

## 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

51 Keith

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### Residential Real Property - Current

Number of Sales	343	COD	14.96
Total Sales Price	\$28,302,149	PRD	103.82
Total Adj. Sales Price	\$28,426,599	COV	22.81
Total Assessed Value	\$26,422,035	STD	22.01
Avg. Adj. Sales Price	\$82,876	Avg. Abs. Dev.	14.18
Avg. Assessed Value	\$77,032	Min	32.50
Median	94.80	Max	250.00
Wgt. Mean	92.95	95% Median C.I.	92.98 to 96.27
Mean	96.49	95% Wgt. Mean C.I.	91.17 to 94.73
		95% Mean C.I.	94.16 to 98.82
% of Value of the Class of all Real Property Value in the County			47.09
% of Records Sold in the Study Period			5.55
% of Value Sold in the Study Period			8.28
Average Assessed Value of the Base			51,612

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### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	343	94.80	14.96	103.82
2007	388	96.56	13.51	104.56
2006	378	96.56	17.10	107.10
2005	416	96.54	19.60	107.74
2004	423	96.63	18.96	108.85
2003	476	98	14.46	102.95
2002	607	93	18.66	103.87
2001	650	94	22.3	108.87

## 2008 Commission Summary

51 Keith

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### Commercial Real Property - Current

Number of Sales	47	COD	20.77
Total Sales Price	\$12,988,863	PRD	109.25
Total Adj. Sales Price	\$11,089,863	COV	33.24
Total Assessed Value	\$9,613,220	STD	31.48
Avg. Adj. Sales Price	\$235,955	Avg. Abs. Dev.	20.51
Avg. Assessed Value	\$204,537	Min	40.45
Median	98.73	Max	229.65
Wgt. Mean	86.68	95% Median C.I.	83.68 to 101.82
Mean	94.70	95% Wgt. Mean C.I.	76.28 to 97.09
		95% Mean C.I.	85.70 to 103.71
% of Value of the Class of all Real Property Value in the County			12.95
% of Records Sold in the Study Period			6.49
% of Value Sold in the Study Period			10.95
Average Assessed Value of the Base			121,221

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### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	47	98.73	20.77	109.25
2007	43	99.12	12.15	111.51
2006	45	94.06	14.75	131.94
2005	47	99.95	13.26	106.91
2004	66	94.82	36.37	115.28
2003	73	95	32.77	120.27
2002	86	93	27.5	109.38
2001	90	96	21.01	110.83





## 2008 Opinions of the Property Tax Administrator for Keith County

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

### **Residential Real Property**

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

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Keith County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Keith County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen  
Property Tax Administrator



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	343	<b>MEDIAN:</b>	<b>94</b>	COV:	26.18	95% Median C.I.:	91.92 to 95.50
TOTAL Sales Price:	28,166,149	WGT. MEAN:	91	STD:	24.87	95% Wgt. Mean C.I.:	88.62 to 92.91
TOTAL Adj.Sales Price:	28,303,599	MEAN:	95	AVG.ABS.DEV:	15.75	95% Mean C.I.:	92.39 to 97.66
TOTAL Assessed Value:	25,690,385						
AVG. Adj. Sales Price:	82,517	COD:	16.73	MAX Sales Ratio:	250.00		
AVG. Assessed Value:	74,899	PRD:	104.69	MIN Sales Ratio:	7.84		

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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	58	95.65	95.12	93.43	10.42	101.80	32.50	138.76	93.47 to 97.30	79,463	74,246
10/01/05 TO 12/31/05	46	90.82	94.68	89.93	17.03	105.28	52.08	250.00	84.56 to 96.57	90,896	81,747
01/01/06 TO 03/31/06	34	93.41	93.46	90.54	14.14	103.23	64.52	152.10	80.45 to 101.69	78,361	70,948
04/01/06 TO 06/30/06	51	94.84	99.47	92.33	17.58	107.73	50.34	246.67	92.76 to 99.46	79,030	72,970
07/01/06 TO 09/30/06	45	94.71	97.25	94.28	16.53	103.15	61.80	206.50	86.92 to 98.06	90,208	85,048
10/01/06 TO 12/31/06	38	94.34	94.84	91.07	16.93	104.13	7.84	145.25	86.66 to 101.83	87,300	79,507
01/01/07 TO 03/31/07	26	88.67	90.26	81.30	21.83	111.02	33.85	176.11	77.23 to 100.71	68,332	55,552
04/01/07 TO 06/30/07	45	90.27	92.11	87.23	23.43	105.59	45.21	166.67	73.29 to 98.70	81,448	71,049
<u>Study Years</u>											
07/01/05 TO 06/30/06	189	94.72	95.89	91.70	14.53	104.56	32.50	250.00	92.76 to 96.43	81,931	75,134
07/01/06 TO 06/30/07	154	92.27	93.97	89.64	19.66	104.84	7.84	206.50	88.62 to 96.52	83,237	74,610
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	168	94.71	96.61	92.26	16.42	104.72	7.84	246.67	92.41 to 96.75	83,759	77,274
<u>ALL</u>											
	343	94.19	95.03	90.77	16.73	104.69	7.84	250.00	91.92 to 95.50	82,517	74,899

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRULE	4	100.29	135.67	102.79	38.47	131.99	95.43	246.67	N/A	38,000	39,060
K-AREAS	7	79.37	82.85	79.04	27.38	104.82	50.34	152.10	50.34 to 152.10	168,350	133,060
LAKE	82	96.52	95.46	93.34	15.91	102.27	32.50	206.50	92.76 to 98.45	95,171	88,829
OG SUB	21	97.34	104.93	93.06	17.76	112.76	75.54	200.63	89.18 to 108.90	101,319	94,288
OGALLALA	197	92.86	95.18	91.65	15.10	103.85	61.47	250.00	90.27 to 95.15	73,587	67,441
PAXTON	11	93.49	88.77	86.69	13.46	102.40	68.18	108.69	72.11 to 108.06	53,227	46,142
RURAL	21	87.38	81.66	78.87	26.08	103.53	7.84	125.23	65.58 to 100.00	93,287	73,575
<u>ALL</u>											
	343	94.19	95.03	90.77	16.73	104.69	7.84	250.00	91.92 to 95.50	82,517	74,899

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	211	93.49	95.64	91.58	15.55	104.43	61.47	250.00	90.37 to 95.30	71,852	65,804
2	24	96.96	100.94	90.94	19.77	111.00	33.85	200.63	88.35 to 108.90	99,904	90,852
3	108	94.91	92.51	89.58	18.18	103.28	7.84	206.50	90.27 to 97.13	99,491	89,121
<u>ALL</u>											
	343	94.19	95.03	90.77	16.73	104.69	7.84	250.00	91.92 to 95.50	82,517	74,899

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

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AVG. Assessed Value:	74,899	PRD:	104.69	MIN Sales Ratio:	7.84		

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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	286	94.08	93.88	91.42	13.92	102.70	44.55	176.11	91.77 to 95.43	86,358	78,947
2	49	96.60	103.32	89.66	30.61	115.24	7.84	250.00	88.44 to 104.90	48,706	43,668
3	8	79.47	85.10	79.75	27.30	106.70	50.34	152.10	50.34 to 152.10	152,306	121,470
____ALL____	343	94.19	95.03	90.77	16.73	104.69	7.84	250.00	91.92 to 95.50	82,517	74,899

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	316	94.52	94.95	90.60	16.40	104.81	7.84	250.00	91.92 to 95.77	85,078	77,076
06	20	93.49	95.07	94.70	20.86	100.39	52.08	206.50	81.25 to 97.17	61,005	57,770
07	7	88.71	98.29	89.92	16.83	109.31	80.45	165.55	80.45 to 165.55	28,400	25,537
____ALL____	343	94.19	95.03	90.77	16.73	104.69	7.84	250.00	91.92 to 95.50	82,517	74,899

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
25-0095	28	96.86	103.02	93.69	19.30	109.96	60.94	246.67	84.90 to 101.83	117,225	109,823
35-0001											
51-0001	297	94.07	94.94	91.24	16.21	104.06	7.84	250.00	91.40 to 95.31	80,070	73,052
51-0006	18	90.07	84.04	74.06	20.96	113.48	33.85	112.82	72.11 to 102.18	68,916	51,036
68-0020											
NonValid School											
____ALL____	343	94.19	95.03	90.77	16.73	104.69	7.84	250.00	91.92 to 95.50	82,517	74,899

**PAD 2008 Preliminary Statistics**

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AVG. Adj. Sales Price:	82,517	COD:	16.73	MAX Sales Ratio:	250.00		
AVG. Assessed Value:	74,899	PRD:	104.69	MIN Sales Ratio:	7.84		

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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	60	96.29	101.27	90.26	27.53	112.20	7.84	250.00	88.20 to 100.00	55,741	50,314
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	24	88.25	86.75	74.66	19.72	116.19	44.55	122.04	73.29 to 101.83	61,791	46,135
1920 TO 1939	59	88.72	90.86	87.76	16.55	103.53	61.80	176.11	81.54 to 94.72	59,723	52,415
1940 TO 1949	17	95.30	97.37	93.04	17.43	104.65	69.92	137.89	77.28 to 120.18	45,764	42,581
1950 TO 1959	52	96.49	96.12	92.78	12.62	103.60	61.47	166.67	91.92 to 99.99	77,950	72,322
1960 TO 1969	25	92.36	92.72	88.80	11.79	104.41	50.34	145.25	87.27 to 99.43	92,836	82,440
1970 TO 1979	56	92.71	95.32	92.80	14.80	102.71	45.21	165.55	89.81 to 95.58	97,992	90,939
1980 TO 1989	13	96.73	90.37	87.20	10.73	103.63	60.11	105.71	78.59 to 103.08	99,923	87,135
1990 TO 1994	4	97.79	97.39	97.52	1.32	99.87	94.84	99.13	N/A	123,875	120,797
1995 TO 1999	9	93.47	91.58	89.78	6.86	102.00	78.96	100.00	83.63 to 99.73	188,988	169,678
2000 TO Present	24	98.24	99.05	96.68	12.67	102.45	72.76	135.74	89.18 to 103.61	159,044	153,765
ALL	343	94.19	95.03	90.77	16.73	104.69	7.84	250.00	91.92 to 95.50	82,517	74,899

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	206.67	173.96	196.15	35.99	88.69	32.50	250.00	N/A	3,250	6,375
5000 TO 9999	9	108.06	136.83	136.60	36.99	100.16	90.50	206.50	94.71 to 200.63	7,388	10,093
Total \$											
1 TO 9999	13	158.33	148.25	146.34	35.19	101.31	32.50	250.00	94.71 to 206.50	6,115	8,949
10000 TO 29999	48	101.94	105.55	103.83	17.03	101.65	52.08	165.55	94.07 to 113.56	18,615	19,329
30000 TO 59999	90	95.22	91.02	90.99	17.16	100.04	7.84	152.10	85.36 to 98.45	44,913	40,865
60000 TO 99999	94	91.59	91.42	91.80	11.48	99.59	60.94	152.10	88.44 to 94.81	75,898	69,672
100000 TO 149999	52	92.10	91.78	91.50	12.89	100.30	60.11	135.74	87.06 to 96.45	122,837	112,400
150000 TO 249999	39	91.92	88.40	88.56	13.97	99.82	44.55	123.27	84.37 to 97.34	189,074	167,453
250000 TO 499999	6	82.28	83.15	82.64	6.33	100.63	72.76	96.75	72.76 to 96.75	315,401	260,632
500000 +	1	95.97	95.97	95.97			95.97	95.97	N/A	500,000	479,845
ALL	343	94.19	95.03	90.77	16.73	104.69	7.84	250.00	91.92 to 95.50	82,517	74,899

**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:	343	<b>MEDIAN:</b>	<b>94</b>	COV:	26.18	95% Median C.I.:	91.92 to 95.50
TOTAL Sales Price:	28,166,149	WGT. MEAN:	91	STD:	24.87	95% Wgt. Mean C.I.:	88.62 to 92.91
TOTAL Adj.Sales Price:	28,303,599	MEAN:	95	AVG.ABS.DEV:	15.75	95% Mean C.I.:	92.39 to 97.66
TOTAL Assessed Value:	25,690,385						
AVG. Adj. Sales Price:	82,517	COD:	16.73	MAX Sales Ratio:	250.00		
AVG. Assessed Value:	74,899	PRD:	104.69	MIN Sales Ratio:	7.84		

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
<u>Low \$</u>												
1 TO 4999	3	32.50	45.65	18.33	91.04	249.03	7.84	96.60	N/A	15,666	2,871	
5000 TO 9999	9	94.71	115.42	98.12	35.82	117.64	52.08	250.00	83.90 to 166.67	7,833	7,686	
<u>Total \$</u>												
1 TO 9999	12	93.81	97.98	66.20	40.54	148.00	7.84	250.00	52.08 to 108.06	9,791	6,482	
10000 TO 29999	59	95.72	104.97	90.90	27.95	115.48	33.85	246.67	88.79 to 104.90	21,188	19,260	
30000 TO 59999	100	93.41	91.64	88.99	14.97	102.98	60.94	147.00	86.10 to 97.17	50,685	45,104	
60000 TO 99999	88	93.05	92.32	89.11	12.49	103.60	49.06	152.10	89.46 to 95.41	84,619	75,406	
100000 TO 149999	53	93.84	93.13	90.05	13.35	103.42	44.55	152.10	87.06 to 96.62	138,365	124,593	
150000 TO 249999	27	96.75	96.96	95.24	7.98	101.80	72.76	133.79	91.77 to 100.60	208,811	198,878	
250000 TO 499999	4	89.80	95.95	93.60	15.22	102.51	80.93	123.27	N/A	362,409	339,211	
<u>ALL</u>	343	94.19	95.03	90.77	16.73	104.69	7.84	250.00	91.92 to 95.50	82,517	74,899	

<b>QUALITY</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	13	96.75	92.84	86.66	20.22	107.13	33.85	158.33	80.14 to 100.00	111,667	96,769	
0	47	95.97	103.60	93.03	29.61	111.37	7.84	250.00	88.44 to 105.56	40,273	37,465	
10	20	95.76	105.11	89.72	26.61	117.15	45.21	176.11	86.97 to 119.90	27,395	24,579	
15	11	97.08	100.08	97.09	16.66	103.09	68.18	152.10	76.05 to 124.85	38,563	37,439	
20	81	92.86	90.16	86.02	16.09	104.81	44.55	147.00	84.90 to 95.31	67,899	58,406	
25	52	91.37	91.47	89.34	12.46	102.39	63.89	135.06	85.70 to 95.77	73,175	65,372	
30	79	94.99	94.39	92.24	10.67	102.33	49.06	152.10	91.77 to 96.84	107,818	99,453	
35	9	96.45	99.16	101.38	10.99	97.80	81.54	123.27	82.87 to 113.38	129,277	131,066	
40	22	95.30	97.01	94.32	13.57	102.85	72.76	135.74	81.80 to 103.61	153,271	144,569	
45	3	89.18	88.24	86.98	3.10	101.45	83.63	91.92	N/A	252,500	219,630	
50	6	87.84	84.63	87.43	15.35	96.80	60.11	106.48	60.11 to 106.48	145,241	126,983	
<u>ALL</u>	343	94.19	95.03	90.77	16.73	104.69	7.84	250.00	91.92 to 95.50	82,517	74,899	

<b>STYLE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	33	96.60	92.75	86.68	20.98	107.00	7.84	158.33	83.52 to 100.00	64,456	55,869	
0	27	95.97	111.69	96.53	35.55	115.71	32.50	250.00	87.38 to 108.33	45,090	43,525	
101	243	93.87	94.26	91.04	14.41	103.53	44.55	176.11	91.40 to 95.72	89,659	81,626	
102	11	98.06	95.08	93.03	18.77	102.20	49.06	135.74	66.46 to 125.08	91,645	85,256	
104	29	89.46	88.56	87.74	11.95	100.94	63.89	122.04	79.58 to 95.30	74,610	65,459	
<u>ALL</u>	343	94.19	95.03	90.77	16.73	104.69	7.84	250.00	91.92 to 95.50	82,517	74,899	

**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)

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TOTAL Adj.Sales Price:	28,303,599	MEAN:	95	AVG.ABS.DEV:	15.75	95% Mean C.I.:	92.39 to 97.66
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AVG. Assessed Value:	74,899	PRD:	104.69	MIN Sales Ratio:	7.84		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	60	96.29	101.27	90.26	27.53	112.20	7.84	250.00	88.20 to 100.00	55,741	50,314
10	15	101.54	113.07	105.43	19.87	107.24	77.28	176.11	93.87 to 124.85	34,580	36,458
15	9	93.07	94.53	93.06	12.75	101.57	70.23	122.04	80.04 to 113.30	26,222	24,403
20	32	90.11	89.38	91.30	13.59	97.90	61.80	121.29	80.47 to 97.06	69,139	63,124
25	19	87.06	87.99	87.37	14.35	100.71	65.08	137.89	72.91 to 94.19	90,773	79,312
30	125	95.08	94.85	91.01	14.91	104.22	44.55	166.67	91.83 to 97.13	100,524	91,484
35	33	93.49	93.32	91.17	10.04	102.35	70.38	135.78	89.81 to 96.52	84,901	77,405
40	40	89.13	89.48	88.64	14.16	100.95	45.21	119.90	85.36 to 97.08	98,098	86,956
45	5	90.82	89.52	87.02	9.16	102.88	67.22	103.43	N/A	89,490	77,873
50	5	94.81	95.44	98.50	5.80	96.89	83.06	106.48	N/A	105,700	104,111
<u>ALL</u>	<u>343</u>	<u>94.19</u>	<u>95.03</u>	<u>90.77</u>	<u>16.73</u>	<u>104.69</u>	<u>7.84</u>	<u>250.00</u>	<u>91.92 to 95.50</u>	<u>82,517</u>	<u>74,899</u>



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

### **Residential**

The 2008 assessment actions reported by the Keith County Appraiser include the following:

A complete appraisal was conducted in the assessor locations of Brule, Roscoe, Keystone and Sarben. Leasehold valuations were adjusted in the K-4 area near Lake McConaughy. The improvement tables and land values were changed for the neighborhoods of Yacht Club, Amen's and O'Conner. Adjustments were made in the land and improvement tables for all rural residential properties for 2008.

The Keith County Board of Equalization has historically lowered the valuation through the protest process. The appraiser took off the County Board of Equalization value from the past and set new valuations for the 2008 assessment year on approximately 900 parcels to equalize the residential valuations. The County completely re-listed and revalued the Lake properties in 2007 before the County Board took protest actions on some of these properties. Differences shown between the 2007 Certificate of Taxes Levied Report and the 2008 abstract will show all changes made for the 2008 assessed valuations.

## 2008 Assessment Survey for Keith County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b> Appraisal Assistants
2.	<b>Valuation done by:</b> Appraisal Assistants with supervision by the Appraiser for 2008.
3.	<b>Pickup work done by whom:</b> Appraisal Assistants as overseen by Appraiser
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b> June/2002 for Ogallala and June/2005 for all other assessor locations.
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b> Agricultural homes, rural residential, Keystone, Roscoe, Sarben and Brule using new 2008 depreciation schedules.
6.	<b>What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b> Sales comparison approach is used on vacant land. All approaches to value are looked at countywide, but the cost approach is typically deemed the most reliable.
7.	<b>Number of market areas/neighborhoods for this property class:</b> There are fifty neighborhoods used for residential valuation purposes within the assessor locations in Keith County.
8.	<b>How are these defined?</b> By location and market characteristics
9.	<b>Is "Assessor Location" a usable valuation identity?</b> Yes
10.	<b>Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?)</b> Yes, within the legal jurisdiction of the City of Ogallala.

11.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> ( <i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i> )
	The only Suburban Properties that Keith County defines are those surrounding the City of Ogallala. Defining the Ogallala Suburban properties allows the opportunity to study market information to review any differences between them and the urban location. Adjustments may only be needed on the suburban properties rather than the entire assessor location in the urban area.
12.	<b>Are the county's ag residential and rural residential improvements classified and valued in the same manner?</b>
	Yes

**Residential Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
163	0	227	390

**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:	343	<b>MEDIAN:</b>	<b>95</b>	COV:	22.81	95% Median C.I.:	92.98 to 96.27
TOTAL Sales Price:	28,302,149	WGT. MEAN:	93	STD:	22.01	95% Wgt. Mean C.I.:	91.17 to 94.73
TOTAL Adj.Sales Price:	28,426,599	MEAN:	96	AVG.ABS.DEV:	14.18	95% Mean C.I.:	94.16 to 98.82
TOTAL Assessed Value:	26,422,035						
AVG. Adj. Sales Price:	82,876	COD:	14.96	MAX Sales Ratio:	250.00		
AVG. Assessed Value:	77,032	PRD:	103.82	MIN Sales Ratio:	32.50		

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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	58	95.72	95.03	93.03	10.63	102.15	32.50	138.76	92.07 to 97.30	79,463	73,923
10/01/05 TO 12/31/05	46	93.76	96.41	91.35	16.62	105.54	52.08	250.00	87.80 to 98.45	90,896	83,030
01/01/06 TO 03/31/06	35	94.23	94.32	92.44	13.96	102.03	66.14	152.05	80.47 to 101.51	80,008	73,963
04/01/06 TO 06/30/06	51	95.61	99.39	95.21	14.12	104.38	69.18	162.30	92.98 to 100.00	79,030	75,246
07/01/06 TO 09/30/06	45	96.11	100.64	97.38	15.39	103.35	63.89	206.50	91.92 to 100.23	90,208	87,842
10/01/06 TO 12/31/06	38	94.01	97.06	92.30	13.70	105.16	70.63	150.23	88.20 to 101.10	87,300	80,581
01/01/07 TO 03/31/07	26	91.22	93.90	89.10	17.81	105.38	59.96	176.11	85.83 to 100.31	68,332	60,885
04/01/07 TO 06/30/07	44	90.21	93.70	90.10	19.85	103.99	45.21	166.67	81.13 to 96.80	83,004	74,788
<u>Study Years</u>											
07/01/05 TO 06/30/06	190	94.96	96.40	93.04	13.64	103.62	32.50	250.00	93.28 to 96.54	82,215	76,490
07/01/06 TO 06/30/07	153	94.15	96.61	92.84	16.65	104.06	45.21	206.50	90.48 to 96.75	83,696	77,704
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	169	94.98	98.15	94.61	14.40	103.74	63.89	206.50	93.70 to 97.59	84,068	79,534
<u>ALL</u>											
	343	94.80	96.49	92.95	14.96	103.82	32.50	250.00	92.98 to 96.27	82,876	77,032

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRULE	4	98.55	105.65	98.61	9.40	107.14	95.19	130.33	N/A	38,000	37,471
K-AREAS	7	94.23	99.01	94.13	19.79	105.18	69.18	162.30	69.18 to 162.30	168,350	158,470
LAKE	83	96.29	95.93	93.98	14.83	102.08	32.50	206.50	94.68 to 98.64	95,663	89,908
OG SUB	20	96.78	104.04	92.98	17.24	111.89	75.54	200.63	88.28 to 106.67	105,735	98,308
OGALLALA	197	93.53	96.31	92.82	14.51	103.77	63.89	250.00	90.66 to 95.71	73,587	68,300
PAXTON	11	92.71	88.54	86.42	13.58	102.45	67.99	108.57	71.84 to 108.06	53,227	46,000
RURAL	21	94.32	94.80	90.51	16.54	104.74	59.96	126.63	80.43 to 108.68	93,287	84,431
<u>ALL</u>											
	343	94.80	96.49	92.95	14.96	103.82	32.50	250.00	92.98 to 96.27	82,876	77,032

