,555
Waste	4.000	200	21.000	1,050	63,028.060	3,253,845
Other	10.000	1,500	6.000	900	8,094.830	1,212,305
Exempt	0.000	0	0.000	0	125.750	0
Total	314.120	147,145	920.520	361,070	1,501,796.520	866,878,020

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	255,715.590	346,391,725	255,715.590	17.01%	346,391,725	39.94%	1,354.597
Dry	67,576.050	37,736,415	67,576.050	4.50%	37,736,415	4.35%	558.428
Grass	1,108,575.630	478,788,295	1,108,575.630	73.76%	478,788,295	55.20%	431.895
Waste	63,053.060	3,255,095	63,053.060	4.20%	3,255,095	0.38%	51.624
Other	8,110.830	1,214,705	8,110.830	0.54%	1,214,705	0.14%	149.763
Exempt	125.750	0	125.750	0.01%	0	0.00%	0.000
Total	1,503,031.160	867,386,235	1,503,031.160	100.00%	867,386,235	100.00%	577.091

* 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)**

45 Holt

	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	192,879,205	201,417,135	8,537,930	4.43	3,061,829	2.84
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	51,483,280	56,458,040	4,974,760	9.66	*-----	9.66
4. Total Residential (sum lines 1-3)	244,362,485	257,875,175	13,512,690	5.53	3,061,829	4.28
5. Commercial	45,372,965	46,506,875	1,133,910	2.5	864,925	0.59
6. Industrial	5,961,205	6,365,715	404,510	6.79	400,180	0.07
7. Ag-Farmsite Land, Outbuildings	40,103,155	41,500,585	1,397,430	3.48	1,515,170	-0.29
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	91,437,325	94,373,175	2,935,850	3.21	1,265,105	1.83
10. Total Non-Agland Real Property	335,799,810	352,248,350	16,448,540	4.9	5,842,104	3.16
11. Irrigated	313,601,360	346,391,725	32,790,365	10.46		
12. Dryland	36,588,415	37,736,415	1,148,000	3.14		
13. Grassland	435,751,895	478,788,295	43,036,400	9.88		
14. Wasteland	1,988,235	3,255,095	1,266,860	63.72		
15. Other Agland	810,630	810,630	404,075	49.85		
16. Total Agricultural Land	788,740,535	867,386,235	78,645,700	9.97		
17. Total Value of All Real Property (Locally Assessed)	1,124,540,345	1,219,634,585	95,094,240	8.46	5,842,104	7.94

*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.

PLAN OF ASSESSMENT HOLT COUNTY

Pursuant to section 77-1311 of the statutes of Nebraska, as amended, submitted herewith is the 3-year Plan of Assessment. Said plan is originally submitted to the county board of equalization on or before July 31 of each year and a copy sent to the Department of Property Assessment and Taxation on or before October 31 each year.

Holt County has a total count of 12,040 taxable parcels, being further identified as: 36% (4,349) residential parcels; 6% (753) commercial/industrial parcels; and 58% (6,938) agricultural parcels. There are also 406 exempt parcels.

For 2007, 2259 personal property schedules were filed, plus applications taken for homestead exemptions. Applications for exemption and/or affidavits for continuing exemption are received annually. For 2007, affidavits were filed by 65 organizations, plus one new application.

Staff for the office consists of the elected assessor, one deputy, and three full-time clerks. Maintenance of property record cards is performed by any staff member. Changes due to transfer are primarily completed by either the assessor or one of the clerks. Personal property filings are managed by the assessor, the deputy or another of the clerks. The third clerk assists with maintaining computer files of real property, plus wherever else needed. Reports required are prepared by the assessor with assistance of all personnel.

The budget requested for 2006-07 is \$166,321, approximately \$66,775 of which is expected to be used for appraisal maintenance. The CAMA portion within the appraisal maintenance includes a cost of about \$11,450.

The assessor anticipates attending the 2007 Workshop, which offers hours of continuing education for maintaining the Assessor's certificate. To date, the assessor has accumulated at least 7.5 hours towards renewal of the certificate. Both the assessor and deputy anticipate acquiring additional hours toward renewal of their respective certificates. No other staff member holds an Assessor's certificate.

Cadastral maps are maintained by the assessor and the clerk processing the transfer statements. Photo background of the cadastral maps is 1966. Ownership and descriptions are kept current by the assessor and said clerk.

Reports are generated as follows:

- Real Estate Abstract is to be submitted on or before March 19.
- The Personal Property Abstract is to be submitted on or before June 15.
- A report on the review of ownership and use of all cemetery real property is to be presented to the county board of equalization on or before August 1.
- Certificates of value for taxing authorities are to be submitted on or before August 20.
- School District Taxable Value Report is to be submitted on or before August 25.

- The Plan of Assessment is to be submitted on or before July 31.
- The report of the average assessed value of single-family residential properties is to be reported on or before September 1.
- A list of trusts owning agricultural land is certified to the Nebraska Secretary of State by October 1.
- The Tax Roll is to be delivered to the County Treasurer by November 22, along with tax bills.
- Homestead Exemption Tax Loss is to be certified on or before November 30.
- The Certificate of Taxes Levied is to be submitted on or before December 1.

Tax List Corrections are periodically submitted to the County Board of Equalization for approval, showing reasons for said corrections. Meetings of the County Board of Equalization are attended by the County Assessor.

Notice that a list of the applications from organizations seeking tax exemption, descriptions of the property, and the recommendation of the county assessor are available in the county assessor's office, is published in local newspapers at least ten days prior to consideration of the applications by the county board of equalization.

By March 1, governmental subdivisions are notified of intent to tax property not used for a public purpose, and not paying an in-lieu-of tax.

Property record cards contain all information required by Reg. 10-004, including legal description, property owner, classification codes and supporting documentation. New property record cards were obtained for residential properties for 2001 and for commercial/industrial properties for 2002. New property record cards for agricultural properties have been obtained for use for 2008.

Applications for Homestead Exemption are accepted February 1 through June 30, according to statute. Approximately 560 applications were received in 2007. News releases and newspaper ads are prepared to alert property owners of the time period in which to file, and to summarize qualifications. Information guides prepared by the Department of Revenue are made available to the public. Approved Homestead Exemption applications are sent to the Department of Revenue by August 1.

Personal property schedules are to be filed by May 1 to be timely. In early April, ads are placed in the local newspapers and news releases given to the local radio to remind taxpayers of the filing deadline, the necessary documentation to submit, and of the penalties for not filing in a timely manner. Schedules filed after May 1 and before July 31 receive a 10% penalty. Filings after July 31 receive a 25% penalty. Schedules are pre-printed as soon after the first of the year as possible. Verification is achieved from depreciation worksheets and personal contacts with owners.

Real property is up-dated annually through pick-up work and maintenance. Pick-up work, done by the assessor or deputy, involves physical inspection of properties flagged on computer records as having building permits or other information meriting attention.

Lists of approved building permits are gathered from city clerks where permits are required. Improvement Information Statements are received where permits are not required. Personal observation by the staff also triggers flags for possible required changes.

On or before June 1, certification of the real estate assessment roll is made and published in the local newspapers. Also by that date, Notices of Valuation Change are mailed by first-class mail to owners of any real property that has changed in value from the previous year. By June 6, assessment/sales ratio statistics (as determined by the Tax Equalization and Review Commission) are mailed to media and posted in the Assessor's Office.

All residential property (urban, suburban, and rural) was re-appraised for 2001 under contract with High Plains Appraisal Service. New photos were taken and listings were verified and/or corrected, re-measuring where necessary. Properties are sketched into computer records. Costs are generated using CAMA of ASI, utilizing Marshall & Swift costs of June 2002. For 2007, the median level of value for residential property is 96%. The COD is 23.09 and the PRD is 110.39. Subsequent sales need to be studied to determine trends and changes in the market.

Commercial and industrial properties were re-appraised for 2002. New photos were taken, and improvements re-measured and inspected. Properties are sketched into computer records. Costs are generated using CAMA by ASI, utilizing Marshall & Swift costs of June 2002. A depreciation study was made. Income data was gathered where appropriate. The median level of assessment of commercial/industrial properties for 2006 is 95%. The COD is 21.40 and the PRD is 92.52. Subsequent sales need to be studied to determine trends and changes in the market.