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	211	93.80	96.12	92.65	14.43	103.75	63.89	250.00	91.53 to 95.72	71,852	66,569
2	23	96.54	101.91	92.10	18.44	110.66	59.96	200.63	87.82 to 106.67	103,682	95,490
3	109	96.13	96.07	93.55	15.08	102.69	32.50	206.50	94.07 to 98.64	99,826	93,391
<u>ALL</u>											
	343	94.80	96.49	92.95	14.96	103.82	32.50	250.00	92.98 to 96.27	82,876	77,032

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

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AVG. Adj. Sales Price:	82,876	COD:	14.96	MAX Sales Ratio:	250.00		
AVG. Assessed Value:	77,032	PRD:	103.82	MIN Sales Ratio:	32.50		

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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	291	94.78	95.01	92.88	12.65	102.29	45.21	176.11	92.71 to 96.11	89,380	83,016
2	44	96.88	105.84	93.02	28.91	113.79	32.50	250.00	88.44 to 108.33	27,235	25,332
3	8	96.44	99.24	94.35	17.78	105.18	69.18	162.30	69.18 to 162.30	152,306	143,706
ALL	343	94.80	96.49	92.95	14.96	103.82	32.50	250.00	92.98 to 96.27	82,876	77,032

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	320	94.89	96.47	92.96	14.72	103.77	32.50	250.00	93.41 to 96.38	85,459	79,446
06	16	93.81	95.73	92.59	18.76	103.40	52.08	206.50	76.75 to 99.83	55,050	50,969
07	7	90.15	99.20	92.37	15.62	107.40	80.45	165.40	80.45 to 165.40	28,400	26,232
ALL	343	94.80	96.49	92.95	14.96	103.82	32.50	250.00	92.98 to 96.27	82,876	77,032

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
25-0095	28	97.17	99.29	93.63	14.08	106.04	72.03	162.30	86.14 to 102.05	117,225	109,762
35-0001											
51-0001	297	94.71	96.55	93.12	14.93	103.69	32.50	250.00	92.81 to 96.11	80,484	74,942
51-0006	18	93.51	91.23	87.92	16.03	103.77	59.96	121.33	73.96 to 108.06	68,916	60,590
68-0020											
NonValid School											
ALL	343	94.80	96.49	92.95	14.96	103.82	32.50	250.00	92.98 to 96.27	82,876	77,032

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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AVG. Assessed Value:	77,032	PRD:	103.82	MIN Sales Ratio:	32.50		

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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	59	96.60	101.70	92.08	23.00	110.45	32.50	250.00	90.50 to 100.00	56,466	51,992
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	24	90.89	92.44	86.98	13.91	106.28	64.15	128.38	80.43 to 102.65	61,791	53,747
1920 TO 1939	59	88.81	92.91	89.34	16.48	104.00	63.89	176.11	84.39 to 94.78	59,723	53,356
1940 TO 1949	17	95.77	97.31	92.96	17.47	104.69	69.81	136.49	77.28 to 119.06	45,764	42,541
1950 TO 1959	52	96.34	97.06	94.47	11.81	102.74	68.70	166.67	92.98 to 99.52	77,950	73,639
1960 TO 1969	26	93.11	92.13	89.74	9.30	102.67	69.18	114.41	87.08 to 99.42	94,496	84,796
1970 TO 1979	56	94.91	98.16	96.08	14.01	102.16	45.21	165.40	90.15 to 99.85	97,992	94,147
1980 TO 1989	13	96.27	90.99	88.42	9.66	102.91	59.49	105.71	79.02 to 101.10	99,923	88,349
1990 TO 1994	4	97.54	97.14	97.28	1.24	99.86	94.84	98.64	N/A	123,875	120,500
1995 TO 1999	9	96.11	97.30	93.54	8.83	104.02	78.87	117.66	83.61 to 113.89	188,988	176,786
2000 TO Present	24	95.83	98.18	96.03	12.07	102.24	72.93	133.72	88.28 to 102.96	159,044	152,726
ALL	343	94.80	96.49	92.95	14.96	103.82	32.50	250.00	92.98 to 96.27	82,876	77,032

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	4	148.50	144.88	155.88	42.73	92.94	32.50	250.00	N/A	3,250	5,066
5000 TO 9999	9	108.06	136.83	136.60	36.99	100.16	90.50	206.50	94.71 to 200.63	7,388	10,093
Total \$											
1 TO 9999	13	130.33	139.30	139.75	37.53	99.68	32.50	250.00	94.71 to 200.63	6,115	8,546
10000 TO 29999	47	101.97	105.33	104.00	16.59	101.28	52.08	165.40	94.51 to 113.30	18,735	19,485
30000 TO 59999	90	96.66	94.68	94.39	15.32	100.31	45.21	152.05	90.49 to 99.34	44,913	42,392
60000 TO 99999	94	92.85	92.70	93.15	10.69	99.51	62.26	162.30	89.58 to 94.87	75,898	70,702
100000 TO 149999	53	92.07	91.73	91.56	12.41	100.18	59.49	133.72	86.88 to 96.38	123,085	112,695
150000 TO 249999	39	94.68	93.36	93.69	8.78	99.65	69.18	123.27	89.47 to 97.31	189,074	177,151
250000 TO 499999	6	82.39	83.69	83.07	7.02	100.74	72.93	99.90	72.93 to 99.90	315,401	262,018
500000 +	1	95.97	95.97	95.97			95.97	95.97	N/A	500,000	479,845
ALL	343	94.80	96.49	92.95	14.96	103.82	32.50	250.00	92.98 to 96.27	82,876	77,032

**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:	343	<b>MEDIAN:</b>	<b>95</b>	COV:	22.81	95% Median C.I.:	92.98 to 96.27
TOTAL Sales Price:	28,302,149	WGT. MEAN:	93	STD:	22.01	95% Wgt. Mean C.I.:	91.17 to 94.73
TOTAL Adj.Sales Price:	28,426,599	MEAN:	96	AVG.ABS.DEV:	14.18	95% Mean C.I.:	94.16 to 98.82
TOTAL Assessed Value:	26,422,035						
AVG. Adj. Sales Price:	82,876	COD:	14.96	MAX Sales Ratio:	250.00		
AVG. Assessed Value:	77,032	PRD:	103.82	MIN Sales Ratio:	32.50		

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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	2	64.55	64.55	78.29	49.65	82.45	32.50	96.60	N/A	3,500	2,740
5000 TO 9999	10	97.35	116.91	100.05	35.03	116.86	52.08	250.00	83.85 to 166.67	7,500	7,503
Total \$ _____											
1 TO 9999	12	95.66	108.18	98.19	35.29	110.18	32.50	250.00	83.85 to 130.33	6,833	6,709
10000 TO 29999	56	95.66	104.21	93.38	24.07	111.60	45.21	206.50	90.48 to 104.90	21,371	19,956
30000 TO 59999	96	94.91	93.12	90.68	13.96	102.69	62.26	147.00	89.03 to 98.45	49,473	44,863
60000 TO 99999	93	93.92	94.70	92.14	11.78	102.78	59.49	152.05	89.98 to 96.44	82,036	75,585
100000 TO 149999	48	94.28	93.80	92.51	10.32	101.40	69.18	125.08	87.50 to 96.38	133,528	123,520
150000 TO 249999	32	95.99	97.77	95.11	10.56	102.80	72.93	162.30	90.02 to 99.11	200,286	190,486
250000 TO 499999	6	97.94	97.66	95.52	10.97	102.24	81.17	123.27	81.17 to 123.27	325,066	310,510
ALL	343	94.80	96.49	92.95	14.96	103.82	32.50	250.00	92.98 to 96.27	82,876	77,032

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	98.53	96.03	89.36	17.76	107.46	59.96	158.33	79.63 to 102.05	111,667	99,787
0	46	96.36	103.30	94.18	24.40	109.69	32.50	250.00	89.03 to 105.56	40,866	38,485
10	20	103.02	105.88	96.16	23.44	110.11	45.21	176.11	88.53 to 119.06	27,395	26,342
15	11	97.08	99.95	96.93	16.73	103.12	67.99	152.05	75.84 to 124.75	38,563	37,378
20	82	93.62	93.33	91.05	13.07	102.50	64.15	147.00	90.40 to 96.11	68,729	62,578
25	52	91.84	93.15	91.35	12.66	101.98	63.89	150.23	86.88 to 96.96	73,175	66,843
30	79	95.25	95.78	93.94	10.35	101.96	72.03	162.30	92.07 to 96.78	107,818	101,283
35	9	96.11	99.08	101.28	10.92	97.83	80.69	123.27	84.38 to 113.32	129,277	130,927
40	22	95.38	96.76	93.97	11.47	102.97	72.93	133.72	88.28 to 102.96	153,271	144,033
45	3	87.50	87.68	86.69	3.17	101.14	83.61	91.92	N/A	252,500	218,896
50	6	91.57	88.82	92.26	18.64	96.28	59.49	113.89	59.49 to 113.89	145,241	133,994
ALL	343	94.80	96.49	92.95	14.96	103.82	32.50	250.00	92.98 to 96.27	82,876	77,032

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	95.22	94.17	88.07	17.19	106.92	59.96	158.33	81.25 to 100.00	66,064	58,185
0	27	99.83	110.62	99.03	28.84	111.70	32.50	250.00	89.03 to 115.86	45,090	44,653
101	244	94.79	95.80	93.14	13.44	102.86	45.21	176.11	92.23 to 96.27	89,849	83,682
102	11	101.08	97.61	96.38	13.85	101.28	73.96	125.08	76.54 to 123.28	91,645	88,327
104	29	93.41	91.33	90.78	10.05	100.60	63.89	128.38	85.38 to 96.96	74,610	67,733
ALL	343	94.80	96.49	92.95	14.96	103.82	32.50	250.00	92.98 to 96.27	82,876	77,032

**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:	343	<b>MEDIAN:</b>	<b>95</b>	COV:	22.81	95% Median C.I.:	92.98 to 96.27
TOTAL Sales Price:	28,302,149	WGT. MEAN:	93	STD:	22.01	95% Wgt. Mean C.I.:	91.17 to 94.73
TOTAL Adj.Sales Price:	28,426,599	MEAN:	96	AVG.ABS.DEV:	14.18	95% Mean C.I.:	94.16 to 98.82
TOTAL Assessed Value:	26,422,035						
AVG. Adj. Sales Price:	82,876	COD:	14.96	MAX Sales Ratio:	250.00		
AVG. Assessed Value:	77,032	PRD:	103.82	MIN Sales Ratio:	32.50		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	59	96.60	101.70	92.08	23.00	110.45	32.50	250.00	90.50 to 100.00	56,466	51,992
10	15	102.32	115.11	106.59	20.74	107.99	77.28	176.11	93.80 to 126.63	34,580	36,859
15	9	94.51	96.36	94.66	12.44	101.80	70.23	128.38	79.99 to 113.30	26,222	24,821
20	33	90.48	90.59	91.46	12.38	99.05	67.99	121.29	83.48 to 96.80	71,165	65,091
25	19	90.02	91.28	90.44	10.50	100.93	71.84	136.49	84.57 to 94.05	90,773	82,095
30	125	95.77	96.79	94.17	13.83	102.79	63.89	166.67	93.53 to 98.47	100,524	94,663
35	33	93.41	94.00	91.87	10.22	102.32	70.33	135.78	89.58 to 99.44	84,901	77,997
40	40	91.74	91.13	90.36	11.94	100.85	45.21	119.90	85.98 to 96.78	98,098	88,643
45	5	92.10	89.66	87.68	7.60	102.26	69.94	101.88	N/A	89,490	78,461
50	5	94.78	96.99	99.43	4.15	97.54	91.04	106.48	N/A	105,700	105,102
<u>ALL</u>	<u>343</u>	<u>94.80</u>	<u>96.49</u>	<u>92.95</u>	<u>14.96</u>	<u>103.82</u>	<u>32.50</u>	<u>250.00</u>	<u>92.98 to 96.27</u>	<u>82,876</u>	<u>77,032</u>





**2008 Correlation Section  
for Keith County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: All three measures of central tendency are within the acceptable range for residential property in Keith County. For purposes of direct equalization, the median will best represent the level of value in this property class. The Keith County Appraiser reported assessment actions taken to residential property through the assessment actions report. Regarding assessment uniformity, the coefficient of dispersion rounds to an acceptable level at 15. The price-related differential is above the upper range by .82 points. In reviewing each assessor location, the areas reflecting a high PRD are in the locations of: rural residential, Ogallala, Ogallala Suburban, K- Areas at Lake McConaughy and Brule. This would normally suggest that high value properties are relatively under-assessed. Although, for overall county uniformity, based on the coefficient of dispersion and the known assessment practices for Keith County since December of 2007, it is my opinion that the county is in compliance and no adjustment is recommended for this current assessment year to improve the quality of assessment.

**2008 Correlation Section  
for Keith County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>477</b>	<b>343</b>	<b>71.91</b>
<b>2007</b>	<b>517</b>	<b>388</b>	<b>75.05</b>
<b>2006</b>	<b>514</b>	<b>378</b>	<b>73.54</b>
<b>2005</b>	<b>510</b>	<b>416</b>	<b>81.57</b>
<b>2004</b>	<b>532</b>	<b>423</b>	<b>79.51</b>
<b>2003</b>	<b>584</b>	<b>476</b>	<b>81.51</b>
<b>2002</b>	<b>723</b>	<b>609</b>	<b>84.23</b>
<b>2001</b>	<b>775</b>	<b>650</b>	<b>83.87</b>

RESIDENTIAL: Although 2008 shows a decline in the percent of residential qualified sales used for measurement purposes, a fair portion of the total sales rounding to 72% is adequate in Keith County. There is no indication of arbitrary excluding sales to distort the appearance of the level of value for residential property.

**2008 Correlation Section  
for Keith County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section  
for Keith County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>94.19</b>	<b>2.03</b>	<b>96.11</b>	<b>94.80</b>
<b>2007</b>	<b>94.64</b>	<b>2.47</b>	<b>96.98</b>	<b>96.56</b>
<b>2006</b>	<b>93.10</b>	<b>4.5</b>	<b>97.29</b>	<b>96.56</b>
<b>2005</b>	<b>94.09</b>	<b>0.56</b>	<b>94.62</b>	<b>96.54</b>
<b>2004</b>	<b>96.64</b>	<b>6.4</b>	<b>102.83</b>	<b>96.63</b>
<b>2003</b>	<b>88</b>	<b>6.39</b>	<b>93.62</b>	<b>98</b>
<b>2002</b>	<b>88</b>	<b>9.22</b>	<b>96.11</b>	<b>93</b>
<b>2001</b>	<b>89</b>	<b>4.23</b>	<b>92.76</b>	<b>94</b>

RESIDENTIAL: The R&O ratio correlates closer to the Preliminary Median with only a .61point difference. The assessor reported changes made to the residential property class for 2008, which is shown through the overall assessed value change. The R&O Ratio would round to 95, leaving a difference of slightly over 1 point between the Trended Preliminary and the R&O Ratio.

**2008 Correlation Section  
for Keith County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section  
for Keith County**

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
3.57	2008	2.03
5	2007	2.47
2.64	2006	4.5
1.92	2005	0.56
0.32	2004	6.4
14	2003	6
12.42	2002	9.22
5.56	2001	4.23

RESIDENTIAL: In reviewing the information provided in Table IV for residential property, it appears that for six out of the eight years shown, the percent change in the sales file is typically higher than the assessed value base.

## 2008 Correlation Section for Keith County

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

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

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

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

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

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



**2008 Correlation Section  
for Keith County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>94.80</b>	<b>92.95</b>	<b>96.49</b>

RESIDENTIAL: Reviews of the three residential measures of central tendency are within the acceptable range in Keith County for 2008. After analyzing each assessor location, the median best describes the level of value for purposes of direct equalization.

**2008 Correlation Section  
for Keith County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>14.96</b>	<b>103.82</b>
<b>Difference</b>	<b>0</b>	<b>0.82</b>

RESIDENTIAL: The coefficient of dispersion is within the acceptable range with the price related differential falling slightly over by .82 points. With no further indicators available, it is believed through the quality statistics that Keith County has attained uniform and proportionate assessments for residential property.

**2008 Correlation Section  
for Keith County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>343</b>	<b>343</b>	<b>0</b>
<b>Median</b>	<b>94.19</b>	<b>94.80</b>	<b>0.61</b>
<b>Wgt. Mean</b>	<b>90.77</b>	<b>92.95</b>	<b>2.18</b>
<b>Mean</b>	<b>95.03</b>	<b>96.49</b>	<b>1.46</b>
<b>COD</b>	<b>16.73</b>	<b>14.96</b>	<b>-1.77</b>
<b>PRD</b>	<b>104.69</b>	<b>103.82</b>	<b>-0.87</b>
<b>Min Sales Ratio</b>	<b>7.84</b>	<b>32.50</b>	<b>24.66</b>
<b>Max Sales Ratio</b>	<b>250.00</b>	<b>250.00</b>	<b>0</b>

RESIDENTIAL: Assessment actions reported by the Keith County Appraiser support the statistical changes shown on Table VII. A complete appraisal was conducted in the smaller assessor locations of Brule, Roscoe, Keystone and Sarben. All other changes made in the residential property class improved the weighted mean, bringing it within acceptable ranges.



**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:	48	<b>MEDIAN:</b>	<b>86</b>	COV:	39.84	95% Median C.I.:	79.23 to 101.57	(! : Derived)
TOTAL Sales Price:	13,124,863	WGT. MEAN:	78	STD:	35.24	95% Wgt. Mean C.I.:	66.69 to 88.87	
TOTAL Adj.Sales Price:	11,225,863	MEAN:	88	AVG.ABS.DEV:	24.92	95% Mean C.I.:	78.49 to 98.43	
TOTAL Assessed Value:	8,731,615							
AVG. Adj. Sales Price:	233,872	COD:	28.88	MAX Sales Ratio:	229.65			
AVG. Assessed Value:	181,908	PRD:	113.73	MIN Sales Ratio:	22.07			

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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	111.86	111.86	98.61	15.05	113.43	95.02	128.69	N/A	37,500	36,980
10/01/04 TO 12/31/04	2	84.35	84.35	65.49	32.13	128.80	57.25	111.45	N/A	108,500	71,057
01/01/05 TO 03/31/05	5	103.35	98.09	97.83	6.83	100.26	79.23	107.72	N/A	71,300	69,754
04/01/05 TO 06/30/05	5	84.54	91.79	86.22	10.19	106.47	82.26	108.76	N/A	310,600	267,788
07/01/05 TO 09/30/05	3	100.25	84.19	81.12	17.77	103.78	49.43	102.88	N/A	82,184	66,665
10/01/05 TO 12/31/05	3	83.68	88.05	90.43	7.25	97.38	81.14	99.34	N/A	139,826	126,438
01/01/06 TO 03/31/06	3	76.68	85.49	76.69	18.13	111.47	69.04	110.75	N/A	906,000	694,851
04/01/06 TO 06/30/06	2	96.79	96.79	97.98	7.52	98.78	89.51	104.06	N/A	73,000	71,527
07/01/06 TO 09/30/06	5	101.57	104.80	101.24	24.33	103.52	61.43	170.92	N/A	279,978	283,455
10/01/06 TO 12/31/06	8	71.47	75.78	67.15	36.90	112.84	39.33	139.42	39.33 to 139.42	225,875	151,680
01/01/07 TO 03/31/07	6	63.94	91.28	73.96	70.03	123.42	33.28	229.65	33.28 to 229.65	240,739	178,044
04/01/07 TO 06/30/07	4	62.27	64.94	38.19	46.58	170.05	22.07	113.15	N/A	210,750	80,481
<u>Study Years</u>											
07/01/04 TO 06/30/05	14	98.33	95.84	86.48	13.44	110.83	57.25	128.69	82.26 to 108.76	157,250	135,984
07/01/05 TO 06/30/06	11	89.51	87.89	79.52	15.98	110.53	49.43	110.75	69.04 to 104.06	320,912	255,174
07/01/06 TO 06/30/07	23	74.73	84.25	73.18	45.41	115.12	22.07	229.65	55.76 to 102.08	238,883	174,822
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	16	98.00	91.63	88.02	11.83	104.10	49.43	108.76	82.26 to 103.35	160,970	141,688
01/01/06 TO 12/31/06	18	84.75	87.79	80.03	29.24	109.70	39.33	170.92	62.05 to 104.06	337,271	269,907
<u>ALL</u>											
	48	86.28	88.46	77.78	28.88	113.73	22.07	229.65	79.23 to 101.57	233,872	181,908

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRULE	3	103.47	105.62	104.65	4.16	100.93	100.25	113.15	N/A	10,500	10,988
LAKE	4	82.03	113.79	121.93	59.19	93.32	61.43	229.65	N/A	92,125	112,328
OG SUB	2	91.51	91.51	95.59	8.56	95.73	83.68	99.34	N/A	134,740	128,802
OGALLALA	37	83.41	83.33	75.66	28.27	110.14	22.07	170.92	74.73 to 101.57	284,550	215,286
PAXTON	2	103.96	103.96	93.36	23.79	111.36	79.23	128.69	N/A	14,000	13,070
<u>ALL</u>											
	48	86.28	88.46	77.78	28.88	113.73	22.07	229.65	79.23 to 101.57	233,872	181,908

**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:	48	<b>MEDIAN:</b>	<b>86</b>	COV:	39.84	95% Median C.I.:	79.23 to 101.57	(! : Derived)
TOTAL Sales Price:	13,124,863	WGT. MEAN:	78	STD:	35.24	95% Wgt. Mean C.I.:	66.69 to 88.87	
TOTAL Adj.Sales Price:	11,225,863	MEAN:	88	AVG.ABS.DEV:	24.92	95% Mean C.I.:	78.49 to 98.43	
TOTAL Assessed Value:	8,731,615							
AVG. Adj. Sales Price:	233,872	COD:	28.88	MAX Sales Ratio:	229.65			
AVG. Assessed Value:	181,908	PRD:	113.73	MIN Sales Ratio:	22.07			

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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	42	86.28	85.91	75.79	27.22	113.35	22.07	170.92	79.23 to 102.08	252,092	191,064
2	2	91.51	91.51	95.59	8.56	95.73	83.68	99.34	N/A	134,740	128,802
3	4	82.03	113.79	121.93	59.19	93.32	61.43	229.65	N/A	92,125	112,328
ALL	48	86.28	88.46	77.78	28.88	113.73	22.07	229.65	79.23 to 101.57	233,872	181,908

**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	39	89.51	92.49	80.11	26.79	115.46	39.33	229.65	79.23 to 102.88	269,061	215,533
2	9	80.90	71.00	44.48	33.47	159.63	22.07	113.15	33.28 to 104.06	81,386	36,199
ALL	48	86.28	88.46	77.78	28.88	113.73	22.07	229.65	79.23 to 101.57	233,872	181,908

**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	48	86.28	88.46	77.78	28.88	113.73	22.07	229.65	79.23 to 101.57	233,872	181,908
04											
ALL	48	86.28	88.46	77.78	28.88	113.73	22.07	229.65	79.23 to 101.57	233,872	181,908

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
25-0095	3	103.47	105.62	104.65	4.16	100.93	100.25	113.15	N/A	10,500	10,988
35-0001											
51-0001	43	83.68	86.55	77.67	30.09	111.43	22.07	229.65	74.73 to 100.00	259,682	201,686
51-0006	2	103.96	103.96	93.36	23.79	111.36	79.23	128.69	N/A	14,000	13,070
68-0020											
NonValid School											
ALL	48	86.28	88.46	77.78	28.88	113.73	22.07	229.65	79.23 to 101.57	233,872	181,908

**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:	48	<b>MEDIAN:</b>	<b>86</b>	COV:	39.84	95% Median C.I.:	79.23 to 101.57	(! : Derived)
TOTAL Sales Price:	13,124,863	WGT. MEAN:	78	STD:	35.24	95% Wgt. Mean C.I.:	66.69 to 88.87	
TOTAL Adj.Sales Price:	11,225,863	MEAN:	88	AVG.ABS.DEV:	24.92	95% Mean C.I.:	78.49 to 98.43	
TOTAL Assessed Value:	8,731,615							
AVG. Adj. Sales Price:	233,872	COD:	28.88	MAX Sales Ratio:	229.65			
AVG. Assessed Value:	181,908	PRD:	113.73	MIN Sales Ratio:	22.07			

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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	18	82.29	81.92	74.24	32.97	110.34	22.07	139.42	57.25 to 104.06	94,193	69,932
Prior TO 1860											
1860 TO 1899	1	55.76	55.76	55.76			55.76	55.76	N/A	100,000	55,760
1900 TO 1919	1	89.51	89.51	89.51			89.51	89.51	N/A	61,000	54,600
1920 TO 1939	3	83.41	88.56	78.28	16.23	113.14	70.83	111.45	N/A	73,000	57,141
1940 TO 1949	1	103.35	103.35	103.35			103.35	103.35	N/A	65,000	67,175
1950 TO 1959	6	97.87	99.42	79.04	31.04	125.79	57.05	170.92	57.05 to 170.92	93,583	73,965
1960 TO 1969	6	90.24	84.23	72.21	20.52	116.65	39.33	106.81	39.33 to 106.81	720,000	519,889
1970 TO 1979	5	84.54	82.68	80.83	18.88	102.30	49.80	107.69	N/A	297,500	240,458
1980 TO 1989	6	98.29	109.97	88.41	35.34	124.38	49.19	229.65	49.19 to 229.65	336,063	297,112
1990 TO 1994											
1995 TO 1999	1	82.26	82.26	82.26			82.26	82.26	N/A	700,000	575,785
2000 TO Present											
ALL	48	86.28	88.46	77.78	28.88	113.73	22.07	229.65	79.23 to 101.57	233,872	181,908

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	113.15	114.03	114.09	8.38	99.95	100.25	128.69	N/A	7,500	8,556
Total \$											
1 TO 9999	3	113.15	114.03	114.09	8.38	99.95	100.25	128.69	N/A	7,500	8,556
10000 TO 29999	6	91.71	92.46	92.55	12.29	99.90	79.23	107.72	79.23 to 107.72	17,416	16,119
30000 TO 59999	6	86.09	88.05	87.79	49.94	100.30	33.28	170.92	33.28 to 170.92	39,583	34,749
60000 TO 99999	7	89.51	90.26	90.73	9.98	99.48	74.73	104.06	74.73 to 104.06	68,854	62,471
100000 TO 149999	7	88.02	100.23	100.96	43.03	99.27	49.43	229.65	49.43 to 229.65	119,650	120,800
150000 TO 249999	9	81.14	82.31	83.21	22.63	98.91	57.05	108.76	57.25 to 107.69	181,888	151,353
250000 TO 499999	4	75.94	78.34	73.63	55.84	106.40	22.07	139.42	N/A	352,250	259,356
500000 +	6	79.47	72.26	72.63	21.64	99.49	39.33	101.57	39.33 to 101.57	1,082,638	786,370
ALL	48	86.28	88.46	77.78	28.88	113.73	22.07	229.65	79.23 to 101.57	233,872	181,908

**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:	48	<b>MEDIAN:</b>	<b>86</b>	COV:	39.84	95% Median C.I.:	79.23 to 101.57	(! : Derived)
TOTAL Sales Price:	13,124,863	WGT. MEAN:	78	STD:	35.24	95% Wgt. Mean C.I.:	66.69 to 88.87	
TOTAL Adj.Sales Price:	11,225,863	MEAN:	88	AVG.ABS.DEV:	24.92	95% Mean C.I.:	78.49 to 98.43	
TOTAL Assessed Value:	8,731,615							
AVG. Adj. Sales Price:	233,872	COD:	28.88	MAX Sales Ratio:	229.65			
AVG. Assessed Value:	181,908	PRD:	113.73	MIN Sales Ratio:	22.07			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	100.25	98.10	95.78	10.72	102.43	80.90	113.15	N/A	8,166	7,821
Total \$											
1 TO 9999	3	100.25	98.10	95.78	10.72	102.43	80.90	113.15	N/A	8,166	7,821
10000 TO 29999	8	91.71	84.53	71.00	27.74	119.05	33.28	128.69	33.28 to 128.69	22,187	15,753
30000 TO 59999	8	79.21	79.59	72.19	24.31	110.25	49.43	111.45	49.43 to 111.45	63,185	45,615
60000 TO 99999	8	88.25	88.50	60.97	33.81	145.15	22.07	170.92	22.07 to 170.92	132,375	80,712
100000 TO 149999	7	81.14	80.57	78.00	19.82	103.29	57.05	106.81	57.05 to 106.81	152,936	119,293
150000 TO 249999	5	99.34	92.45	86.39	14.09	107.02	49.80	108.76	N/A	229,000	197,832
250000 TO 499999	5	102.08	111.93	72.05	54.97	155.35	39.33	229.65	N/A	494,287	356,142
500000 +	4	83.40	86.26	83.11	8.14	103.79	76.68	101.57	N/A	1,193,098	991,642
ALL	48	86.28	88.46	77.78	28.88	113.73	22.07	229.65	79.23 to 101.57	233,872	181,908

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	95.02	89.83	81.96	22.99	109.61	22.07	170.92	81.14 to 102.88	210,910	172,865
10	9	74.73	88.32	65.41	43.38	135.03	39.33	229.65	55.76 to 106.81	213,611	139,717
20	6	86.20	81.13	75.52	28.45	107.44	49.19	107.72	49.19 to 107.72	390,555	294,933
ALL	48	86.28	88.46	77.78	28.88	113.73	22.07	229.65	79.23 to 101.57	233,872	181,908



**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:	48	<b>MEDIAN:</b>	<b>86</b>	COV:	39.84	95% Median C.I.:	79.23 to 101.57	(!: Derived)
TOTAL Sales Price:	13,124,863	WGT. MEAN:	78	STD:	35.24	95% Wgt. Mean C.I.:	66.69 to 88.87	
TOTAL Adj.Sales Price:	11,225,863	MEAN:	88	AVG.ABS.DEV:	24.92	95% Mean C.I.:	78.49 to 98.43	
TOTAL Assessed Value:	8,731,615							
AVG. Adj. Sales Price:	233,872	COD:	28.88	MAX Sales Ratio:	229.65			
AVG. Assessed Value:	181,908	PRD:	113.73	MIN Sales Ratio:	22.07			

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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)	18	82.29	81.92	74.24	32.97	110.34	22.07	139.42	57.25 to 104.06	94,193	69,932
343	5	76.68	75.42	77.19	11.65	97.71	57.05	88.02	N/A	733,600	566,270
344	1	111.45	111.45	111.45			111.45	111.45	N/A	33,000	36,780
349	1	49.19	49.19	49.19			49.19	49.19	N/A	748,436	368,175
350	1	55.76	55.76	55.76			55.76	55.76	N/A	100,000	55,760
352	6	105.29	109.40	99.96	19.37	109.43	62.05	170.92	62.05 to 170.92	145,925	145,872
353	3	101.57	98.14	100.94	4.54	97.22	89.51	103.35	N/A	332,798	335,941
386	1	82.26	82.26	82.26			82.26	82.26	N/A	700,000	575,785
391	1	107.72	107.72	107.72			107.72	107.72	N/A	19,500	21,005
403	1	99.34	99.34	99.34			99.34	99.34	N/A	205,000	203,645
406	2	79.07	79.07	77.06	5.49	102.60	74.73	83.41	N/A	42,750	32,945
412	1	106.81	106.81	106.81			106.81	106.81	N/A	130,000	138,850
419	1	49.80	49.80	49.80			49.80	49.80	N/A	350,000	174,290
434	2	81.31	81.31	81.26	0.21	100.07	81.14	81.48	N/A	113,500	92,225
442	1	229.65	229.65	229.65			229.65	229.65	N/A	113,000	259,500
467	1	95.02	95.02	95.02			95.02	95.02	N/A	67,000	63,665
531	1	39.33	39.33	39.33			39.33	39.33	N/A	975,000	383,475
534	1	96.66	96.66	96.66			96.66	96.66	N/A	235,000	227,155
<u>ALL</u>	<u>48</u>	<u>86.28</u>	<u>88.46</u>	<u>77.78</u>	<u>28.88</u>	<u>113.73</u>	<u>22.07</u>	<u>229.65</u>	<u>79.23 to 101.57</u>	<u>233,872</u>	<u>181,908</u>

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

**Commercial**

The Keith County Appraiser reported the 2008 assessment actions for commercial properties include adjustments to the land tables around Interstate 80. Mobile home park improvements were also adjusted along with motel improvements for this current assessment year. Keith County did report that in 2005 a complete reappraisal was done for the commercial property class.

## 2008 Assessment Survey for Keith County

### Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	Appraisal Assistants
2.	<b>Valuation done by:</b>
	Appraiser
3.	<b>Pickup work done by whom:</b>
	Appraisal Assistants as overseen by the Appraiser.
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	June/2004 is the date used for commercial property with a 98% location factor.
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	The Appraiser developed and implemented a new commercial depreciation schedule for 2007 with new adjustments for mobile home parks and motels for 2008.
6.	<b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	Income information was collected for some of the commercial subclasses, although the income approach has not been used for all commercial property.
7.	<b>When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b>
	The market or sales comparison approach is typically used during taxpayer protest hearings. The cost approach/method is more commonly used.
8.	<b>Number of market areas/neighborhoods for this property class?</b>
	For 2008, Keith County has eighteen neighborhoods. This is an additional three compared to 2007.
9.	<b>How are these defined?</b>
	By similar market characteristics and location.
10.	<b>Is "Assessor Location" a usable valuation identity?</b>
	Yes
11.	<b>Does the assessor location "suburban" mean something other than rural</b>

	<b>commercial?</b> <i>(that is, does the “suburban” location have its own market?)</i>
	Yes, the Suburban Properties are defined around the City of Ogallala. Defining these suburban properties allows the opportunity to study market information to recognize differences between the urban and suburban locations. Adjustments may only be needed in the urban areas if the information supports changes.

12.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> <i>(Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)</i>
	The market for the suburban location around the City of Ogallala is typically different.

**Commercial Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
42	0	27	69

**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:	47	<b>MEDIAN:</b>	<b>99</b>	COV:	33.24	95% Median C.I.:	83.68 to 101.82	(! : Derived)
TOTAL Sales Price:	12,988,863	WGT. MEAN:	87	STD:	31.48	95% Wgt. Mean C.I.:	76.28 to 97.09	
TOTAL Adj.Sales Price:	11,089,863	MEAN:	95	AVG.ABS.DEV:	20.51	95% Mean C.I.:	85.70 to 103.71	
TOTAL Assessed Value:	9,613,220							
AVG. Adj. Sales Price:	235,954	COD:	20.77	MAX Sales Ratio:	229.65			
AVG. Assessed Value:	204,536	PRD:	109.25	MIN Sales Ratio:	40.45			

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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	119.61	119.61	104.55	16.00	114.40	100.47	138.75	N/A	37,500	39,207
10/01/04 TO 12/31/04	2	84.14	84.14	65.43	31.96	128.60	57.25	111.03	N/A	108,500	70,987
01/01/05 TO 03/31/05	5	101.82	98.13	99.10	6.46	99.02	79.23	107.51	N/A	71,300	70,660
04/01/05 TO 06/30/05	5	99.35	95.09	96.07	9.05	98.98	82.21	110.53	N/A	310,600	298,408
07/01/05 TO 09/30/05	3	95.75	95.72	96.77	4.73	98.92	88.91	102.51	N/A	82,184	79,530
10/01/05 TO 12/31/05	3	83.68	87.48	89.81	7.94	97.41	79.41	99.34	N/A	139,826	125,573
01/01/06 TO 03/31/06	2	97.86	97.86	85.44	13.01	114.53	85.12	110.59	N/A	1,291,000	1,103,015
04/01/06 TO 06/30/06	2	87.25	87.25	86.88	2.59	100.43	84.99	89.51	N/A	73,000	63,420
07/01/06 TO 09/30/06	5	101.82	107.93	102.12	22.29	105.70	61.43	170.88	N/A	279,978	285,902
10/01/06 TO 12/31/06	8	80.02	80.63	71.80	32.80	112.29	40.45	137.58	40.45 to 137.58	225,875	162,173
01/01/07 TO 03/31/07	6	101.10	112.62	94.82	34.15	118.78	66.56	229.65	66.56 to 229.65	240,739	228,261
04/01/07 TO 06/30/07	4	66.47	74.33	59.65	24.53	124.61	57.83	106.54	N/A	210,750	125,711
<u>Study Years</u>											
07/01/04 TO 06/30/05	14	100.24	98.11	93.83	12.35	104.56	57.25	138.75	82.21 to 110.53	157,250	147,552
07/01/05 TO 06/30/06	10	89.21	91.98	86.86	8.47	105.89	79.41	110.59	83.68 to 102.51	339,403	294,818
07/01/06 TO 06/30/07	23	97.48	93.81	83.71	30.57	112.07	40.45	229.65	66.56 to 104.77	238,883	199,970
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	16	99.04	94.73	95.54	8.40	99.15	79.23	110.53	83.37 to 102.51	160,970	153,790
01/01/06 TO 12/31/06	17	89.51	91.46	85.25	26.65	107.28	40.45	170.88	61.43 to 106.81	349,111	297,633
<u>ALL</u>											
	47	98.73	94.70	86.68	20.77	109.25	40.45	229.65	83.68 to 101.82	235,954	204,536

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BRULE	3	101.82	101.37	101.25	3.53	100.11	95.75	106.54	N/A	10,500	10,631
LAKE	3	100.47	130.52	154.44	55.81	84.51	61.43	229.65	N/A	77,500	119,688
OG SUB	2	91.51	91.51	95.59	8.56	95.73	83.68	99.34	N/A	134,740	128,802
OGALLALA	37	97.48	90.66	84.89	19.51	106.80	40.45	170.88	82.21 to 102.21	284,550	241,559
PAXTON	2	108.99	108.99	96.23	27.31	113.26	79.23	138.75	N/A	14,000	13,472
<u>ALL</u>											
	47	98.73	94.70	86.68	20.77	109.25	40.45	229.65	83.68 to 101.82	235,954	204,536

**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:	47	<b>MEDIAN:</b>	<b>99</b>	COV:	33.24	95% Median C.I.:	83.68 to 101.82	(! : Derived)
TOTAL Sales Price:	12,988,863	WGT. MEAN:	87	STD:	31.48	95% Wgt. Mean C.I.:	76.28 to 97.09	
TOTAL Adj.Sales Price:	11,089,863	MEAN:	95	AVG.ABS.DEV:	20.51	95% Mean C.I.:	85.70 to 103.71	
TOTAL Assessed Value:	9,613,220							
AVG. Adj. Sales Price:	235,954	COD:	20.77	MAX Sales Ratio:	229.65			
AVG. Assessed Value:	204,536	PRD:	109.25	MIN Sales Ratio:	40.45			

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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	42	98.11	92.30	84.97	18.89	108.62	40.45	170.88	83.37 to 102.21	252,092	214,203
2	2	91.51	91.51	95.59	8.56	95.73	83.68	99.34	N/A	134,740	128,802
3	3	100.47	130.52	154.44	55.81	84.51	61.43	229.65	N/A	77,500	119,688
ALL	47	98.73	94.70	86.68	20.77	109.25	40.45	229.65	83.68 to 101.82	235,954	204,536

**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	38	99.91	99.17	88.21	19.42	112.43	42.15	229.65	88.91 to 103.35	272,562	240,417
2	9	80.90	75.86	65.17	20.40	116.41	40.45	106.54	58.21 to 100.00	81,386	53,038
ALL	47	98.73	94.70	86.68	20.77	109.25	40.45	229.65	83.68 to 101.82	235,954	204,536

**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	47	98.73	94.70	86.68	20.77	109.25	40.45	229.65	83.68 to 101.82	235,954	204,536
04											
ALL	47	98.73	94.70	86.68	20.77	109.25	40.45	229.65	83.68 to 101.82	235,954	204,536

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
03-0500											
25-0095	3	101.82	101.37	101.25	3.53	100.11	95.75	106.54	N/A	10,500	10,631
35-0001											
51-0001	42	98.11	93.55	86.62	21.61	108.00	40.45	229.65	83.37 to 101.82	262,627	227,485
51-0006	2	108.99	108.99	96.23	27.31	113.26	79.23	138.75	N/A	14,000	13,472
68-0020											
NonValid School											
ALL	47	98.73	94.70	86.68	20.77	109.25	40.45	229.65	83.68 to 101.82	235,954	204,536

**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:	47	<b>MEDIAN:</b>	<b>99</b>	COV:	33.24	95% Median C.I.:	83.68 to 101.82	(! : Derived)
TOTAL Sales Price:	12,988,863	WGT. MEAN:	87	STD:	31.48	95% Wgt. Mean C.I.:	76.28 to 97.09	
TOTAL Adj.Sales Price:	11,089,863	MEAN:	95	AVG.ABS.DEV:	20.51	95% Mean C.I.:	85.70 to 103.71	
TOTAL Assessed Value:	9,613,220							
AVG. Adj. Sales Price:	235,954	COD:	20.77	MAX Sales Ratio:	229.65			
AVG. Assessed Value:	204,536	PRD:	109.25	MIN Sales Ratio:	40.45			

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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	17	84.99	87.14	85.58	23.60	101.83	40.45	138.75	61.43 to 101.82	91,734	78,503
Prior TO 1860											
1860 TO 1899	1	55.76	55.76	55.76			55.76	55.76	N/A	100,000	55,760
1900 TO 1919	1	89.51	89.51	89.51			89.51	89.51	N/A	61,000	54,600
1920 TO 1939	3	104.72	99.71	103.43	8.80	96.40	83.37	111.03	N/A	73,000	75,503
1940 TO 1949	1	103.35	103.35	103.35			103.35	103.35	N/A	65,000	67,175
1950 TO 1959	6	106.14	115.57	107.36	13.27	107.65	97.48	170.88	97.48 to 170.88	93,583	100,471
1960 TO 1969	6	92.23	85.77	77.75	18.30	110.32	42.15	106.81	42.15 to 106.81	720,000	559,809
1970 TO 1979	5	98.73	89.78	94.32	17.23	95.18	57.83	110.53	N/A	297,500	280,607
1980 TO 1989	6	100.62	113.79	95.93	30.33	118.62	70.23	229.65	70.23 to 229.65	336,063	322,401
1990 TO 1994											
1995 TO 1999	1	82.21	82.21	82.21			82.21	82.21	N/A	700,000	575,480
2000 TO Present											
ALL	47	98.73	94.70	86.68	20.77	109.25	40.45	229.65	83.68 to 101.82	235,954	204,536

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	106.54	113.68	114.16	13.45	99.58	95.75	138.75	N/A	7,500	8,561
Total \$											
1 TO 9999	3	106.54	113.68	114.16	13.45	99.58	95.75	138.75	N/A	7,500	8,561
10000 TO 29999	6	91.69	92.14	92.23	11.97	99.90	79.23	107.51	79.23 to 107.51	17,416	16,064
30000 TO 59999	6	88.58	93.49	94.00	42.16	99.45	40.45	170.88	40.45 to 170.88	39,583	37,210
60000 TO 99999	7	84.99	87.98	87.75	9.38	100.26	74.73	103.35	74.73 to 103.35	68,854	60,419
100000 TO 149999	6	103.64	114.74	115.57	31.21	99.28	55.76	229.65	55.76 to 229.65	116,925	135,126
150000 TO 249999	9	99.34	93.95	94.20	9.00	99.74	57.25	107.08	79.41 to 104.72	181,888	171,337
250000 TO 499999	4	80.02	88.86	86.02	38.54	103.30	57.83	137.58	N/A	352,250	303,000
500000 +	6	83.66	81.83	81.29	20.28	100.67	42.15	110.53	42.15 to 110.53	1,082,638	880,025
ALL	47	98.73	94.70	86.68	20.77	109.25	40.45	229.65	83.68 to 101.82	235,954	204,536

**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:	47	<b>MEDIAN:</b>	<b>99</b>	COV:	33.24	95% Median C.I.:	83.68 to 101.82	(! : Derived)
TOTAL Sales Price:	12,988,863	WGT. MEAN:	87	STD:	31.48	95% Wgt. Mean C.I.:	76.28 to 97.09	
TOTAL Adj.Sales Price:	11,089,863	MEAN:	95	AVG.ABS.DEV:	20.51	95% Mean C.I.:	85.70 to 103.71	
TOTAL Assessed Value:	9,613,220							
AVG. Adj. Sales Price:	235,954	COD:	20.77	MAX Sales Ratio:	229.65			
AVG. Assessed Value:	204,536	PRD:	109.25	MIN Sales Ratio:	40.45			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
5000 TO 9999	3	95.75	94.40	92.55	8.93	101.99	80.90	106.54	N/A	8,166	7,558
Total \$ _____											
1 TO 9999	3	95.75	94.40	92.55	8.93	101.99	80.90	106.54	N/A	8,166	7,558
10000 TO 29999	8	91.69	89.71	79.71	24.33	112.55	40.45	138.75	40.45 to 138.75	22,187	17,685
30000 TO 59999	7	83.68	83.82	77.76	20.35	107.79	55.76	111.03	55.76 to 111.03	57,925	45,043
60000 TO 99999	6	94.69	104.62	98.74	21.41	105.96	79.14	170.88	79.14 to 170.88	73,166	72,245
100000 TO 149999	5	102.51	90.15	87.34	14.62	103.22	57.25	106.81	N/A	144,510	126,209
150000 TO 249999	9	99.34	91.66	85.07	11.31	107.75	57.83	107.08	58.21 to 104.72	230,777	196,311
250000 TO 499999	4	119.70	127.80	83.18	46.63	153.64	42.15	229.65	N/A	430,750	358,308
500000 +	5	85.12	89.77	88.20	13.83	101.78	70.23	110.53	N/A	1,104,166	973,841
ALL _____											
	47	98.73	94.70	86.68	20.77	109.25	40.45	229.65	83.68 to 101.82	235,954	204,536

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	97.24	94.07	90.40	18.52	104.06	40.45	170.88	83.37 to 101.82	213,251	192,774
10	9	97.48	99.19	75.02	33.24	132.21	42.15	229.65	55.76 to 106.81	213,611	160,253
20	6	102.74	91.36	85.44	14.68	106.92	57.83	107.51	57.83 to 107.51	390,555	333,693
ALL _____											
	47	98.73	94.70	86.68	20.77	109.25	40.45	229.65	83.68 to 101.82	235,954	204,536



**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:	47	<b>MEDIAN:</b>	<b>99</b>	COV:	33.24	95% Median C.I.:	83.68 to 101.82	(! : Derived)
TOTAL Sales Price:	12,988,863	WGT. MEAN:	87	STD:	31.48	95% Wgt. Mean C.I.:	76.28 to 97.09	
TOTAL Adj.Sales Price:	11,089,863	MEAN:	95	AVG.ABS.DEV:	20.51	95% Mean C.I.:	85.70 to 103.71	
TOTAL Assessed Value:	9,613,220							
AVG. Adj. Sales Price:	235,954	COD:	20.77	MAX Sales Ratio:	229.65			
AVG. Assessed Value:	204,536	PRD:	109.25	MIN Sales Ratio:	40.45			

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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)	17	84.99	87.14	85.58	23.60	101.83	40.45	138.75	61.43 to 101.82	91,734	78,503
343	5	104.72	100.52	91.76	6.25	109.55	85.12	110.53	N/A	733,600	673,168
344	1	111.03	111.03	111.03			111.03	111.03	N/A	33,000	36,640
349	1	70.23	70.23	70.23			70.23	70.23	N/A	748,436	525,640
350	1	55.76	55.76	55.76			55.76	55.76	N/A	100,000	55,760
352	6	104.80	115.85	107.01	13.04	108.26	101.82	170.88	101.82 to 170.88	145,925	156,158
353	3	100.76	97.87	100.24	4.58	97.64	89.51	103.35	N/A	332,798	333,588
386	1	82.21	82.21	82.21			82.21	82.21	N/A	700,000	575,480
391	1	107.51	107.51	107.51			107.51	107.51	N/A	19,500	20,965
403	1	99.34	99.34	99.34			99.34	99.34	N/A	205,000	203,645
406	2	79.05	79.05	77.05	5.46	102.59	74.73	83.37	N/A	42,750	32,940
412	1	106.81	106.81	106.81			106.81	106.81	N/A	130,000	138,850
419	1	57.83	57.83	57.83			57.83	57.83	N/A	350,000	202,415
434	2	79.28	79.28	79.32	0.17	99.94	79.14	79.41	N/A	113,500	90,027
442	1	229.65	229.65	229.65			229.65	229.65	N/A	113,000	259,500
467	1	100.47	100.47	100.47			100.47	100.47	N/A	67,000	67,315
531	1	42.15	42.15	42.15			42.15	42.15	N/A	975,000	410,950
534	1	98.73	98.73	98.73			98.73	98.73	N/A	235,000	232,005
<u>ALL</u>	<u>47</u>	<u>98.73</u>	<u>94.70</u>	<u>86.68</u>	<u>20.77</u>	<u>109.25</u>	<u>40.45</u>	<u>229.65</u>	<u>83.68 to 101.82</u>	<u>235,954</u>	<u>204,536</u>



**2008 Correlation Section  
for Keith County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: In reviewing the statistical measures for the commercial property class in Keith County there is a significant difference shown between the median and weighted mean measures. A 12.05 point difference is shown between the two. This appears to indicate problems with assessment proportionality. An evaluation of the county's assessment practices and procedures would be appropriate to discover the problem areas and remedies to the situation throughout this year for equitable assessments in 2009. Using guidelines as outlined by IAAO, the median will be used as the most appropriate measure for use in determining the level of value for direct equalization purposes.

Regarding the quality of assessment, neither measure is in compliance. With a price-related differential being over by 6.25 points, it is a very strong indicator that high value properties are under-assessed. The coefficient of dispersion is also above the acceptable range for assessment uniformity measurement purposes. With both measurements reflecting above acceptable statistics, all indicators are showing that Keith County is not in compliance with uniformity and proportionality assessments.

**2008 Correlation Section  
for Keith County**

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>99</b>	<b>47</b>	<b>47.47</b>
<b>2007</b>	<b>75</b>	<b>43</b>	<b>57.33</b>
<b>2006</b>	<b>76</b>	<b>45</b>	<b>59.21</b>
<b>2005</b>	<b>71</b>	<b>47</b>	<b>66.2</b>
<b>2004</b>	<b>90</b>	<b>66</b>	<b>73.33</b>
<b>2003</b>	<b>96</b>	<b>73</b>	<b>76.04</b>
<b>2002</b>	<b>107</b>	<b>84</b>	<b>78.5</b>
<b>2001</b>	<b>120</b>	<b>90</b>	<b>75</b>

COMMERCIAL: Historically the Table reflects a decrease in the percent of sales used for commercial properties in Keith County. In 2008, the percent dropped nearly ten percent. In reviewing the usability code used by the county, there are 16 sales that were coded substantially changed since time of sale. Theoretically if these sales could have been used for measurement purposes, the percent used would increase to 63%.

**2008 Correlation Section  
for Keith County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section  
for Keith County**

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>86.28</b>	<b>8.69</b>	<b>93.77</b>	<b>98.73</b>
<b>2007</b>	<b>92.41</b>	<b>6.02</b>	<b>97.97</b>	<b>99.12</b>
<b>2006</b>	<b>95.02</b>	<b>-0.27</b>	<b>94.76</b>	<b>94.06</b>
<b>2005</b>	<b>88.68</b>	<b>5.4</b>	<b>93.47</b>	<b>99.95</b>
<b>2004</b>	<b>94.82</b>	<b>1.99</b>	<b>96.71</b>	<b>94.82</b>
<b>2003</b>	<b>91</b>	<b>3.07</b>	<b>93.79</b>	<b>95</b>
<b>2002</b>	<b>90</b>	<b>5.86</b>	<b>95.27</b>	<b>93</b>
<b>2001</b>	<b>89</b>	<b>4.85</b>	<b>93.32</b>	<b>96</b>

COMMERCIAL: In reviewing table III for commercial property in Keith County, there is nearly a 5 point spread between the Trended Preliminary Ratio and the R&O Ratio. No correlation between the two statistics supports each other.

**2008 Correlation Section  
for Keith County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section  
for Keith County**

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>14.39</b>	<b>2008</b>	<b>8.69</b>
<b>6.55</b>	<b>2007</b>	<b>6.02</b>
<b>-5.21</b>	<b>2006</b>	<b>-0.27</b>
<b>31.64</b>	<b>2005</b>	<b>5.4</b>
<b>-1.17</b>	<b>2004</b>	<b>1.99</b>
<b>4</b>	<b>2003</b>	<b>3</b>
<b>5.25</b>	<b>2002</b>	<b>5.86</b>
<b>0.5</b>	<b>2001</b>	<b>1.85</b>

COMMERCIAL: A 5.70 point spread is shown between the percent change in the sale file and overall assessed base in the commercial property class. Typically this does not reflect that sold and unsold properties are similarly appraised. Further explanation of detailed changes by the Appraiser may be needed to clarify the large difference for this current assessment year.



## 2008 Correlation Section for Keith County

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

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

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

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

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

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

**2008 Correlation Section  
for Keith County**

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>98.73</b>	<b>86.68</b>	<b>94.70</b>

COMMERCIAL: As Table V shows, the median and mean are within the acceptable range. The weighted mean is 5.32 points below the minimum range for the measures of central tendency. The Keith County Appraiser reported some changes for 2008 in the commercial class of real property. Although, in reviewing the 2007 Statistics, the weighted mean was also low (84.43). With the weighted mean remaining low for two assessment years back to back, this may be an indication of problems with assessment proportionality and the county may need to evaluate the need for appropriate remedies to the commercial property class.

**2008 Correlation Section  
for Keith County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>20.77</b>	<b>109.25</b>
<b>Difference</b>	<b>0.77</b>	<b>6.25</b>

COMMERCIAL: Both qualitative measures are above the acceptable range for commercial property. The coefficient of dispersion is not extremely over the top range for a uniformity measurement. Reviewing the price related differential gives an indication that assessments are regressive. This would suggest that high value properties are relatively under assessed. Within the sample size of 47 sales, each assessor location, with the exception of three sales in Brule, show the price related differential out of range also. The statistics are representing that the county has not met uniform and proportionate assessments in the commercial class of real property.

**2008 Correlation Section  
for Keith County**

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>48</b>	<b>47</b>	<b>-1</b>
<b>Median</b>	<b>86.28</b>	<b>98.73</b>	<b>12.45</b>
<b>Wgt. Mean</b>	<b>77.78</b>	<b>86.68</b>	<b>8.9</b>
<b>Mean</b>	<b>88.46</b>	<b>94.70</b>	<b>6.24</b>
<b>COD</b>	<b>28.88</b>	<b>20.77</b>	<b>-8.11</b>
<b>PRD</b>	<b>113.73</b>	<b>109.25</b>	<b>-4.48</b>
<b>Min Sales Ratio</b>	<b>22.07</b>	<b>40.45</b>	<b>18.38</b>
<b>Max Sales Ratio</b>	<b>229.65</b>	<b>229.65</b>	<b>0</b>

COMMERCIAL: The Keith County Appraiser reported adjustments to land tables around Interstate 80 were made along with mobile home park improvement adjustments and motel changes. The assessed value update report indicated one less sale from the time of preliminary statistics. The actions taken in Keith County for 2008 highly improved the median and mean measures. Although the weighted mean improved, it is still below the acceptable range for commercial property.



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

**Agricultural**

The assessment changes for the agricultural class of property as reported by the Keith County Appraiser includes; adjustments to all land table values and improvements, home sites, and building site tables.

Agricultural land values in all five market areas were analyzed from sales data. Several land classification groups in each market area were revalued, primarily irrigated and grass land subclasses experienced substantial increases. Market area three includes the older irrigated sales to new market data and has created a large spread between the lower prices to the high. At this time, CRP acres are classified and identified in the property record card, which experienced new values for 2008 @\$290.00 per acre.

## 2008 Assessment Survey for Keith County

### Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	Appraisal Assistants
2.	<b>Valuation done by:</b>
	Improvements, accretion and special valuation land are set by the Appraiser and all other agricultural land values are completed by the Assessment Manager. The Keith County Appraiser oversees the entire process.
3.	<b>Pickup work done by whom:</b>
	Appraisal Assistants as overseen by Appraiser.
4.	<b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>
	Yes, the same as 2007
a.	<b>How is agricultural land defined in this county?</b> see attachment
5.	<b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	Unknown
6.	<b>What is the date of the soil survey currently used?</b>
	1996
7.	<b>What date was the last countywide land use study completed?</b>
	2003
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	Farm Service Agency maps and registered well information, and physical inspections are all used as needed for verification purposes.
b.	<b>By whom?</b>
	Physical inspections are done by the Appraiser Assistants and the Farm Service Agency maps are verified by the Assessment Clerk.
c.	<b>What proportion is complete / implemented at this time?</b>
	Approximately 99% of the changes received have been completed in Keith County. The last mass update was completed in 2004. The county uses the dot acre count

	system to identify the land uses. A computer program to electronically count acres such as GIS or AgriData, Inc. would be a huge benefit for equalization accuracy and time management.
8.	<b>Number of market areas/neighborhoods in the agricultural property class:</b>
	5

9.	<b>How are market areas/neighborhoods defined in this property class?</b>
	By location and market information like any residential or commercial neighborhood.
10.	<b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b>
	Yes

**Agricultural Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
17	0	37	54





## **2008 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Keith County**

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

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Keith County is 71% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Keith County is not in compliance with generally accepted mass appraisal practices.

### **Special Valuation of Agricultural Land**

It is my opinion that the level of value of the special valuation of the class of agricultural land in Keith County is 71% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Keith County is not in compliance with generally accepted mass appraisal practices.

### **Recapture Valuation of Agricultural Land**

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Keith County is 71% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Keith County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

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Ruth A. Sorensen  
Property Tax Administrator

## **SPECIAL VALUE SECTION CORRELATION For**

### **Keith County**

#### **I. Agricultural Land Correlation**

Keith County has a total of 93 qualified unimproved agricultural sales that are valued as having non-influence values for this current study period. The county currently has market areas designated as area 1, area 2, area 3, area 4 and area 6. New values were set for 2008 county wide to equalize the uninfluenced agricultural unimproved property class. Area 1, which is located primarily from the south side of Lake McConaughy to the north of the entire county, had very minor changes in value. Area 2, which borders a thinner area against Deuel County and a small southeast corner of Garden County experienced irrigated and grass value increases. The majority of area 3, which includes the southern part of Keith County, excluding the very southeast corner, experienced larger irrigated, grass and one minor dry land changes. The southeast corner, identified as market area 4, also had increases to irrigated subclasses as much as \$220 per acre for 1A and \$120 for grassland values. Area 6 which is close to the center of the county also had large increases to irrigated acres and grass subclasses. CRP acres are identified separately and the value increased \$70 to \$290 per acre for 2008.

The Keith County Assessment Manager and Appraiser took the assessment actions to increase agricultural unimproved land values to equalize the property class for 2008. The qualified Agricultural Unimproved report containing 93 sales with a median of 71% is within the acceptable range for the level of value. The coefficient of dispersion is 21.83 and the price related differential is 110.24. Both measures of assessment uniformity are outside compliance parameters. Based on these figures, it is reflecting that the county has unacceptable assessment practices. In reviewing individual market areas, the coefficient of dispersion (26.37) is over the acceptable range in market area 3 with 46 sales. Market area 4 shows a coefficient of dispersion at (29.84) with seven sales. The price-related differential for market area 3 and market area 4 are above the acceptable parameters. Area three is (118.56) and area four is (111.04). The county may need to review assessment practice procedures for personal property adjustments with the current market value in Keith County.

A review of the agricultural unimproved sales file indicates 93 sales occurring during the current study period that were not coded as recreational, nor had a recapture value different from the agland value, or any value that would exceed the value normally assessed for agricultural land in Keith County. Examination of the three measures of central tendency show the overall median of 71% best describes the level of value for agricultural land. Based on the assessment uniformity measures, it is believed that the county has not met the required assessment uniformity standards and further review is necessary to improve these measures.

**PAD 2008 R&O Agricultural Statistics**

Base Stat

Query: 6611

Type: Qualified

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

NUMBER of Sales:	93	<b>MEDIAN:</b>	<b>71</b>	COV:	27.64	95% Median C.I.:	69.16 to 75.97	(!: Derived)
(AgLand) TOTAL Sales Price:	20,560,149	WGT. MEAN:	67	STD:	20.48	95% Wgt. Mean C.I.:	60.60 to 73.85	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,572,979	MEAN:	74	AVG.ABS.DEV:	15.55	95% Mean C.I.:	69.95 to 78.27	
(AgLand) TOTAL Assessed Value:	13,157,640							
AVG. Adj. Sales Price:	210,462	COD:	21.83	MAX Sales Ratio:	134.85			
AVG. Assessed Value:	141,480	PRD:	110.24	MIN Sales Ratio:	37.18			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	77.01	77.01	77.01			77.01	77.01	N/A	334,410	257,535
10/01/04 TO 12/31/04	1	79.32	79.32	79.32			79.32	79.32	N/A	74,000	58,695
01/01/05 TO 03/31/05	8	88.04	91.43	88.40	12.07	103.43	73.89	113.01	73.89 to 113.01	337,246	298,131
04/01/05 TO 06/30/05	7	75.97	87.13	84.70	20.93	102.87	68.88	134.85	68.88 to 134.85	176,145	149,193
07/01/05 TO 09/30/05	4	71.93	77.64	76.80	8.21	101.10	71.73	94.98	N/A	115,413	88,632
10/01/05 TO 12/31/05	8	68.58	70.31	70.06	14.85	100.36	47.93	101.02	47.93 to 101.02	214,863	150,543
01/01/06 TO 03/31/06	4	101.47	98.54	101.45	10.48	97.13	80.61	110.60	N/A	118,943	120,670
04/01/06 TO 06/30/06	13	69.82	72.57	72.77	13.75	99.73	53.25	109.68	58.41 to 80.86	114,192	83,094
07/01/06 TO 09/30/06	5	78.23	88.61	76.85	22.80	115.30	64.70	115.47	N/A	86,988	66,851
10/01/06 TO 12/31/06	17	65.73	67.35	60.51	24.31	111.30	37.39	113.56	50.12 to 84.73	199,926	120,975
01/01/07 TO 03/31/07	12	59.64	65.50	58.66	21.69	111.67	45.78	88.54	51.60 to 86.61	190,875	111,965
04/01/07 TO 06/30/07	13	63.88	62.29	51.44	24.46	121.10	37.18	112.02	42.45 to 69.80	382,196	196,599
<u>Study Years</u>											
07/01/04 TO 06/30/05	17	79.32	88.10	86.32	17.80	102.07	68.88	134.85	73.89 to 105.25	255,259	220,331
07/01/05 TO 06/30/06	29	71.73	76.23	75.39	16.81	101.11	47.93	110.60	69.55 to 80.61	142,787	107,647
07/01/06 TO 06/30/07	47	64.70	67.74	56.71	24.98	119.46	37.18	115.47	57.45 to 73.10	236,015	133,834
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	27	74.79	82.02	81.62	18.32	100.48	47.93	134.85	71.26 to 88.41	226,353	184,751
01/01/06 TO 12/31/06	39	70.55	75.01	68.24	22.68	109.93	37.39	115.47	65.73 to 80.61	148,563	101,378
<u>ALL</u>											
	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480

**PAD 2008 R&O Agricultural Statistics**

Base Stat

Query: 6611

Type: Qualified

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

NUMBER of Sales:	93	<b>MEDIAN:</b>	<b>71</b>	COV:	27.64	95% Median C.I.:	69.16 to 75.97	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	19,572,979	MEAN:	74	AVG.ABS.DEV:	15.55	95% Mean C.I.:	69.95 to 78.27	
(AgLand) TOTAL Assessed Value:	13,157,640							
AVG. Adj. Sales Price:	210,462	COD:	21.83	MAX Sales Ratio:	134.85			
AVG. Assessed Value:	141,480	PRD:	110.24	MIN Sales Ratio:	37.18			

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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		
2559	1	79.32	79.32	79.32			79.32	79.32	N/A	74,000	58,695		
2563	2	71.34	71.34	73.32	4.49	97.29	68.13	74.54	N/A	420,000	307,945		
2565	3	69.55	69.88	69.56	0.48	100.46	69.55	70.55	N/A	172,200	119,788		
2567	2	91.44	91.44	88.13	5.00	103.77	86.87	96.02	N/A	862,387	759,985		
2775	3	95.20	90.48	71.80	16.40	126.02	64.70	111.53	N/A	53,458	38,381		
2779	2	79.83	79.83	72.40	10.13	110.26	71.74	87.92	N/A	146,000	105,705		
2855	9	70.28	71.57	70.83	8.57	101.04	58.41	88.54	65.73 to 78.23	158,093	111,977		
2857	1	69.16	69.16	69.16			69.16	69.16	N/A	500,000	345,780		
2859	3	65.90	62.57	60.52	13.13	103.39	47.93	73.89	N/A	83,266	50,393		
2861	4	64.63	63.98	53.61	19.12	119.34	45.78	80.86	N/A	119,240	63,922		
2863	3	69.82	80.41	93.68	15.16	85.83	69.82	101.58	N/A	118,000	110,545		
2865	2	113.04	113.04	112.39	2.15	100.57	110.60	115.47	N/A	49,000	55,072		
2867	3	53.84	70.06	56.78	33.53	123.40	51.10	105.25	N/A	327,916	186,185		
3065	4	58.77	68.00	54.22	38.86	125.40	42.44	112.02	N/A	67,962	36,852		
3067	5	56.11	57.47	50.85	17.81	113.03	37.39	79.33	N/A	168,800	85,830		
3069	2	111.35	111.35	110.63	1.50	100.64	109.68	113.01	N/A	70,000	77,442		
3071	8	71.07	75.40	64.71	26.51	116.52	46.45	134.85	46.45 to 134.85	235,750	152,558		
3073	7	72.11	77.74	78.15	16.88	99.47	58.14	113.56	58.14 to 113.56	155,869	121,817		
3075	2	86.38	86.38	88.64	16.96	97.44	71.73	101.02	N/A	59,166	52,447		
3151	4	76.43	78.71	75.48	9.37	104.28	67.00	94.98	N/A	126,750	95,673		
3153	7	84.73	80.43	79.19	16.06	101.57	58.15	107.73	58.15 to 107.73	208,385	165,012		
3155	4	90.10	82.24	54.80	21.41	150.07	37.18	111.56	N/A	489,375	268,175		
3157	3	74.71	63.73	47.86	16.02	133.17	40.29	76.19	N/A	169,166	80,955		
3159	5	52.01	52.77	51.85	9.13	101.78	42.45	61.13	N/A	289,100	149,889		
3161	2	63.57	63.57	59.76	21.15	106.36	50.12	77.01	N/A	466,205	278,617		
3163	2	60.51	60.51	62.06	15.35	97.50	51.22	69.80	N/A	360,000	223,412		
ALL													
	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480		

AREA (MARKET)												Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val		
1	16	70.19	75.14	74.10	15.07	101.41	51.10	111.53	68.13 to 86.87	285,406	211,476		
2	13	71.26	73.76	72.05	10.09	102.38	58.41	94.98	66.79 to 78.23	148,449	106,961		
3	46	73.91	75.19	63.42	26.37	118.56	37.18	134.85	61.13 to 84.73	226,718	143,776		
4	7	69.66	71.18	64.10	29.84	111.04	42.44	112.02	42.44 to 112.02	156,121	100,076		
6	11	71.73	70.36	68.77	16.46	102.31	45.78	101.58	47.93 to 87.92	141,341	97,205		
ALL													
	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480		

**PAD 2008 R&O Agricultural Statistics**

Base Stat

Query: 6611

Type: Qualified

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

NUMBER of Sales:	93	<b>MEDIAN:</b>	<b>71</b>	COV:	27.64	95% Median C.I.:	69.16 to 75.97	(! : Derived)
(AgLand) TOTAL Sales Price:	20,560,149	WGT. MEAN:	67	STD:	20.48	95% Wgt. Mean C.I.:	60.60 to 73.85	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,572,979	MEAN:	74	AVG.ABS.DEV:	15.55	95% Mean C.I.:	69.95 to 78.27	
(AgLand) TOTAL Assessed Value:	13,157,640							
AVG. Adj. Sales Price:	210,462	COD:	21.83	MAX Sales Ratio:	134.85			
AVG. Assessed Value:	141,480	PRD:	110.24	MIN Sales Ratio:	37.18			

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	13	71.73	70.16	68.37	10.93	102.61	47.93	94.98	58.41 to 76.19	106,983	73,148
DRY-N/A	8	66.35	67.72	61.43	15.55	110.24	47.88	88.54	47.88 to 88.54	169,750	104,280
GRASS	29	71.74	77.59	74.05	19.24	104.78	42.44	112.02	69.55 to 86.87	203,570	150,740
GRASS-N/A	11	76.09	75.87	71.87	16.02	105.57	53.25	113.01	61.27 to 92.43	130,902	94,079
IRRGTD	5	113.56	111.36	107.44	10.11	103.65	87.67	134.85	N/A	119,807	128,722
IRRGTD-N/A	27	61.13	66.55	59.93	29.48	111.05	37.18	111.56	51.22 to 77.41	328,951	197,130
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480

**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	17	71.26	70.08	68.33	10.51	102.56	47.93	94.98	63.88 to 76.19	97,675	66,739
DRY-N/A	4	63.05	65.63	59.78	26.37	109.78	47.88	88.54	N/A	272,073	162,647
GRASS	31	71.81	77.77	74.29	18.75	104.69	42.44	112.02	69.66 to 84.73	196,025	145,624
GRASS-N/A	9	68.88	74.86	70.42	19.07	106.31	53.25	113.01	61.27 to 92.43	140,744	99,110
IRRGTD	24	75.90	75.85	67.04	28.99	113.13	37.39	134.85	52.01 to 88.72	252,217	169,096
IRRGTD-N/A	8	63.59	66.67	55.66	33.53	119.78	37.18	111.56	37.18 to 111.56	428,437	238,478
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480

**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	20	71.50	70.30	65.59	11.92	107.17	47.93	94.98	65.73 to 75.97	132,389	86,840
DRY-N/A	1	47.88	47.88	47.88			47.88	47.88	N/A	101,000	48,355
GRASS	34	71.78	77.22	73.95	18.83	104.41	42.44	112.02	69.55 to 84.73	194,778	144,046
GRASS-N/A	6	70.74	76.53	70.56	18.62	108.46	61.27	113.01	61.27 to 113.01	120,166	84,791
IRRGTD	32	69.41	73.55	62.93	31.97	116.88	37.18	134.85	52.01 to 88.41	296,272	186,441
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
03-0500	2	91.44	91.44	88.13	5.00	103.77	86.87	96.02	N/A	862,387	759,985	
25-0095	24	75.38	78.20	76.39	15.21	102.36	58.15	111.56	68.88 to 87.92	169,640	129,595	
35-0001												
51-0001	44	71.78	74.04	63.72	20.16	116.19	37.18	134.85	69.03 to 77.41	198,836	126,703	
51-0006	23	56.65	68.47	58.72	32.56	116.61	37.39	115.47	51.60 to 77.01	218,609	128,366	
68-0020												
NonValid School												
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	2	91.04	91.04	85.30	22.51	106.73	70.55	111.53	N/A	5,000	4,265	
30.01 TO 50.00	1	115.47	115.47	115.47			115.47	115.47	N/A	36,000	41,570	
50.01 TO 100.00	9	72.11	79.18	76.41	11.33	103.62	69.66	112.02	70.28 to 87.92	32,276	24,662	
100.01 TO 180.00	40	66.35	69.28	62.21	25.65	111.37	37.39	134.85	56.65 to 74.71	160,926	100,113	
180.01 TO 330.00	21	77.01	80.30	76.55	20.08	104.89	46.87	111.56	67.00 to 94.98	202,190	154,778	
330.01 TO 650.00	11	68.13	69.14	53.92	20.88	128.24	37.18	109.68	50.12 to 84.73	315,052	169,861	
650.01 +	9	71.74	73.76	73.94	11.57	99.75	51.10	96.02	68.88 to 86.87	565,317	418,021	
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	1	111.53	111.53	111.53			111.53	111.53	N/A	3,600	4,015	
5000 TO 9999	1	70.55	70.55	70.55			70.55	70.55	N/A	6,400	4,515	
Total \$												
1 TO 9999	2	91.04	91.04	85.30	22.51	106.73	70.55	111.53	N/A	5,000	4,265	
10000 TO 29999	4	79.87	85.33	83.89	18.34	101.71	69.55	112.02	N/A	19,708	16,533	
30000 TO 59999	15	72.11	78.58	77.37	17.02	101.57	53.84	115.47	69.82 to 88.54	42,239	32,681	
60000 TO 99999	11	73.89	82.71	83.03	20.31	99.61	63.88	134.85	65.73 to 110.60	75,966	63,075	
100000 TO 149999	14	78.05	75.66	75.43	21.49	100.30	42.44	109.68	47.93 to 94.98	114,273	86,196	
150000 TO 249999	20	73.03	76.79	76.80	18.92	99.99	53.25	113.56	64.12 to 87.67	193,442	148,567	
250000 TO 499999	20	58.35	63.47	62.93	26.17	100.85	37.39	107.73	51.22 to 71.74	319,575	201,104	
500000 +	7	51.10	59.41	60.10	26.95	98.85	37.18	86.87	37.18 to 86.87	879,246	528,393	
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480	

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	91.04	91.04	85.30	22.51	106.73	70.55	111.53	N/A	5,000	4,265	
Total \$ _____												
1 TO 9999	2	91.04	91.04	85.30	22.51	106.73	70.55	111.53	N/A	5,000	4,265	
10000 TO 29999	9	72.11	77.18	74.03	14.10	104.25	53.84	112.02	69.55 to 87.92	29,461	21,810	
30000 TO 59999	21	69.82	72.72	68.06	18.07	106.84	42.44	115.47	65.73 to 76.09	65,170	44,353	
60000 TO 99999	11	76.77	77.38	72.68	18.79	106.46	53.25	110.60	57.45 to 101.02	116,360	84,576	
100000 TO 149999	20	68.58	74.24	66.74	26.61	111.24	37.39	134.85	58.15 to 88.72	193,768	129,314	
150000 TO 249999	15	68.88	69.00	64.48	24.30	107.02	40.29	113.56	51.22 to 86.61	261,796	168,808	
250000 TO 499999	12	72.88	76.57	69.19	23.51	110.67	46.87	111.56	51.10 to 101.58	439,915	304,385	
500000 +	3	74.54	66.20	65.02	22.22	101.80	37.18	86.87	N/A	1,189,324	773,345	
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480	



## **SPECIAL VALUE SECTION CORRELATION For**

### **Keith County**

#### **II. Special Value Correlation**

Keith County has a total of 93 qualified unimproved agricultural sales that are valued as having non-influence values for this current study period. The county currently has market areas designated as area 1, area 2, area 3, area 4 and area 6. New values were set for 2008 county wide to equalize the uninfluenced agricultural unimproved property class. Area 1, which is located primarily from the south side of Lake McConaughy to the north of the entire county, had very minor changes in value. Area 2, which borders a thinner area against Deuel County and a small southeast corner of Garden County experienced irrigated and grass value increases. The majority of area 3, which includes the southern part of Keith County, excluding the very southeast corner, experienced larger irrigated, grass and one minor dry land changes. The southeast corner, identified as market area 4, also had increases to irrigated subclasses as much as \$220 per acre for 1A and \$120 for grassland values. Area 6 which is close to the center of the county also had large increases to irrigated acres and grass subclasses. CRP acres are identified separately and the value increased \$70 to \$290 per acre for 2008.

The Keith County Assessment Manager and Appraiser took the assessment actions to increase agricultural unimproved land values to equalize the property class for 2008. The qualified Agricultural Unimproved report containing 93 sales with a median of 71% is within the acceptable range for the level of value. The coefficient of dispersion is 21.83 and the price related differential is 110.24. Both measures of assessment uniformity are outside compliance parameters. Based on these figures, it is reflecting that the county has unacceptable assessment practices. In reviewing individual market areas, the coefficient of dispersion (26.37) is over the acceptable range in market area 3 with 46 sales. Market area 4 shows a coefficient of dispersion at (29.84) with seven sales. The price-related differential for market area 3 and market area 4 are above the acceptable parameters. Area three is (118.56) and area four is (111.04). The county may need to review assessment practice procedures for personal property adjustments with the current market value in Keith County.

A review of the agricultural unimproved sales file indicates 93 sales occurring during the current study period that were not coded as recreational, nor had a recapture value different from the agland value, or any value that would exceed the value normally assessed for agricultural land in Keith County. Examination of the three measures of central tendency show the overall median of 71% best describes the level of value for agricultural land. Based on the assessment uniformity measures, it is believed that the county has not met the required assessment uniformity standards and further review is necessary to improve these measures.

**PAD 2008 Special Value Statistics**

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	77.01	77.01	77.01			77.01	77.01	N/A	334,410	257,535
10/01/04 TO 12/31/04	1	79.32	79.32	79.32			79.32	79.32	N/A	74,000	58,695
01/01/05 TO 03/31/05	8	88.04	91.43	88.40	12.07	103.43	73.89	113.01	73.89 to 113.01	337,246	298,131
04/01/05 TO 06/30/05	7	75.97	87.13	84.70	20.93	102.87	68.88	134.85	68.88 to 134.85	176,145	149,193
07/01/05 TO 09/30/05	4	71.93	77.64	76.80	8.21	101.10	71.73	94.98	N/A	115,413	88,632
10/01/05 TO 12/31/05	8	68.58	70.31	70.06	14.85	100.36	47.93	101.02	47.93 to 101.02	214,863	150,543
01/01/06 TO 03/31/06	4	101.47	98.54	101.45	10.48	97.13	80.61	110.60	N/A	118,943	120,670
04/01/06 TO 06/30/06	13	69.82	72.57	72.77	13.75	99.73	53.25	109.68	58.41 to 80.86	114,192	83,094
07/01/06 TO 09/30/06	5	78.23	88.61	76.85	22.80	115.30	64.70	115.47	N/A	86,988	66,851
10/01/06 TO 12/31/06	17	65.73	67.35	60.51	24.31	111.30	37.39	113.56	50.12 to 84.73	199,926	120,975
01/01/07 TO 03/31/07	12	59.64	65.50	58.66	21.69	111.67	45.78	88.54	51.60 to 86.61	190,875	111,965
04/01/07 TO 06/30/07	13	63.88	62.29	51.44	24.46	121.10	37.18	112.02	42.45 to 69.80	382,196	196,599
<u>Study Years</u>											
07/01/04 TO 06/30/05	17	79.32	88.10	86.32	17.80	102.07	68.88	134.85	73.89 to 105.25	255,259	220,331
07/01/05 TO 06/30/06	29	71.73	76.23	75.39	16.81	101.11	47.93	110.60	69.55 to 80.61	142,787	107,647
07/01/06 TO 06/30/07	47	64.70	67.74	56.71	24.98	119.46	37.18	115.47	57.45 to 73.10	236,015	133,834
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	27	74.79	82.02	81.62	18.32	100.48	47.93	134.85	71.26 to 88.41	226,353	184,751
01/01/06 TO 12/31/06	39	70.55	75.01	68.24	22.68	109.93	37.39	115.47	65.73 to 80.61	148,563	101,378
<u>ALL</u>											
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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	
2559	1	79.32	79.32	79.32			79.32	79.32	N/A	74,000	58,695	
2563	2	71.34	71.34	73.32	4.49	97.29	68.13	74.54	N/A	420,000	307,945	
2565	3	69.55	69.88	69.56	0.48	100.46	69.55	70.55	N/A	172,200	119,788	
2567	2	91.44	91.44	88.13	5.00	103.77	86.87	96.02	N/A	862,387	759,985	
2775	3	95.20	90.48	71.80	16.40	126.02	64.70	111.53	N/A	53,458	38,381	
2779	2	79.83	79.83	72.40	10.13	110.26	71.74	87.92	N/A	146,000	105,705	
2855	9	70.28	71.57	70.83	8.57	101.04	58.41	88.54	65.73 to 78.23	158,093	111,977	
2857	1	69.16	69.16	69.16			69.16	69.16	N/A	500,000	345,780	
2859	3	65.90	62.57	60.52	13.13	103.39	47.93	73.89	N/A	83,266	50,393	
2861	4	64.63	63.98	53.61	19.12	119.34	45.78	80.86	N/A	119,240	63,922	
2863	3	69.82	80.41	93.68	15.16	85.83	69.82	101.58	N/A	118,000	110,545	
2865	2	113.04	113.04	112.39	2.15	100.57	110.60	115.47	N/A	49,000	55,072	
2867	3	53.84	70.06	56.78	33.53	123.40	51.10	105.25	N/A	327,916	186,185	
3065	4	58.77	68.00	54.22	38.86	125.40	42.44	112.02	N/A	67,962	36,852	
3067	5	56.11	57.47	50.85	17.81	113.03	37.39	79.33	N/A	168,800	85,830	
3069	2	111.35	111.35	110.63	1.50	100.64	109.68	113.01	N/A	70,000	77,442	
3071	8	71.07	75.40	64.71	26.51	116.52	46.45	134.85	46.45 to 134.85	235,750	152,558	
3073	7	72.11	77.74	78.15	16.88	99.47	58.14	113.56	58.14 to 113.56	155,869	121,817	
3075	2	86.38	86.38	88.64	16.96	97.44	71.73	101.02	N/A	59,166	52,447	
3151	4	76.43	78.71	75.48	9.37	104.28	67.00	94.98	N/A	126,750	95,673	
3153	7	84.73	80.43	79.19	16.06	101.57	58.15	107.73	58.15 to 107.73	208,385	165,012	
3155	4	90.10	82.24	54.80	21.41	150.07	37.18	111.56	N/A	489,375	268,175	
3157	3	74.71	63.73	47.86	16.02	133.17	40.29	76.19	N/A	169,166	80,955	
3159	5	52.01	52.77	51.85	9.13	101.78	42.45	61.13	N/A	289,100	149,889	
3161	2	63.57	63.57	59.76	21.15	106.36	50.12	77.01	N/A	466,205	278,617	
3163	2	60.51	60.51	62.06	15.35	97.50	51.22	69.80	N/A	360,000	223,412	
ALL												
	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	16	70.19	75.14	74.10	15.07	101.41	51.10	111.53	68.13 to 86.87	285,406	211,476	
2	13	71.26	73.76	72.05	10.09	102.38	58.41	94.98	66.79 to 78.23	148,449	106,961	
3	46	73.91	75.19	63.42	26.37	118.56	37.18	134.85	61.13 to 84.73	226,718	143,776	
4	7	69.66	71.18	64.10	29.84	111.04	42.44	112.02	42.44 to 112.02	156,121	100,076	
6	11	71.73	70.36	68.77	16.46	102.31	45.78	101.58	47.93 to 87.92	141,341	97,205	
ALL												
	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480	

**PAD 2008 Special Value Statistics**

Base Stat

Query: 6611

Type: Qualified

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

NUMBER of Sales:	93	<b>MEDIAN:</b>	<b>71</b>	COV:	27.64	95% Median C.I.:	69.16 to 75.97	(! : Derived)
(AgLand) TOTAL Sales Price:	20,560,149	WGT. MEAN:	67	STD:	20.48	95% Wgt. Mean C.I.:	60.60 to 73.85	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,572,979	MEAN:	74	AVG.ABS.DEV:	15.55	95% Mean C.I.:	69.95 to 78.27	
(AgLand) TOTAL Assessed Value:	13,157,640							
AVG. Adj. Sales Price:	210,462	COD:	21.83	MAX Sales Ratio:	134.85			
AVG. Assessed Value:	141,480	PRD:	110.24	MIN Sales Ratio:	37.18			

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	13	71.73	70.16	68.37	10.93	102.61	47.93	94.98	58.41 to 76.19	106,983	73,148
DRY-N/A	8	66.35	67.72	61.43	15.55	110.24	47.88	88.54	47.88 to 88.54	169,750	104,280
GRASS	29	71.74	77.59	74.05	19.24	104.78	42.44	112.02	69.55 to 86.87	203,570	150,740
GRASS-N/A	11	76.09	75.87	71.87	16.02	105.57	53.25	113.01	61.27 to 92.43	130,902	94,079
IRRGTD	5	113.56	111.36	107.44	10.11	103.65	87.67	134.85	N/A	119,807	128,722
IRRGTD-N/A	27	61.13	66.55	59.93	29.48	111.05	37.18	111.56	51.22 to 77.41	328,951	197,130
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480

**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	17	71.26	70.08	68.33	10.51	102.56	47.93	94.98	63.88 to 76.19	97,675	66,739
DRY-N/A	4	63.05	65.63	59.78	26.37	109.78	47.88	88.54	N/A	272,073	162,647
GRASS	31	71.81	77.77	74.29	18.75	104.69	42.44	112.02	69.66 to 84.73	196,025	145,624
GRASS-N/A	9	68.88	74.86	70.42	19.07	106.31	53.25	113.01	61.27 to 92.43	140,744	99,110
IRRGTD	24	75.90	75.85	67.04	28.99	113.13	37.39	134.85	52.01 to 88.72	252,217	169,096
IRRGTD-N/A	8	63.59	66.67	55.66	33.53	119.78	37.18	111.56	37.18 to 111.56	428,437	238,478
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480

**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	20	71.50	70.30	65.59	11.92	107.17	47.93	94.98	65.73 to 75.97	132,389	86,840
DRY-N/A	1	47.88	47.88	47.88			47.88	47.88	N/A	101,000	48,355
GRASS	34	71.78	77.22	73.95	18.83	104.41	42.44	112.02	69.55 to 84.73	194,778	144,046
GRASS-N/A	6	70.74	76.53	70.56	18.62	108.46	61.27	113.01	61.27 to 113.01	120,166	84,791
IRRGTD	32	69.41	73.55	62.93	31.97	116.88	37.18	134.85	52.01 to 88.41	296,272	186,441
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480

**PAD 2008 Special Value Statistics**

Base Stat

Query: 6611

Type: Qualified

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

NUMBER of Sales:	93	<b>MEDIAN:</b>	<b>71</b>	COV:	27.64	95% Median C.I.:	69.16 to 75.97	(! : Derived)
(AgLand) TOTAL Sales Price:	20,560,149	WGT. MEAN:	67	STD:	20.48	95% Wgt. Mean C.I.:	60.60 to 73.85	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,572,979	MEAN:	74	AVG.ABS.DEV:	15.55	95% Mean C.I.:	69.95 to 78.27	
(AgLand) TOTAL Assessed Value:	13,157,640							
AVG. Adj. Sales Price:	210,462	COD:	21.83	MAX Sales Ratio:	134.85			
AVG. Assessed Value:	141,480	PRD:	110.24	MIN Sales Ratio:	37.18			

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<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
03-0500	2	91.44	91.44	88.13	5.00	103.77	86.87	96.02	N/A	862,387	759,985	
25-0095	24	75.38	78.20	76.39	15.21	102.36	58.15	111.56	68.88 to 87.92	169,640	129,595	
35-0001												
51-0001	44	71.78	74.04	63.72	20.16	116.19	37.18	134.85	69.03 to 77.41	198,836	126,703	
51-0006	23	56.65	68.47	58.72	32.56	116.61	37.39	115.47	51.60 to 77.01	218,609	128,366	
68-0020												
NonValid School												
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	2	91.04	91.04	85.30	22.51	106.73	70.55	111.53	N/A	5,000	4,265	
30.01 TO 50.00	1	115.47	115.47	115.47			115.47	115.47	N/A	36,000	41,570	
50.01 TO 100.00	9	72.11	79.18	76.41	11.33	103.62	69.66	112.02	70.28 to 87.92	32,276	24,662	
100.01 TO 180.00	40	66.35	69.28	62.21	25.65	111.37	37.39	134.85	56.65 to 74.71	160,926	100,113	
180.01 TO 330.00	21	77.01	80.30	76.55	20.08	104.89	46.87	111.56	67.00 to 94.98	202,190	154,778	
330.01 TO 650.00	11	68.13	69.14	53.92	20.88	128.24	37.18	109.68	50.12 to 84.73	315,052	169,861	
650.01 +	9	71.74	73.76	73.94	11.57	99.75	51.10	96.02	68.88 to 86.87	565,317	418,021	
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480	

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	1	111.53	111.53	111.53			111.53	111.53	N/A	3,600	4,015	
5000 TO 9999	1	70.55	70.55	70.55			70.55	70.55	N/A	6,400	4,515	
Total \$												
1 TO 9999	2	91.04	91.04	85.30	22.51	106.73	70.55	111.53	N/A	5,000	4,265	
10000 TO 29999	4	79.87	85.33	83.89	18.34	101.71	69.55	112.02	N/A	19,708	16,533	
30000 TO 59999	15	72.11	78.58	77.37	17.02	101.57	53.84	115.47	69.82 to 88.54	42,239	32,681	
60000 TO 99999	11	73.89	82.71	83.03	20.31	99.61	63.88	134.85	65.73 to 110.60	75,966	63,075	
100000 TO 149999	14	78.05	75.66	75.43	21.49	100.30	42.44	109.68	47.93 to 94.98	114,273	86,196	
150000 TO 249999	20	73.03	76.79	76.80	18.92	99.99	53.25	113.56	64.12 to 87.67	193,442	148,567	
250000 TO 499999	20	58.35	63.47	62.93	26.17	100.85	37.39	107.73	51.22 to 71.74	319,575	201,104	
500000 +	7	51.10	59.41	60.10	26.95	98.85	37.18	86.87	37.18 to 86.87	879,246	528,393	
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480	

**PAD 2008 Special Value Statistics**

Base Stat

Query: 6611

Type: Qualified

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

NUMBER of Sales:	93	<b>MEDIAN:</b>	<b>71</b>	COV:	27.64	95% Median C.I.:	69.16 to 75.97	(!: Derived)
(AgLand) TOTAL Sales Price:	20,560,149	WGT. MEAN:	67	STD:	20.48	95% Wgt. Mean C.I.:	60.60 to 73.85	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	19,572,979	MEAN:	74	AVG.ABS.DEV:	15.55	95% Mean C.I.:	69.95 to 78.27	
(AgLand) TOTAL Assessed Value:	13,157,640							
AVG. Adj. Sales Price:	210,462	COD:	21.83	MAX Sales Ratio:	134.85			
AVG. Assessed Value:	141,480	PRD:	110.24	MIN Sales Ratio:	37.18			

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<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	91.04	91.04	85.30	22.51	106.73	70.55	111.53	N/A	5,000	4,265	
Total \$ _____												
1 TO 9999	2	91.04	91.04	85.30	22.51	106.73	70.55	111.53	N/A	5,000	4,265	
10000 TO 29999	9	72.11	77.18	74.03	14.10	104.25	53.84	112.02	69.55 to 87.92	29,461	21,810	
30000 TO 59999	21	69.82	72.72	68.06	18.07	106.84	42.44	115.47	65.73 to 76.09	65,170	44,353	
60000 TO 99999	11	76.77	77.38	72.68	18.79	106.46	53.25	110.60	57.45 to 101.02	116,360	84,576	
100000 TO 149999	20	68.58	74.24	66.74	26.61	111.24	37.39	134.85	58.15 to 88.72	193,768	129,314	
150000 TO 249999	15	68.88	69.00	64.48	24.30	107.02	40.29	113.56	51.22 to 86.61	261,796	168,808	
250000 TO 499999	12	72.88	76.57	69.19	23.51	110.67	46.87	111.56	51.10 to 101.58	439,915	304,385	
500000 +	3	74.54	66.20	65.02	22.22	101.80	37.18	86.87	N/A	1,189,324	773,345	
ALL	93	71.26	74.11	67.22	21.83	110.24	37.18	134.85	69.16 to 75.97	210,462	141,480	

**SPECIAL VALUE SECTION  
CORRELATION For**

**Keith County**

**III. Recapture Value Correlation**

There was only one sale occurring during the time frame of the study period that carried a “recapture” value for 2008. The one sale calculates a median, weighted mean and mean measure of central tendency rounding to 71%. Based on the lack of a statistical sample, there is no evidence that shows the level of recapture value or that the quality of assessment or assessment uniformity for recapture value is outside of the acceptable parameter designated for each measure.

**PAD 2008 Recapture Value Statistics**

Base Stat

Query: 6611

Type: Qualified

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

NUMBER of Sales:	1	<b>MEDIAN:</b>	<b>71</b>	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	160,000	WGT. MEAN:	71	STD:	0.00	95% Wgt. Mean C.I.:	N/A	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	160,000	MEAN:	71	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
(AgLand) TOTAL Assessed Value:	113,185							
AVG. Adj. Sales Price:	160,000	COD:	0.00	MAX Sales Ratio:	70.74			
AVG. Assessed Value:	113,185	PRD:	100.00	MIN Sales Ratio:	70.74			

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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
<b>Qrtrs</b>											
07/01/04 TO 09/30/04	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07											
<b>Study Years</b>											
07/01/04 TO 06/30/05	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185
07/01/05 TO 06/30/06											
07/01/06 TO 06/30/07											
<b>Calendar Yrs</b>											
01/01/05 TO 12/31/05											
01/01/06 TO 12/31/06											
ALL	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185
<b>GEO CODE / TOWNSHIP #</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3069	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185
ALL	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185
<b>AREA (MARKET)</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185
ALL	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185
<b>STATUS: IMPROVED, UNIMPROVED &amp; IOLL</b>											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185
ALL	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185



**PAD 2008 Recapture Value Statistics**

Base Stat

Query: 6611

Type: Qualified

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

NUMBER of Sales:	1	<b>MEDIAN:</b>	<b>71</b>	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	160,000	WGT. MEAN:	71	STD:	0.00	95% Wgt. Mean C.I.:	N/A	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	160,000	MEAN:	71	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
(AgLand) TOTAL Assessed Value:	113,185							
AVG. Adj. Sales Price:	160,000	COD:	0.00	MAX Sales Ratio:	70.74			
AVG. Assessed Value:	113,185	PRD:	100.00	MIN Sales Ratio:	70.74			

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<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
IRRGTD-N/A	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185	
____ALL____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185	

<b>MAJORITY LAND USE &gt; 80%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
IRRGTD-N/A	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185	
____ALL____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185	

<b>MAJORITY LAND USE &gt; 50%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
IRRGTD-N/A	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185	
____ALL____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185	

<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
03-0500												
25-0095												
35-0001												
51-0001	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185	
51-0006												
68-0020												
NonValid School												
____ALL____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
100.01 TO 180.00	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185	
____ALL____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185	

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
____Low \$____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
____Total \$____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
150000 TO 249999	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185	
____ALL____	_____	_____	_____	_____			_____	_____	_____	_____	_____	
	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185	

**PAD 2008 Recapture Value Statistics**

Base Stat

Query: 6611

Type: Qualified

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

NUMBER of Sales:	1	<b>MEDIAN:</b>	<b>71</b>	COV:	0.00	95% Median C.I.:	N/A	(!: Derived)
(AgLand) TOTAL Sales Price:	160,000	WGT. MEAN:	71	STD:	0.00	95% Wgt. Mean C.I.:	N/A	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	160,000	MEAN:	71	AVG.ABS.DEV:	0.00	95% Mean C.I.:	N/A	
(AgLand) TOTAL Assessed Value:	113,185							
AVG. Adj. Sales Price:	160,000	COD:	0.00	MAX Sales Ratio:	70.74			
AVG. Assessed Value:	113,185	PRD:	100.00	MIN Sales Ratio:	70.74			

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**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____ Low \$ _____	_____										
_____ Total \$ _____											
100000 TO 149999	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185
_____ ALL _____	1	70.74	70.74	70.74			70.74	70.74	N/A	160,000	113,185

2008

## Methodology for Special Valuation

### Keith County

The Keith County State Assessment office submits this report to the Department of Property Assessment and Taxation, pursuant to 350, Nebraska Administrative Code, Chapter 11, §005.04 (05/07/05). Keith County submits that the following methodologies are used to value agricultural land that is influenced by forces other than purely agricultural purposes. The influences identified are; residential, commercial and recreational (mostly along the rivers).

#### Market Areas

Keith County currently has 5 Agricultural Market Areas throughout the county.

All of the market areas are areas along the river corridors of the North Platte River, the South Platte River, and Lake McConaughy. For several years the areas along these rivers and lake have sold for other than agriculture usage. The influence on these sales has been for recreational use (e.g., hunting, fishing and quiet enjoyment); these sales have been to private individuals, as well as to several commercial enterprises.

Market Areas 1 and 6 are the areas in Keith County that have experienced the highest influence of sales, over the past decade, for uses other than purely agricultural use. This is due to land lying adjacent to the river corridors of the North Platte River and Lake McConaughy.

Areas 2, 3 and 4 lie south of Lake McConaughy and the North Platte River. The South Platte River runs through market Areas 2, 3, and 4. The land along the river corridor is also influenced by sales for uses other than purely agricultural use.

**Market Area 1** is considered to be sand hills and lies to the north of the Lake McConaughy and the North Platte River and consists of grassland sales.

**Market Area 2** is on the southwest corner of Keith County, right along the Deuel County border. This area is defined as that land on which it is difficult to obtain water. This Area 2 consisted of mostly dryland sales for the 2008 year.

Included in **Market Area 3** is the middle area in the southern region of Keith County surrounding the City of Ogallala and Villages of Brule and Roscoe. Due to the irrigation well moratorium, there had been an increase in dry land sales that were purchased and then converted to irrigation in this area. Area 3 consists of mostly irrigated land sales for 2008.

The North Platte River is the north boundary line of **Market Area 4** and the South Platte River runs thru this area. Market Area 4 is located along the Lincoln County border and surrounds the Village of Paxton. Due to the irrigation well moratorium, there had been an increase in dry land sales that were purchased and then converted to irrigation in Area 4. Area 4 consists of mostly irrigated and grassland sales for 2008.

**Market Area 6** is located in the central region of the county and is the area to the north surrounding Ogallala. The north boundary line of this area is Lake McConaughy and the North Platte River. The South Platte River lies just to the south of this area. Area 6 has rich soil and a higher water table than other locations in the county. Area 6 consists of mostly dryland sales for 2008.

Another area that is affected by other than agricultural influences is the area surrounding Interstate 80. Due to the purchase of land in this location by Wal-Mart the land surrounding this location is being platted into commercial subdivisions. Land surrounding the Wal-Mart Subdivision, not yet platted into commercial subdivisions, is projected to also sell for other than agriculture usage.

### **Identification**

The land in all the market areas in Keith County that is adjacent to the North Platte River, the South Platte River and Lake McConaughy, has been identified as lake or accretion areas. These parcels have river or lake frontage and are located in areas that are used primarily for recreational purposes along Lake Mc Conaughy and agricultural purposes for the land lying adjacent to the accretion of the rivers.

### **Zoning**

Zoning is no longer a criteria for determining special valuation. Each parcel must be looked at separately to determine the primary usage and commercial production, if any. The rural residential county zoning and the transitional agriculture county zoning, list crop production as a primary use in these zones, therefore special valuation for properties in these areas had been recommended and approved by the Appraiser.

### **Agricultural Values**

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

Each of the special valuation market areas are delineated individually with the surrounding agricultural market areas 1 through 6. To date, special valuation has values

determined by the agricultural tables developed for the related market areas. These relationships were determined geographically and are considered to be the best indicators.

**Market Values (Recapture)**

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

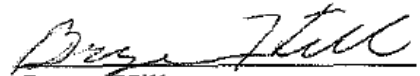
The sales that indicate a higher value for use other than agricultural use, becomes the recapture values. Further market analysis shows specific areas where these values are applied.

**Qualifying Property**

Properties with questionable agricultural usage were notified of the intent to remove these properties from special valuation consideration in 2007. The Keith County staff will investigate any applications or claims of qualification for special valuation regarding these properties, as well as any new applications or claims in 2008.



Cheryl Pedersen  
Assessment Manager  
for Keith County



Bryan Hill  
State Appraiser  
for Keith County



**County 51 - Keith**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 9,341	<b>Value</b> 677,780,005	<b>Total Growth</b> 5,723,271 (Sum 17, 25, & 41)
--------------------------------------------------------------	----------------------	--------------------------	-----------------------------------------------------

**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	215	2,082,305	115	1,173,930	300	4,588,560	630	7,844,795	
2. Res Improv Land	2,237	19,519,865	154	2,276,080	1,771	28,274,055	4,162	50,070,000	
3. Res Improvements	2,407	128,965,315	166	18,009,280	1,920	102,961,490	4,493	249,936,085	
4. Res Total	2,622	150,567,485	281	21,459,290	2,220	135,824,105	5,123	307,850,880	3,058,741
% of Total	51.18	48.90	5.48	6.97	43.33	44.12	54.84	45.42	53.44
5. Rec UnImp Land	0	0	0	0	1,047	10,112,155	1,047	10,112,155	
6. Rec Improv Land	0	0	0	0	13	240,240	13	240,240	
7. Rec Improvements	1	1,730	0	0	13	964,075	14	965,805	
8. Rec Total	1	1,730	0	0	1,060	11,316,470	1,061	11,318,200	709,665
% of Total	0.09	0.01	0.00	0.00	99.90	99.98	11.35	1.66	12.39
Res+Rec Total	2,623	150,569,215	281	21,459,290	3,280	147,140,575	6,184	319,169,080	3,768,406
% of Total	42.41	47.17	4.54	6.72	53.04	46.10	66.20	47.09	65.84

**County 51 - Keith**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 9,341	<b>Value</b> 677,780,005	<b>Total Growth</b> 5,723,271 (Sum 17, 25, & 41)
--------------------------------------------------------------	----------------------	--------------------------	-----------------------------------------------------

**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	114	3,837,845	26	1,576,110	33	668,980	173	6,082,935	
10. Comm Improv Land	394	13,869,920	34	1,309,630	66	2,161,735	494	17,341,285	
11. Comm Improvements	420	47,678,335	42	4,984,445	74	8,520,310	536	61,183,090	
12. Comm Total	534	65,386,100	68	7,870,185	107	11,351,025	709	84,607,310	942,580
% of Total	75.31	77.28	9.59	9.30	15.09	13.41	7.59	12.48	16.46
13. Ind UnImp Land	0	0	1	30,005	0	0	1	30,005	
14. Ind Improv Land	13	257,905	1	41,550	0	0	14	299,455	
15. Ind Improvements	13	2,722,275	1	105,195	0	0	14	2,827,470	
16. Ind Total	13	2,980,180	2	176,750	0	0	15	3,156,930	0
% of Total	86.66	94.40	13.33	5.59	0.00	0.00	0.16	0.46	0.00
Comm+Ind Total	547	68,366,280	70	8,046,935	107	11,351,025	724	87,764,240	942,580
% of Total	75.55	77.89	9.66	9.16	14.77	12.93	7.75	12.94	16.46
17. Taxable Total	3,170	218,935,495	351	29,506,225	3,387	158,491,600	6,908	406,933,320	4,710,986
% of Total	45.88	53.80	5.08	5.27	49.03	36.15	73.95	60.03	82.31



**County 51 - Keith**

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**Schedule II: Tax Increment Financing (TIF)**

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	3	10,390	168,545	0	0	0
19. Commercial	15	1,301,010	8,361,320	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Rural			Total		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	3	10,390	168,545
19. Commercial	0	0	0	15	1,301,010	8,361,320
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>18</b>	<b>1,311,400</b>	<b>8,529,865</b>

**Schedule III: Mineral Interest Records**

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	65	37,845
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	0	0	0	0		
24. Mineral Interest-Non-Producing	65	37,845	0	0		
<b>25. Mineral Interest Total</b>	<b>65</b>	<b>37,845</b>	<b>0</b>	<b>0</b>		

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	225	81	372	<b>678</b>

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	3	285,290	103	9,695,535	1,759	161,894,325	1,865	171,875,150
28. Ag-Improved Land	1	8,910	38	3,059,545	429	53,375,385	468	56,443,840
29. Ag-Improvements	1	163,545	39	3,530,155	463	38,796,150	503	42,489,850
<b>30. Ag-Total Taxable</b>							<b>2,368</b>	<b>270,808,840</b>

**County 51 - Keith**

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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	1	1.000	11,000	
32. HomeSite Improv Land	0	0.000	0	27	31.000	321,640	
33. HomeSite Improvements	0		0	28		2,485,890	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	1	2.300	3,035	
36. FarmSite Impr Land	1	6.750	8,910	22	21.540	28,430	
37. FarmSite Improv	1		163,545	31		1,044,265	
<b>38. FarmSite Total</b>							
39. Road & Ditches		4.690			182.230		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	9	9.000	99,000	10	10.000	110,000	
32. HomeSite Improv Land	316	339.500	3,734,480	343	370.500	4,056,120	
33. HomeSite Improvements	332		23,969,510	360		26,455,400	1,012,285
<b>34. HomeSite Total</b>				370	380.500	30,621,520	
35. FarmSite UnImp Land	16	6.430	8,485	17	8.730	11,520	
36. FarmSite Impr Land	271	319.610	426,215	294	347.900	463,555	
37. FarmSite Improv	427		14,826,640	459		16,034,450	0
<b>38. FarmSite Total</b>				476	356.630	16,509,525	
39. Road & Ditches		4,941.420			5,128.340		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>846</b>	<b>5,865.470</b>	<b>47,131,045</b>	<b>1,012,285</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	2	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	3	0.000	0	5	0.000	0

**Schedule VIII: Agricultural Records:**

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	30	5,114.840	2,003,455
44. Recapture Val			0			4,171,410
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	162	39,010.170	13,336,610	192	44,125.010	15,340,065
44. Recapture Val			31,450,950			35,622,360

County 51 - Keith

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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	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	3.410	2,180	3.410	2,180
47. 2A1	0.000	0	0.000	0	86.660	53,730	86.660	53,730
48. 2A	0.000	0	0.000	0	496.450	297,865	496.450	297,865
49. 3A1	0.000	0	0.000	0	60.830	33,150	60.830	33,150
50. 3A	0.000	0	0.000	0	2,364.560	1,288,675	2,364.560	1,288,675
51. 4A1	0.000	0	0.000	0	5,476.470	1,779,875	5,476.470	1,779,875
52. 4A	0.000	0	0.000	0	1,026.560	333,640	1,026.560	333,640
53. Total	0.000	0	0.000	0	9,514.940	3,789,115	9,514.940	3,789,115
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	32.360	10,520	32.360	10,520
56. 2D1	0.000	0	0.000	0	144.550	46,980	144.550	46,980
57. 2D	0.000	0	0.000	0	21.920	6,575	21.920	6,575
58. 3D1	0.000	0	0.000	0	243.100	72,920	243.100	72,920
59. 3D	0.000	0	0.000	0	364.540	91,155	364.540	91,155
60. 4D1	0.000	0	0.000	0	423.560	105,945	423.560	105,945
61. 4D	0.000	0	0.000	0	83.740	16,745	83.740	16,745
62. Total	0.000	0	0.000	0	1,313.770	350,840	1,313.770	350,840
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	133.800	31,630	133.800	31,630
65. 2G1	0.000	0	0.000	0	74.490	15,640	74.490	15,640
66. 2G	0.000	0	0.000	0	662.630	136,690	662.630	136,690
67. 3G1	0.000	0	0.000	0	866.300	186,215	866.300	186,215
68. 3G	0.000	0	0.000	0	4,845.520	1,004,870	4,845.520	1,004,870
69. 4G1	0.000	0	0.000	0	144,305.840	28,305,140	144,305.840	28,305,140
70. 4G	0.000	0	0.000	0	116,010.160	18,599,040	116,010.160	18,599,040
71. Total	0.000	0	0.000	0	266,898.740	48,279,225	266,898.740	48,279,225
72. Waste	0.000	0	0.000	0	1,024.380	25,620	1,024.380	25,620
73. Other	0.000	0	0.000	0	3,156.900	363,040	3,156.900	363,040
74. Exempt	165.910		984.200		40,383.190		41,533.300	
75. Total	0.000	0	0.000	0	281,908.730	52,807,840	281,908.730	52,807,840

County 51 - Keith

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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	0.000	0	5,357.080	4,607,070	5,357.080	4,607,070
47. 2A1	0.000	0	0.000	0	1,504.320	1,218,505	1,504.320	1,218,505
48. 2A	0.000	0	0.000	0	2,034.580	1,526,030	2,034.580	1,526,030
49. 3A1	0.000	0	0.000	0	3.880	2,485	3.880	2,485
50. 3A	0.000	0	0.000	0	363.510	232,645	363.510	232,645
51. 4A1	0.000	0	0.000	0	295.430	125,560	295.430	125,560
52. 4A	0.000	0	0.000	0	351.820	144,245	351.820	144,245
53. Total	0.000	0	0.000	0	9,910.620	7,856,540	9,910.620	7,856,540
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	16,136.320	5,889,740	16,136.320	5,889,740
56. 2D1	0.000	0	0.000	0	354.860	124,210	354.860	124,210
57. 2D	0.000	0	0.000	0	2,484.480	745,345	2,484.480	745,345
58. 3D1	0.000	0	0.000	0	193.200	57,970	193.200	57,970
59. 3D	0.000	0	0.000	0	156.560	43,065	156.560	43,065
60. 4D1	0.000	0	0.000	0	2,426.150	667,195	2,426.150	667,195
61. 4D	0.000	0	0.000	0	1,382.530	359,455	1,382.530	359,455
62. Total	0.000	0	0.000	0	23,134.100	7,886,980	23,134.100	7,886,980
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,764.280	408,095	1,764.280	408,095
65. 2G1	0.000	0	0.000	0	1,191.690	256,260	1,191.690	256,260
66. 2G	0.000	0	0.000	0	1,405.590	332,100	1,405.590	332,100
67. 3G1	0.000	0	0.000	0	20.040	5,730	20.040	5,730
68. 3G	0.000	0	0.000	0	560.850	112,160	560.850	112,160
69. 4G1	0.000	0	0.000	0	3,045.510	655,300	3,045.510	655,300
70. 4G	0.000	0	0.000	0	18,036.080	3,569,735	18,036.080	3,569,735
71. Total	0.000	0	0.000	0	26,024.040	5,339,380	26,024.040	5,339,380
72. Waste	0.000	0	0.000	0	128.960	3,220	128.960	3,220
73. Other	0.000	0	0.000	0	1,353.920	260,325	1,353.920	260,325
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	60,551.640	21,346,445	60,551.640	21,346,445

County 51 - Keith

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	97.840	116,450	2,303.900	2,632,725	38,818.620	43,493,225	41,220.360	46,242,400
47. 2A1	81.700	98,040	1,484.360	1,655,160	5,317.700	5,701,025	6,883.760	7,454,225
48. 2A	2.880	2,895	1,245.700	1,334,855	9,046.860	9,105,030	10,295.440	10,442,780
49. 3A1	19.000	16,340	0.000	0	2,609.180	2,243,895	2,628.180	2,260,235
50. 3A	0.350	420	274.190	268,845	4,035.000	3,504,425	4,309.540	3,773,690
51. 4A1	12.800	15,360	110.640	99,500	4,714.270	3,016,865	4,837.710	3,131,725
52. 4A	0.000	0	133.750	105,285	1,158.210	734,645	1,291.960	839,930
53. Total	214.570	249,505	5,552.540	6,096,370	65,699.840	67,799,110	71,466.950	74,144,985
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	41.850	15,275	546.220	305,045	28,818.740	10,551,685	29,406.810	10,872,005
56. 2D1	0.000	0	270.200	171,975	1,390.040	538,575	1,660.240	710,550
57. 2D	0.000	0	581.790	516,050	6,436.320	1,942,210	7,018.110	2,458,260
58. 3D1	24.000	7,200	0.000	0	2,019.280	605,785	2,043.280	612,985
59. 3D	5.000	1,375	52.850	26,605	1,458.920	459,110	1,516.770	487,090
60. 4D1	3.000	825	251.780	213,330	3,618.970	995,285	3,873.750	1,209,440
61. 4D	0.000	0	86.430	36,000	626.780	185,880	713.210	221,880
62. Total	73.850	24,675	1,789.270	1,269,005	44,369.050	15,278,530	46,232.170	16,572,210
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	2.800	3,360	198.590	108,725	3,750.540	993,785	3,951.930	1,105,870
65. 2G1	4.710	5,650	237.170	172,620	2,326.110	598,420	2,567.990	776,690
66. 2G	0.000	0	186.460	166,915	4,132.290	1,076,330	4,318.750	1,243,245
67. 3G1	0.000	0	0.000	0	1,221.140	321,040	1,221.140	321,040
68. 3G	0.000	0	103.830	39,495	2,977.650	764,410	3,081.480	803,905
69. 4G1	0.950	1,140	195.300	172,490	5,985.050	1,509,300	6,181.300	1,682,930
70. 4G	4.000	960	1,753.550	808,385	18,879.110	4,805,740	20,636.660	5,615,085
71. Total	12.460	11,110	2,674.900	1,468,630	39,271.890	10,069,025	41,959.250	11,548,765
72. Waste	0.000	0	58.380	25,455	406.200	13,090	464.580	38,545
73. Other	0.000	0	1,133.230	287,865	5,260.700	1,048,350	6,393.930	1,336,215
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	300.880	285,290	11,208.320	9,147,325	155,007.680	94,208,105	166,516.880	103,640,720

County 51 - Keith

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 4

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	5,475.050	6,132,050	5,475.050	6,132,050
47. 2A1	0.000	0	240.360	255,990	1,803.060	1,920,245	2,043.420	2,176,235
48. 2A	0.000	0	144.500	145,220	2,843.020	2,857,235	2,987.520	3,002,455
49. 3A1	0.000	0	0.000	0	1,333.900	1,147,155	1,333.900	1,147,155
50. 3A	0.000	0	330.190	283,965	1,342.440	1,154,500	1,672.630	1,438,465
51. 4A1	0.000	0	0.000	0	1,422.610	917,570	1,422.610	917,570
52. 4A	0.000	0	98.990	62,360	226.560	142,745	325.550	205,105
53. Total	0.000	0	814.040	747,535	14,446.640	14,271,500	15,260.680	15,019,035
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	6,668.140	2,433,880	6,668.140	2,433,880
56. 2D1	0.000	0	258.040	90,315	366.920	128,420	624.960	218,735
57. 2D	0.000	0	69.780	20,930	2,624.580	787,360	2,694.360	808,290
58. 3D1	0.000	0	0.000	0	1,549.790	464,950	1,549.790	464,950
59. 3D	0.000	0	49.820	13,705	1,002.740	275,775	1,052.560	289,480
60. 4D1	0.000	0	23.580	6,485	1,250.340	343,850	1,273.920	350,335
61. 4D	0.000	0	60.760	15,800	144.070	37,455	204.830	53,255
62. Total	0.000	0	461.980	147,235	13,606.580	4,471,690	14,068.560	4,618,925
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	335.380	111,290	335.380	111,290
65. 2G1	0.000	0	34.850	12,025	358.430	123,665	393.280	135,690
66. 2G	0.000	0	34.620	11,945	527.380	177,545	562.000	189,490
67. 3G1	0.000	0	0.000	0	416.160	131,725	416.160	131,725
68. 3G	0.000	0	51.630	17,555	1,126.590	376,255	1,178.220	393,810
69. 4G1	0.000	0	19.580	6,660	1,369.200	456,055	1,388.780	462,715
70. 4G	0.000	0	769.260	184,630	6,026.940	1,447,070	6,796.200	1,631,700
71. Total	0.000	0	909.940	232,815	10,160.080	2,823,605	11,070.020	3,056,420
72. Waste	0.000	0	0.430	10	163.470	4,090	163.900	4,100
73. Other	0.000	0	371.430	42,710	1,752.700	327,695	2,124.130	370,405
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	2,557.820	1,170,305	40,129.470	21,898,580	42,687.290	23,068,885

County 51 - Keith

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 6

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	142.850	149,990	553.010	580,660	695.860	730,650
47. 2A1	0.000	0	0.000	0	135.450	109,715	135.450	109,715
48. 2A	0.000	0	0.000	0	83.750	67,420	83.750	67,420
49. 3A1	0.000	0	94.590	76,145	113.140	91,080	207.730	167,225
50. 3A	0.000	0	124.730	100,410	267.090	215,010	391.820	315,420
51. 4A1	0.000	0	21.830	12,010	56.700	31,185	78.530	43,195
52. 4A	0.000	0	0.050	30	296.130	162,880	296.180	162,910
53. Total	0.000	0	384.050	338,585	1,505.270	1,257,950	1,889.320	1,596,535
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	909.180	350,030	18,235.540	7,020,700	19,144.720	7,370,730
56. 2D1	0.000	0	0.000	0	55.500	19,425	55.500	19,425
57. 2D	0.000	0	153.660	53,010	3,933.080	1,356,905	4,086.740	1,409,915
58. 3D1	0.000	0	597.470	197,165	507.140	167,380	1,104.610	364,545
59. 3D	0.000	0	448.610	139,065	329.060	102,015	777.670	241,080
60. 4D1	0.000	0	142.230	39,830	1,827.210	511,605	1,969.440	551,435
61. 4D	0.000	0	53.700	13,970	1,364.990	354,925	1,418.690	368,895
62. Total	0.000	0	2,304.850	793,070	26,252.520	9,532,955	28,557.370	10,326,025
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	184.040	40,810	2,265.640	520,530	2,449.680	561,340
65. 2G1	0.000	0	8.060	1,695	828.430	173,975	836.490	175,670
66. 2G	0.000	0	53.300	12,420	688.680	155,335	741.980	167,755
67. 3G1	0.000	0	513.860	119,025	345.810	90,930	859.670	209,955
68. 3G	0.000	0	486.440	109,250	1,263.460	275,855	1,749.900	385,105
69. 4G1	0.000	0	204.080	42,435	3,117.490	665,560	3,321.570	707,995
70. 4G	0.000	0	3,153.130	615,935	40,429.820	7,976,005	43,582.950	8,591,940
71. Total	0.000	0	4,602.910	941,570	48,939.330	9,858,190	53,542.240	10,799,760
72. Waste	0.000	0	4.730	120	67.190	1,675	71.920	1,795
73. Other	0.000	0	0.000	0	780.770	89,790	780.770	89,790
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	7,296.540	2,073,345	77,545.080	20,740,560	84,841.620	22,813,905

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	214.570	249,505	6,750.630	7,182,490	101,077.310	94,974,215	108,042.510	102,406,210
<b>77.Dry Land</b>	73.850	24,675	4,556.100	2,209,310	108,676.020	37,520,995	113,305.970	39,754,980
<b>78.Grass</b>	12.460	11,110	8,187.750	2,643,015	391,294.080	76,369,425	399,494.290	79,023,550
<b>79.Waste</b>	0.000	0	63.540	25,585	1,790.200	47,695	1,853.740	73,280
<b>80.Other</b>	0.000	0	1,504.660	330,575	12,304.990	2,089,200	13,809.650	2,419,775
<b>81.Exempt</b>	165.910	0	984.200	0	40,383.190	0	41,533.300	0
<b>82.Total</b>	300.880	285,290	21,062.680	12,390,975	615,142.600	211,001,530	<b>636,506.160</b>	<b>223,677,795</b>



## 2008 Agricultural Land Detail

### County 51 - Keith

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	3.410	0.04%	2,180	0.06%	639.296
2A1	86.660	0.91%	53,730	1.42%	620.009
2A	496.450	5.22%	297,865	7.86%	599.989
3A1	60.830	0.64%	33,150	0.87%	544.961
3A	2,364.560	24.85%	1,288,675	34.01%	544.995
4A1	5,476.470	57.56%	1,779,875	46.97%	325.004
4A	1,026.560	10.79%	333,640	8.81%	325.007
<b>Irrigated Total</b>	<b>9,514.940</b>	<b>100.00%</b>	<b>3,789,115</b>	<b>100.00%</b>	<b>398.227</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	32.360	2.46%	10,520	3.00%	325.092
2D1	144.550	11.00%	46,980	13.39%	325.008
2D	21.920	1.67%	6,575	1.87%	299.954
3D1	243.100	18.50%	72,920	20.78%	299.958
3D	364.540	27.75%	91,155	25.98%	250.054
4D1	423.560	32.24%	105,945	30.20%	250.129
4D	83.740	6.37%	16,745	4.77%	199.964
<b>Dry Total</b>	<b>1,313.770</b>	<b>100.00%</b>	<b>350,840</b>	<b>100.00%</b>	<b>267.048</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	133.800	0.05%	31,630	0.07%	236.397
2G1	74.490	0.03%	15,640	0.03%	209.961
2G	662.630	0.25%	136,690	0.28%	206.284
3G1	866.300	0.32%	186,215	0.39%	214.954
3G	4,845.520	1.82%	1,004,870	2.08%	207.381
4G1	144,305.840	54.07%	28,305,140	58.63%	196.146
4G	116,010.160	43.47%	18,599,040	38.52%	160.322
<b>Grass Total</b>	<b>266,898.740</b>	<b>100.00%</b>	<b>48,279,225</b>	<b>100.00%</b>	<b>180.889</b>

<b>Irrigated Total</b>	<b>9,514.940</b>	<b>3.38%</b>	<b>3,789,115</b>	<b>7.18%</b>	<b>398.227</b>
<b>Dry Total</b>	<b>1,313.770</b>	<b>0.47%</b>	<b>350,840</b>	<b>0.66%</b>	<b>267.048</b>
<b>Grass Total</b>	<b>266,898.740</b>	<b>94.68%</b>	<b>48,279,225</b>	<b>91.42%</b>	<b>180.889</b>
Waste	1,024.380	0.36%	25,620	0.05%	25.010
Other	3,156.900	1.12%	363,040	0.69%	114.998
Exempt	41,533.300	14.73%			
<b>Market Area Total</b>	<b>281,908.730</b>	<b>100.00%</b>	<b>52,807,840</b>	<b>100.00%</b>	<b>187.322</b>

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

<b>Irrigated Total</b>	<b>9,514.940</b>	<b>8.81%</b>	<b>3,789,115</b>	<b>3.70%</b>	
<b>Dry Total</b>	<b>1,313.770</b>	<b>1.16%</b>	<b>350,840</b>	<b>0.88%</b>	
<b>Grass Total</b>	<b>266,898.740</b>	<b>66.81%</b>	<b>48,279,225</b>	<b>61.09%</b>	
Waste	1,024.380	55.26%	25,620	34.96%	
Other	3,156.900	22.86%	363,040	15.00%	
Exempt	41,533.300	100.00%			
<b>Market Area Total</b>	<b>281,908.730</b>	<b>44.29%</b>	<b>52,807,840</b>	<b>23.61%</b>	

## 2008 Agricultural Land Detail

### County 51 - Keith

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	5,357.080	54.05%	4,607,070	58.64%	859.996
2A1	1,504.320	15.18%	1,218,505	15.51%	810.003
2A	2,034.580	20.53%	1,526,030	19.42%	750.046
3A1	3.880	0.04%	2,485	0.03%	640.463
3A	363.510	3.67%	232,645	2.96%	639.996
4A1	295.430	2.98%	125,560	1.60%	425.007
4A	351.820	3.55%	144,245	1.84%	409.996
<b>Irrigated Total</b>	<b>9,910.620</b>	<b>100.00%</b>	<b>7,856,540</b>	<b>100.00%</b>	<b>792.739</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	16,136.320	69.75%	5,889,740	74.68%	364.998
2D1	354.860	1.53%	124,210	1.57%	350.025
2D	2,484.480	10.74%	745,345	9.45%	300.000
3D1	193.200	0.84%	57,970	0.74%	300.051
3D	156.560	0.68%	43,065	0.55%	275.070
4D1	2,426.150	10.49%	667,195	8.46%	275.001
4D	1,382.530	5.98%	359,455	4.56%	259.997
<b>Dry Total</b>	<b>23,134.100</b>	<b>100.00%</b>	<b>7,886,980</b>	<b>100.00%</b>	<b>340.924</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	1,764.280	6.78%	408,095	7.64%	231.309
2G1	1,191.690	4.58%	256,260	4.80%	215.039
2G	1,405.590	5.40%	332,100	6.22%	236.270
3G1	20.040	0.08%	5,730	0.11%	285.928
3G	560.850	2.16%	112,160	2.10%	199.982
4G1	3,045.510	11.70%	655,300	12.27%	215.169
4G	18,036.080	69.31%	3,569,735	66.86%	197.921
<b>Grass Total</b>	<b>26,024.040</b>	<b>100.00%</b>	<b>5,339,380</b>	<b>100.00%</b>	<b>205.171</b>
<b>Irrigated Total</b>	<b>9,910.620</b>	<b>16.37%</b>	<b>7,856,540</b>	<b>36.80%</b>	<b>792.739</b>
<b>Dry Total</b>	<b>23,134.100</b>	<b>38.21%</b>	<b>7,886,980</b>	<b>36.95%</b>	<b>340.924</b>
<b>Grass Total</b>	<b>26,024.040</b>	<b>42.98%</b>	<b>5,339,380</b>	<b>25.01%</b>	<b>205.171</b>
Waste	128.960	0.21%	3,220	0.02%	24.968
Other	1,353.920	2.24%	260,325	1.22%	192.275
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>60,551.640</b>	<b>100.00%</b>	<b>21,346,445</b>	<b>100.00%</b>	<b>352.532</b>

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

<b>Irrigated Total</b>	9,910.620	9.17%	7,856,540	7.67%	
<b>Dry Total</b>	23,134.100	20.42%	7,886,980	19.84%	
<b>Grass Total</b>	26,024.040	6.51%	5,339,380	6.76%	
Waste	128.960	6.96%	3,220	4.39%	
Other	1,353.920	9.80%	260,325	10.76%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>60,551.640</b>	<b>9.51%</b>	<b>21,346,445</b>	<b>9.54%</b>	

## 2008 Agricultural Land Detail

### County 51 - Keith

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	41,220.360	57.68%	46,242,400	62.37%	1,121.833
2A1	6,883.760	9.63%	7,454,225	10.05%	1,082.871
2A	10,295.440	14.41%	10,442,780	14.08%	1,014.311
3A1	2,628.180	3.68%	2,260,235	3.05%	860.000
3A	4,309.540	6.03%	3,773,690	5.09%	875.659
4A1	4,837.710	6.77%	3,131,725	4.22%	647.356
4A	1,291.960	1.81%	839,930	1.13%	650.120
<b>Irrigated Total</b>	<b>71,466.950</b>	<b>100.00%</b>	<b>74,144,985</b>	<b>100.00%</b>	<b>1,037.472</b>
<b>Dry:</b>					
1D1	0.000	0.00%	0	0.00%	0.000
1D	29,406.810	63.61%	10,872,005	65.60%	369.710
2D1	1,660.240	3.59%	710,550	4.29%	427.980
2D	7,018.110	15.18%	2,458,260	14.83%	350.273
3D1	2,043.280	4.42%	612,985	3.70%	300.000
3D	1,516.770	3.28%	487,090	2.94%	321.136
4D1	3,873.750	8.38%	1,209,440	7.30%	312.214
4D	713.210	1.54%	221,880	1.34%	311.100
<b>Dry Total</b>	<b>46,232.170</b>	<b>100.00%</b>	<b>16,572,210</b>	<b>100.00%</b>	<b>358.456</b>
<b>Grass:</b>					
1G1	0.000	0.00%	0	0.00%	0.000
1G	3,951.930	9.42%	1,105,870	9.58%	279.830
2G1	2,567.990	6.12%	776,690	6.73%	302.450
2G	4,318.750	10.29%	1,243,245	10.77%	287.871
3G1	1,221.140	2.91%	321,040	2.78%	262.901
3G	3,081.480	7.34%	803,905	6.96%	260.882
4G1	6,181.300	14.73%	1,682,930	14.57%	272.261
4G	20,636.660	49.18%	5,615,085	48.62%	272.092
<b>Grass Total</b>	<b>41,959.250</b>	<b>100.00%</b>	<b>11,548,765</b>	<b>100.00%</b>	<b>275.237</b>
<b>Irrigated Total</b>	<b>71,466.950</b>	<b>42.92%</b>	<b>74,144,985</b>	<b>71.54%</b>	<b>1,037.472</b>
<b>Dry Total</b>	<b>46,232.170</b>	<b>27.76%</b>	<b>16,572,210</b>	<b>15.99%</b>	<b>358.456</b>
<b>Grass Total</b>	<b>41,959.250</b>	<b>25.20%</b>	<b>11,548,765</b>	<b>11.14%</b>	<b>275.237</b>
Waste	464.580	0.28%	38,545	0.04%	82.967
Other	6,393.930	3.84%	1,336,215	1.29%	208.981
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>166,516.880</b>	<b>100.00%</b>	<b>103,640,720</b>	<b>100.00%</b>	<b>622.403</b>

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

<b>Irrigated Total</b>	71,466.950	66.15%	74,144,985	72.40%
<b>Dry Total</b>	46,232.170	40.80%	16,572,210	41.69%
<b>Grass Total</b>	41,959.250	10.50%	11,548,765	14.61%
Waste	464.580	25.06%	38,545	52.60%
Other	6,393.930	46.30%	1,336,215	55.22%
Exempt	0.000	0.00%		
<b>Market Area Total</b>	<b>166,516.880</b>	<b>26.16%</b>	<b>103,640,720</b>	<b>46.33%</b>

## 2008 Agricultural Land Detail

### County 51 - Keith

Market Area: **4**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	5,475.050	35.88%	6,132,050	40.83%	1,119.998
2A1	2,043.420	13.39%	2,176,235	14.49%	1,064.996
2A	2,987.520	19.58%	3,002,455	19.99%	1,004.999
3A1	1,333.900	8.74%	1,147,155	7.64%	860.000
3A	1,672.630	10.96%	1,438,465	9.58%	860.001
4A1	1,422.610	9.32%	917,570	6.11%	644.990
4A	325.550	2.13%	205,105	1.37%	630.026
<b>Irrigated Total</b>	<b>15,260.680</b>	<b>100.00%</b>	<b>15,019,035</b>	<b>100.00%</b>	<b>984.165</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	6,668.140	47.40%	2,433,880	52.69%	365.001
2D1	624.960	4.44%	218,735	4.74%	349.998
2D	2,694.360	19.15%	808,290	17.50%	299.993
3D1	1,549.790	11.02%	464,950	10.07%	300.008
3D	1,052.560	7.48%	289,480	6.27%	275.024
4D1	1,273.920	9.06%	350,335	7.58%	275.005
4D	204.830	1.46%	53,255	1.15%	259.996
<b>Dry Total</b>	<b>14,068.560</b>	<b>100.00%</b>	<b>4,618,925</b>	<b>100.00%</b>	<b>328.315</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	335.380	3.03%	111,290	3.64%	331.832
2G1	393.280	3.55%	135,690	4.44%	345.021
2G	562.000	5.08%	189,490	6.20%	337.170
3G1	416.160	3.76%	131,725	4.31%	316.524
3G	1,178.220	10.64%	393,810	12.88%	334.241
4G1	1,388.780	12.55%	462,715	15.14%	333.180
4G	6,796.200	61.39%	1,631,700	53.39%	240.090
<b>Grass Total</b>	<b>11,070.020</b>	<b>100.00%</b>	<b>3,056,420</b>	<b>100.00%</b>	<b>276.098</b>

<b>Irrigated Total</b>	<b>15,260.680</b>	<b>35.75%</b>	<b>15,019,035</b>	<b>65.11%</b>	<b>984.165</b>
<b>Dry Total</b>	<b>14,068.560</b>	<b>32.96%</b>	<b>4,618,925</b>	<b>20.02%</b>	<b>328.315</b>
<b>Grass Total</b>	<b>11,070.020</b>	<b>25.93%</b>	<b>3,056,420</b>	<b>13.25%</b>	<b>276.098</b>
Waste	163.900	0.38%	4,100	0.02%	25.015
Other	2,124.130	4.98%	370,405	1.61%	174.379
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>42,687.290</b>	<b>100.00%</b>	<b>23,068,885</b>	<b>100.00%</b>	<b>540.415</b>

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

<b>Irrigated Total</b>	<b>15,260.680</b>	<b>14.12%</b>	<b>15,019,035</b>	<b>14.67%</b>	
<b>Dry Total</b>	<b>14,068.560</b>	<b>12.42%</b>	<b>4,618,925</b>	<b>11.62%</b>	
<b>Grass Total</b>	<b>11,070.020</b>	<b>2.77%</b>	<b>3,056,420</b>	<b>3.87%</b>	
Waste	163.900	8.84%	4,100	5.59%	
Other	2,124.130	15.38%	370,405	15.31%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>42,687.290</b>	<b>6.71%</b>	<b>23,068,885</b>	<b>10.31%</b>	

## 2008 Agricultural Land Detail

### County 51 - Keith

Market Area: **6**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	695.860	36.83%	730,650	45.76%	1,049.995
2A1	135.450	7.17%	109,715	6.87%	810.003
2A	83.750	4.43%	67,420	4.22%	805.014
3A1	207.730	10.99%	167,225	10.47%	805.011
3A	391.820	20.74%	315,420	19.76%	805.012
4A1	78.530	4.16%	43,195	2.71%	550.044
4A	296.180	15.68%	162,910	10.20%	550.037
<b>Irrigated Total</b>	<b>1,889.320</b>	<b>100.00%</b>	<b>1,596,535</b>	<b>100.00%</b>	<b>845.031</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	19,144.720	67.04%	7,370,730	71.38%	385.000
2D1	55.500	0.19%	19,425	0.19%	350.000
2D	4,086.740	14.31%	1,409,915	13.65%	344.997
3D1	1,104.610	3.87%	364,545	3.53%	330.021
3D	777.670	2.72%	241,080	2.33%	310.002
4D1	1,969.440	6.90%	551,435	5.34%	279.995
4D	1,418.690	4.97%	368,895	3.57%	260.025
<b>Dry Total</b>	<b>28,557.370</b>	<b>100.00%</b>	<b>10,326,025</b>	<b>100.00%</b>	<b>361.588</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	2,449.680	4.58%	561,340	5.20%	229.148
2G1	836.490	1.56%	175,670	1.63%	210.008
2G	741.980	1.39%	167,755	1.55%	226.091
3G1	859.670	1.61%	209,955	1.94%	244.227
3G	1,749.900	3.27%	385,105	3.57%	220.072
4G1	3,321.570	6.20%	707,995	6.56%	213.150
4G	43,582.950	81.40%	8,591,940	79.56%	197.139
<b>Grass Total</b>	<b>53,542.240</b>	<b>100.00%</b>	<b>10,799,760</b>	<b>100.00%</b>	<b>201.705</b>

<b>Irrigated Total</b>	<b>1,889.320</b>	<b>2.23%</b>	<b>1,596,535</b>	<b>7.00%</b>	<b>845.031</b>
<b>Dry Total</b>	<b>28,557.370</b>	<b>33.66%</b>	<b>10,326,025</b>	<b>45.26%</b>	<b>361.588</b>
<b>Grass Total</b>	<b>53,542.240</b>	<b>63.11%</b>	<b>10,799,760</b>	<b>47.34%</b>	<b>201.705</b>
Waste	71.920	0.08%	1,795	0.01%	24.958
Other	780.770	0.92%	89,790	0.39%	115.001
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>84,841.620</b>	<b>100.00%</b>	<b>22,813,905</b>	<b>100.00%</b>	<b>268.899</b>

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

<b>Irrigated Total</b>	<b>1,889.320</b>	<b>1.75%</b>	<b>1,596,535</b>	<b>1.56%</b>	
<b>Dry Total</b>	<b>28,557.370</b>	<b>25.20%</b>	<b>10,326,025</b>	<b>25.97%</b>	
<b>Grass Total</b>	<b>53,542.240</b>	<b>13.40%</b>	<b>10,799,760</b>	<b>13.67%</b>	
Waste	71.920	3.88%	1,795	2.45%	
Other	780.770	5.65%	89,790	3.71%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>84,841.620</b>	<b>13.33%</b>	<b>22,813,905</b>	<b>10.20%</b>	

## 2008 Agricultural Land Detail

### County 51 - Keith

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	214.570	249,505	6,750.630	7,182,490	101,077.310	94,974,215
Dry	73.850	24,675	4,556.100	2,209,310	108,676.020	37,520,995
Grass	12.460	11,110	8,187.750	2,643,015	391,294.080	76,369,425
Waste	0.000	0	63.540	25,585	1,790.200	47,695
Other	0.000	0	1,504.660	330,575	12,304.990	2,089,200
Exempt	165.910	0	984.200	0	40,383.190	0
<b>Total</b>	<b>300.880</b>	<b>285,290</b>	<b>21,062.680</b>	<b>12,390,975</b>	<b>615,142.600</b>	<b>211,001,530</b>

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	108,042.510	102,406,210	108,042.510	16.97%	102,406,210	45.78%	947.832
Dry	113,305.970	39,754,980	113,305.970	17.80%	39,754,980	17.77%	350.863
Grass	399,494.290	79,023,550	399,494.290	62.76%	79,023,550	35.33%	197.808
Waste	1,853.740	73,280	1,853.740	0.29%	73,280	0.03%	39.530
Other	13,809.650	2,419,775	13,809.650	2.17%	2,419,775	1.08%	175.223
Exempt	41,533.300	0	41,533.300	6.53%	0	0.00%	0.000
<b>Total</b>	<b>636,506.160</b>	<b>223,677,795</b>	<b>636,506.160</b>	<b>100.00%</b>	<b>223,677,795</b>	<b>100.00%</b>	<b>351.414</b>

\* Department of Property Assessment & Taxation Calculates

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

51 Keith

	<b>2007 CTL County Total</b>	<b>2008 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2008 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	299,165,145	307,850,880	8,685,735	2.9	3,058,741	1.88
2. Recreational	9,946,855	11,318,200	1,371,345	13.79	709,665	6.65
3. Ag-Homesite Land, Ag-Res Dwellings	26,343,495	30,621,520	4,278,025	16.24	*-----	16.24
<b>4. Total Residential (sum lines 1-3)</b>	<b>335,455,495</b>	<b>349,790,600</b>	<b>14,335,105</b>	<b>4.27</b>	<b>3,768,406</b>	<b>3.15</b>
5. Commercial	77,044,875	84,607,310	7,562,435	9.82	942,580	8.59
6. Industrial	2,838,535	3,156,930	318,395	11.22	0	11.22
7. Ag-Farmsite Land, Outbuildings	15,703,750	16,509,525	805,775	5.13	1,012,285	-1.32
8. Minerals	37,845	37,845	0	0	0	0
<b>9. Total Commercial (sum lines 5-8)</b>	<b>95,625,005</b>	<b>104,311,610</b>	<b>8,686,605</b>	<b>9.08</b>	<b>942,580</b>	<b>8.1</b>
<b>10. Total Non-Agland Real Property</b>	<b>431,080,500</b>	<b>454,102,210</b>	<b>23,021,710</b>	<b>5.34</b>	<b>5,723,271</b>	<b>4.01</b>
11. Irrigated	81,148,565	102,406,210	21,257,645	26.2		
12. Dryland	38,365,235	39,754,980	1,389,745	3.62		
13. Grassland	74,631,755	79,023,550	4,391,795	5.88		
14. Wasteland	58,370	73,280	14,910	25.54		
15. Other Agland	2,412,155	2,412,155	7,620	0.32		
<b>16. Total Agricultural Land</b>	<b>196,616,080</b>	<b>223,677,795</b>	<b>27,061,715</b>	<b>13.76</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>627,696,580</b>	<b>677,780,005</b>	<b>50,083,425</b>	<b>7.98</b>	<b>5,723,271</b>	<b>7.07</b>

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

# **2007 Plan of Assessment for Keith County**

## **Assessment Years 2008, 2009, and 2010**

Amended 10-26-2007

### **Plan of Assessment Requirements:**

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

### **Real Property Assessment Requirements:**

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



Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) Beginning Tax Year 2007; down from 80% to 75% of actual value for agricultural land and horticultural land; and
- 3) Beginning Tax Year 2007; down from 80% to 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under §77-1344 and 75% of its recapture value as defined in §77-1343 when the land is disqualified for special valuation under §77-1347.

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

**General Description of Real Property in Keith County:**

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

<b>Totals</b>	<b>10107</b>	<b>Parcels</b>	<b>640,438,980</b>	<b>Value</b>
	Parcels	% of Total Parcels	% of Taxable Value Base	
Residential	5031	50%	294,026,525	46%
Commercial	698	7%	78,197,940	12%
Industrial	15	>.14 %	2,838,535	>.5%
Recreational	1300	13%	22,530,190	03.5%
Agricultural	2308	23%	242,807,945	38%
Special Value	146	1%	21,113,605	0%
Exempt	670	6%		0%
Tax Increment Financing	18	%	8,378,385	0 %
Minerals	65	%	37,845	>.5 %
Game & Parks	5	%		0%

The majority of parcels and valuation by class in Keith County are Residential. It is important to note that 60% of these Residential properties surround Lake Mc Conaughy. Also, 11% of the total Residential parcels are mobile homes.

While the Agricultural parcel count consists of less than half of the Residential parcel count the Agricultural total valuations is only 8% less than the Residential total valuation. This has been a shift from 2005 when Residential and Agricultural valuations were almost equal. As you can see from the acre count and values listed below, the majority of Agricultural land use consists of Grassland. The majority of the Grassland lies in the northern region of Keith County which is north of Lake Mc Conaughy and the North Platte River. The total Grassland valuation runs a close second to Irrigated land for the largest valuation per use of Keith County Agricultural land. While Irrigated acres consist of a little over a fourth of the Grassland acres the valuation is higher than the total Grassland valuation. Dryland consists of slightly more acres than Irrigated; however, it comprises the least amount of valuation per use. Please note that 2007 was the first year that the Appraiser implemented market value on Accretion.

Agricultural land -635,550.21 taxable acres. *(According to the 2007 Abstract)*

Use	Acres	Value
Irrigated	107,637.70	81,161,550
Dry	113,219.99	38,378,930
Grass	399,274.01	74,620,415
Waste	1,945.46	58,030
Other (Acc)	<u>13,669.97</u>	<u>6,288,465</u> *
Sub-Total Land only	635,747.13	200,507,390
Ag Home Sites	356.50	3,538,600
Ag Farm Sites	350.30	469,960
Improvements		<u>38,291,995</u>
		242,807,945

\* At the time of the abstract several Agricultural Property Owners had not signed their Special Valuation application forms; however, most have signed and submitted them by the June 30<sup>th</sup> deadline. There were two that had missed the June 30<sup>th</sup> deadline. They filed a Protest and the

County Board of Equalization lowered their values to the Agriculture values. Therefore, the Accretion value noted at abstract time is an inflated value.

### **New Property**

The County implemented zoning in 1975. The villages/cities with zoning include Ogallala, Brule and Paxton. Building Permits are noted within the CAMA system on the parcel they pertain to and are also filed in numerical order. They are utilized as another form of discovery for new construction and are put in with all other pick up work to be valued for the following year.

For assessment year 2007, an estimated 489 building permits and/or information statements were filed for new property construction/additions in the county. Nearly 8.9 million in valuation was added for 2007 due to new construction that is valued using all forms of discovery from building permits, self reporting, neighbor reporting, newspaper realtor advertising, etc. Unfortunately, Keith County does not require building permits for our Agricultural Zoned Parcels and only several Information Statements have ever been completed and returned to the office since 1998. With the reappraisal of all rural improvements in 2006 we identified multiple new improvements and changes in existing improvements. As we assumed, our fear was that we were not locating all the changes in improvements or new construction in the rural areas due to Information Statements not being filed. This problem needs to be remedied. Hopefully, with no change in staffing we anticipate improved identification of new construction in the rural areas. We have visited with our board again and encourage utilization of permits in the rural area and will again attempt education on filing the Information Statements. This year we will again attempt a mailing of the information statements to owners of agricultural zoned parcels.

Pick up work as defined in Regulation 50-001.06 is constantly ongoing with discovery and completion set for March first, keeping in mind the assessment date of January 1. The data is gathered using all forms of discovery in a systematic process so that all properties are treated uniformly and the values are equalized with comparable properties. In 2007, other than the 246

building permits, an additional 243 parcels had improvements picked up that did not have permits issued.

## **Current Resources**

### **Budget/Staff/Training Personnel Count**

Keith County Board voted to have the State assume the Assessment Office of Keith County in September 1998 and the State assumed the office in July 1999. The County Assessor became a State Assessor July 1, 1999 and in July 2003 the State Assessor was reclassified as an Assessment Administrative Manager. In late November 1999 the ASI Terra Scan CAMA Program replaced the former MIPS that had been in use prior to state assumption. As of July 2007 the office is budgeted through the Department of Revenue, Property Assessment Division.

### **Assessment Staff and Functions**

Assessment Manager, Cheryl Pedersen, is current with her continuing education requirements for training and certification per 77-414 thru 77-422 and has completed several IAAO appraisal courses prior to 2001 and education thru workshops in 2001 and thereafter. She supervises two assessment clerks, oversees all administrative reports, processes all splits and new subdivisions, and verifies agricultural sales. Her main goal is to insure uniform and proportionate assessment.

Assessment Clerk 1, Marlene Jorgensen, updates the Real Property 521 property transfers along with updating the Master Name and Address files for all real property, updates Improvement on Leased Land ownership per Mobile Home Transfers and Bills of Sale, records and files 402 and 402 P forms on all Improvements on Leased Land, updates ownership list for the cadastral maps, processes 451 Applications and 451A Affidavits for Permissive Use Exemptions, processes Homestead Applications pursuant to 77-3501 thru 77-3530 for submittal to the Department of Revenue, assists with Change of Valuation notices, updates and generates Ag Trust Report, orders all supplies for the office, does all the backups for the server, answers the main phone line, and handles the mail for the office. This clerk has completed Real Estate

Law course, Terra Scan training, the Basic Course for Assessment, a Basic GIS Course and Excel training.

Assessment Clerk 2, Karla Lawler updates the Personal Property Records pursuant to 77-1201 through 77-1236, assists with mailing of Change of Value notices, balances Real Estate Records, processes Homestead Exemptions pursuant to 77-3501 thru 77-3530 after approval/disapproval list is presented to the office from the Department of Revenue, processes agricultural use updates upon FSA verification, and calculates agricultural acres by counting dots on a grid per use for splits. This clerk has completed the Basic Course for Assessment, IAAO Course 101, and Mathematics for Assessing Officers, Terra Scan training, and IAAO Workshop 150.

Both Assessment Clerks and Assessment Administrative Manager share responsibility for waiting on the counter, filing paperwork, and assisting with phone calls. We have a "Read Only" computer on the counter which is available for public use. This has been a great asset and benefits public relations. In June 2006 we received Web access and this has benefited the office in assisting the numerous requests we have for information.

### **Appraisal Staff and Functions**

As of April 2002 the State Appraiser position was filled by Bryan Hill. Bryan is a registered appraiser with the State of Nebraska since 2002. He is current with his continuing education requirements and has completed Fundamentals of Real Property Appraisal, Income Approach to Value, National USPAP Course, Narrative Report Writing, Fundamentals of Mass Appraisal, National USPAP Update Course, Regression Analysis in Appraisal Practice, Mathematically Modeling Real Estate Data, Use & Development of Discounted Cash Flow, National USPAP Course and Residential Quality, Condition & Effective Age Seminar. The Appraiser is ultimately responsible for executing and directing the estimation of market value to the best of his ability of all residential, commercial and agricultural real property in Keith County. He supervises two assistant appraisers and oversees all appraisal work.

Appraiser Assistant 1 (Sara Huckfeldt) primary responsibility for 2007 was the physical review of all and Recreational Property surrounding the south side of Lake Mc Conaughy.

She calls the condition from the field and enters all the data she collects into the Terra Scan System. She has completed IAAO Course 600 Principles and Techniques of Cadastral Mapping, Residential Data Collection, Residential Appraisal Report Writing, PAT Workshop, IAAO 101 Fundamentals of Real Property Appraisal, National USPAP, IAAO 102 Residential Sales & Income Approaches, Residential Market Analysis & Highest & Approaches, Residential Market Analysis & Highest & Best Use, Residential Quality, condition & Effective Age Seminar and Terra Scan training.

Appraiser Assistant 2 (Rena Zinc) primary responsibilities for 2007 is the physical review of all Residential and Recreational Property surrounding north of Lake Mc Conaughy. She calls the condition from the field and enters all the data she collects into the Terra Scan System. She is responsible for entering all of the building permit information. She is responsible for the sales file questionnaire for all sold properties which is mailed to the seller. She has completed Residential Data Collection, 101 Appraisal fundamentals and Moore Group IAAO 102 Income & Sales Comparison, Fundamentals of Real Estate Appraisal, Residential Sales Comparison & Income Approach, Residential Report Writing & Case Studies, Residential Market Analysis & Highest & Best Use, and the National USPAP Course.

Both Assistants responsibilities include field data collection, taking digital photos, annual pick-up work, reviewing all protested properties, entering protests information into the County Board of Equalization File of the Terra Scan system and assist property owners at the counter and on the phone with questions in regards to their values. They assist the Appraiser at the County Board of Equalization Hearings. They also continue the annual physical review of the county which includes new pictures and measuring of all improvements. With the current technology and staff all appraisal tasks will be done within the department and no contracted external assistance will be necessary.

### **Cadastral Maps**

Pursuant to section 77-1329 the Assessment Manager shall maintain tax maps. Keith

County was flown in 1988. All mapping is kept up to date by the Assessment Manager and Assessment Clerk 1. Ownership maintenance is updated continually utilizing the information from the 521 transfer statement by an Assessment Clerk 1.

Aerials are bound in large books with 4 sections per page. There are two sets of overlays. One with ownership boundary lines; and the other with soil and use lines bound in separate books. In 1988 Sall Engineering was hired by Keith County to fly Keith County to provide the County with new aerials. When the new maps were completed acres were computer digitized to provide accuracy with soil types and land valuation groups captured in the computer system. It is important to note that prior to 1994 all sections were recorded as exactly 640 Acres and the Accretion ran straight with the Section Lines. With the new aerials being utilized the accretion lines were drawn in perpendicular to the thread of the river, as the river laid at the time the new aerial was produced. Therefore, the way accretion was distributed between land owners was changed. The acres from the new aerials were utilized in 1994. Changes were implemented on all parcels with Accretion. Some Accretion acres changed substantially. Letters were sent out to all landowners explaining the change in methodology of Accretion acres as well as Sections no longer being exactly 640 Acres. The letter requested property owners to come in to the Assessment Office if the property owner had any questions. Very few property owners contacted the Assessment Office. If they had a survey the acres were corrected to match the survey.

The soil survey is dated 1988 and the 1996 soil conversion is utilized. Composite maps are utilized for a record of soils. Use change updates are completed on an annual basis on the composite overlay by the Assessment Staff utilizing information obtained from Farm Service Agency, well registration and physical review. The updates are currently completed by utilizing a grid and counting dots. We have a blue line copy that includes both the aerial picture and the ownership boundary lines. There are also separate pages for each subdivision filed directly behind the section map the subdivision is located in. For each blue line there is a corresponding page that lists Cadastral Map #, Parcel #, Ownership Name, Legal Description. Maps for split updates and new subdivisions are completed by the Assessment Manager. These maps, maintained by assessment staff, are kept up to date and in good condition. However, we anxiously anticipate a GIS system.

We have several boundary disputes over Accretion land now that it has become so valuable. There has been a District Court case between Westerbuhr and TBT in an Accretion boundary dispute that was appealed to a higher court. The Nebraska Court of Appeals reversed the District Court decision and ruled in favor of Westerbuhr. The Supreme Court upheld the decision of the District Court. Therefore, Accretion Acres are left as they have been stated since 1994.

### **Property Record Cards**

Pursuant to section 77-1303 and 77-1331 Record Maintenance is kept current almost 100% on computerized form with anticipation of relying solely on computer generated cards. As soon as we complete the first cycle of our annual review we will have all of our cards completely generated by the computer system. We need to have all appraisal and cost tables generated on all parcels in Terra Scan and be assured that the CAMA stores all the annual property record cards. Property Record Cards contain the information as set forth in Regulation 10-004.04 and 10-001.10 including ownership, legal description, cadastral map reference data, parcel I.D., property classification codes, taxing district, land information, building characteristics and annual value postings.

The appraisal staff updates the sketches and the appraisal information in the CAMA. The Assessment Manager is in anticipation of all appraisal information being completed on the Terra Scan system so all parcels will be valued using the same costing tables. Residential Improvements in Ogallala and all Mobile Homes within the County are on 2002 cost. All Commercial Improvements are on 2004 cost. 2005 cost is on all Improvements on the Lake, Agricultural, Rural Residential, Ogallala Suburban, Paxton and Brule. The appraisal file is a work in progress file and does not always balance with the ATR file. Therefore, we are in the process of adding a disclaimer for accuracy of information within the computer file. It is confusing to the public and it will be a great asset to have all parcels valued within the CAMA system. A Historic File is within the CAMA system; however, these files need to be perfected to enable utilization of full potential. One of the problems with the Historical File is that when the current ownership is updated on the ATR Current screen is also updates the ownership on the



Historic File Record. Since the Historic File is our permanent Property Record Card this needs to be corrected. We are working on a notation within the record file referencing the correlation of the three approaches to value and the reconciliation of the approach carrying the most weight in determining the final estimate of value.

### **Current Assessment Procedures for Real Property**

#### **Sales File**

A 521 Real Estate Transfer Statement must be filed with every deed recorded in the County Clerks office. The Register of Deeds is required to forward the canary and pink copy of the 521 Transfer Statements to the Assessment office. Assessment Clerk 1 enters all information into the sales file, which automatically updates all parcels with the correct ownership. The Sales File is then monitored by the Assessment Manager and the Appraiser. The pink copy of the 521 is then forwarded to the Property Assessment Division. Our information is then electronically submitted from our computer system into the State Sales File Fox Pro system rather than being hand entered like it had previously been done. This process has saved a lot of time; however, it still needs to be monitored for errors. We are anticipating fewer errors and saving countless hours of editing for errors. Every canary copy of the 521, copy of the deed, and any other pertinent information is filed in a 3-ring binder book numerically by Book and Page number so they are kept in good condition for future reference and verification. Copies of the property record card are also put into a sales file booklet under headings of Residential, Commercial and Agricultural, etc to assist the public when researching recent sales.

We attempt verification of all sales within the office either by mail, phone or personal contact. When the properties are sold a sales verification form is mailed to both the grantor (Seller) and the grantee (Buyer). These returned questionnaires are filed in a booklet for documentation of sale use. An attempt to contact the grantee (Buyer) is also made at the on site review. The sold parcel is put in with the pickup work for an onsite physical review of the sold property. On site physical reviews of all sold properties are completed by the assistants as an attempt to insure accuracy of the data on our property record card for a true representation of

what actually sold with the end result of accurate data leading to better assessment. Comments are entered into the sales file by the Appraiser Assistants based on the information obtained from the sales review. The sales review is completed utilizing the acceptable Sales Review Standards set forth by the Property Assessment Division in order to make a qualification determination about the usability of each sale for measurement purposes.

The Assessment Manager verifies all the Personal Property deductions on the Agricultural Sales by phone contact and Assessment Clerk 2 cross references them with the Personal Property Schedules. If there is irrigated land involved sales are verified to see if personal property was included in the sale price so the personal property is properly deducted to provide an accurate price of what was actually paid for the land.

Our Sales File is edited constantly for accuracy and updated as new information is obtained. It is an ongoing process to insure the accuracy of not only our Terra Scan Sales File but also the State's Fox Pro Sales File. We spend numerous hours editing and correcting two different sales file. Since the market analysis depends heavily on sales file information, accuracy is imperative. We are of the opinion that one sales file would be ideal and solve many errors and duplication of effort to insure accuracy. The effect of the download of the Sales Information Process has been a positive improvement, however, information still needs to be monitored and verified. One example of the need for the Sales Files needing monitored is that if a Prior Year Sale is entered in the Sales File in the Current Year the Current Year Assessment pulls into the Sales File rather than the Prior Year Assessment as the Value on the Date of Sale.

### **Discover, List & Inventory all property**

Data Collection is completed on an annual basis of all new construction utilizing all forms of discovery. All sold properties are physically reviewed for accuracy of our property record card. Due to the fact that 1992 was the last complete physical review that was completed in Keith County, the physical review was on our list to be started in 2001. However, due to staffing changes in the appraisal department, time restraints and our aggressive market activity this process was detained until 2005. In 2005 we started an annual physical review and data collection to include complete relisting and remeasuring of all of our Commercial properties. In

2006 we continued the annual physical review and data collection to include complete relisting and remeasuring of all of our Agricultural and Rural-Residential properties. In 2007 we continued our annual physical review and data collection to include complete relisting and remeasuring of all of our Residential and Recreational properties surrounding Lake Mc Conaughy. In 2008 it is the Assessment Manager's goal to continue the annual physical review and data collection to include complete relisting and remeasuring of all the Residential properties in Keystone, Sarben, Roscoe, Brule and Paxton. If time allows the Assessment Manager would like the Appraisal staff to begin the physical review in the town of Ogallala as it has slightly over 2000 improved parcels. If we start the physical review of Ogallala in 2008, hopefully, we will be able to complete the physical review and data collection to include complete relisting and remeasuring of all Residential properties in the City of Ogallala in 2009. It is our goal to continue this annual physical review and data collection to include complete relisting and remeasuring of all properties on a cyclical basis noting that the commercial and rural will be increasingly more time consuming than the urban and lake properties due to location proximity, number of improvements per parcel and complexity of improvements.

Data Collection is completed by the Appraiser Assistants while the Appraiser does the market analysis. Our CAMA system allows the Appraiser to review assessment sales ratio studies at anytime on Residential and Commercial properties. An excel spreadsheet is utilized to analyze the agricultural ratio study. We compare our office generated ratio studies with the Property Assessment Division Sales File Roster to ensure accuracy. If errors are discovered we work with our Field Liaison to insure accuracy in both files.

A. Approaches to Value

- 1) Market Approach; sales comparisons,
- 2) Cost Approach; cost manual used & date of manual and latest depreciation study,
- 3) Income Approach; income and expense data collection/analysis from the market,
- 4) Land valuation studies, establish market areas, special value for agricultural land

B. Reconciliation of Final Value and documentation

C. Review assessment sales ratio studies after assessment actions.

D. Notices and Public Relations

Per regulation 50-001.03 the appraisal process is a systematic analysis of the factors that affect the value of real property. It is a documented, orderly system by which the problem is defined, the work necessary to solve the problem is planned, necessary data gathered, classified, analyzed, and interpreted into a written opinion of value. It shall include the grouping of similar properties so that all properties within a class or subclass are collectively examined and valued.

Regulation 50 entitled Assessment Process Regulation specifically sets the guidelines for the appraisal functions. This is accomplished by reviewing all of the sales to insure they are representative of what actually sold and are entered correctly into Terra Scan. Once all of the sales are entered and the property information is verified for accuracy, statistics for each neighborhood can be run.

The Appraiser is then able to prioritize the neighborhoods for revaluation. Resources are measured; work plan is prepared and then implemented. Once all the information is gathered and entered in Terra Scan new depreciation tables are built and applied to the area for the annual review of a portion of the county. The accomplishment to value everything off of the Terra Scan system has been a time intensive process. This plan has been approached aggressively. Great strides have been made to get information entered into Terra Scan which will enable us to value all property in the county with the CAMA system. We are accomplishing this goal a step at a time and a year at a time.

One of our major goals is to have all properties valued utilizing the Terra Scan system. This fall we will continue our annual review process of a portion of the county in our attempt to review the recommended one fourth of the county every year. This physical reappraisal is to insure accurate data used in the efforts to allow uniform and proportionate equalization of Keith County's assessed values. After the Lake properties were valued for 2007; other than Roscoe, Keystone, Sarben and values set by the County Board of Equalization until their next review; we will have all of our Residential or Recreational improvements physically reviewed and valued on Terra Scan using the 2002 or 2005 cost and new depreciation tables. The City of Ogallala Improvements and all Mobile Homes within the County are on with the 2002 cost. Improvements in Ogallala Suburban, Paxton, Brule along with Agricultural Improvements, Rural Residential Improvements and the Lake Property Improvements, excluding all mobile homes, are

all on the 2005 cost. Commercial Improvements are on 2004 Cost. All improved parcels have current digital pictures. All of the urban residential land and improvements, all commercial land and improvements are valued using the Terra Scan System. All of the agricultural land is being valued using Terra Scan. Since all of the rural residential properties including dwellings and outbuildings located on Agricultural parcels are valued using Terra Scan while Roscoe, Keystone and Sarben are not valued on the Terra Scan system there is some confusion when searching the computer records. We will continue our annual physical review of a portion of the county until the entire physical review of Keith County is completed and our goal attained.

Results to date are that all data for residential, commercial, and agricultural properties was entered into Terra Scan with data from the old Property Record Card prior to any physical review. Corrections are made to the physical characteristics when new information is noted during the physical reviews. Results of the annual physical review include completion of Mobile Home Parks in 2004, all Commercial Improvements in 2005, all Agricultural Improvements in 2006, and Lake Residential & Recreational Improvements, excluding Mobile Homes in Mobile Home Parks, in 2007.

There are three approaches to value (Sales Comparison Approach, Income Approach, and the Cost Approach). All approaches to value are looked at. Currently, the Cost Approach bears the most weight. We are working on a notation within the record file referencing the correlation of the three approaches to value and the reconciliation of the approach carrying the most weight in determining the final estimate of value.

Also used as a guideline for revaluation is "Mass Appraisal of Real Property" pg 27 by Robert J. Gloudemans and Uniform Standards of Professional Appraisal Practice by Appraisal Standards Board. After determining the market value; residential and commercial real estate are both targeted to be assessed at 100% of market value. This includes all agricultural dwellings and outbuildings. Due to a Legislative Change; beginning year 2007, all agricultural land is targeted to be assessed at 75% of market value.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96.56	13.51	104.56
Commercial	99.12	12.15	111.514
Agricultural Land	76.33	13.57	104.78
Special Value Agland			

\*COD means coefficient of dispersion and PRD means price related differential.

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

**History Level of Value, Quality, and Uniformity**

**Residential Real Property Class**

<u>Year</u>	<u>Number of Sales</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
2007	388	96.56	13.51	104.56
2006	378	96.56	17.10	107.10
2005	416	96.54	19.60	107.74
2004	423	96.63	18.96	108.85
2003	476	98	14.46	102.95
2002	607	93	18.66	103.87
2001	650	94	22.3	108.87

**Commercial Real Property Class**

<u>Year</u>	<u>Number of Sales</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
2007	43	99.12	12.15	111.51
2006	45	94.06	14.75	131.94
2005	47	99.95	13.26	106.91
2004	66	94.82	36.37	115.28
2003	73	95	32.77	120.27
2002	86	93	27.50	109.38
2001	90	96	21.01	110.83

Agricultural Real Property