The median level of assessment of agricultural property for 2007 is 72%. The COD is 23.73 and the PRD is 103.23. Agricultural improvements need to be re-appraised. Plans are to begin the process, anticipated to require two years, in 2008. Properties will be inspected by the assessor and/or deputy, measurements confirmed and condition noted. Interior inspections are to be completed wherever possible. New record cards have been obtained for this use. Appropriate sketches of improvements have been entered into computer records by the clerks and improvements re-priced using CAMA, utilizing costs of June 2002. A depreciation study is to be completed. Land use needs to be up-dated, with plans for the assessor and/or deputy to physically view and verify land use in 2005 thru 2007 for the 2008 tax year.

Real estate transfer statements are filed in as timely of a manner as possible considering other time demands of the assessor. Completion of the supplemental data is by the assessor and the clerk who assists in maintaining cadastral records. Questionnaires are mailed to both the buyers and sellers of properties sold to assist the assessor in verifying sales. The response rate is approximately 80%.

For 2008, any changes in land use observed in the 2006 review will be implemented. Field work by the assessor and/or deputy will continue for the re-appraisal of farm

improvements, concentrating on the Southeast quadrant of the county, involving approximately 334 farmsteads. If time permits, work will expand into the Southwest quadrant of the county, approximately 237 additional farmsteads. It appears concentrated review of residential and commercial properties in the town of O'Neill need to be done for 2008. Sales of residential and commercial properties will be analyzed for any needed adjustments. Strive to improve quality and uniformity in assessments of both residential and commercial properties. Begin review of each property so that all parcels will have been reviewed and inspected over a six-year period. Pick-up work will be completed. Change of Valuation Notices will be mailed as required.

For 2009, continue field work by the assessor and/or deputy on re-appraisal of farm improvements, extending work into the north half of the county. The Northeast quadrant includes approximately 282 farmsteads, and the Northwest quadrant approximately 385. Study sales for possible adjustments needed for residential or commercial properties. Adjust for changes in agricultural land use. Continue review of a portion of all parcels to conclude in a six-year period. Complete pick-up work. Send notices as required.

For 2010, complete pick-up work. Adjust for changes in agricultural land use as required. Study sales for market-based changes of residential, commercial and agricultural properties. Continue on-site review of a portion of all properties to conclude in a six-year period. Mail Change of Valuation notices as appropriate.

Respectfully

Holt County Assessor

June 15, 2007

AMENDMENTS:

Oct. 9, 2007

The approved budget for 2007-2008 is \$157,191.67. The amount included therein for appraisal maintenance (including the CAMA portion) is \$52,953.

Due to time and money constraints, field work for re-appraisal of farm improvements will in all probability not be completed until 2009.

2008 Assessment Survey for Holt County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	2
4.	Other part-time employees
	0
5.	Number of shared employees
	1 employee is shared with the Treasurer's office.
6.	Assessor's requested budget for current fiscal year
	\$166,321
7.	Part of the budget that is dedicated to the computer system
	\$11,450
8.	Adopted budget, or granted budget if different from above
	\$157,192
9.	Amount of the total budget set aside for appraisal work
	\$41,503
10.	Amount of the total budget set aside for education/workshops
	\$500
11.	Appraisal/Reappraisal budget, if not part of the total budget
	N/A
12.	Other miscellaneous funds
	\$750
13.	Total budget
	\$157,192
a.	Was any of last year's budget not used:
	None

B. Computer, Automation Information and GIS

1.	Administrative software
	Terra Scan
2.	CAMA software
	Terra Scan

3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor and clerk
5.	Does the county have GIS software?
	No
6.	Who maintains the GIS software and maps?
	N/A
7.	Personal Property software:
	Terra Scan

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?
	Atkinson, Ewing, O'Neill and Stuart
4.	When was zoning implemented?
	1998

D. Contracted Services

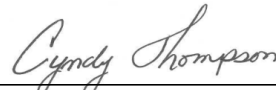
1.	Appraisal Services
	In-House
2.	Other services

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 Holt County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5241.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts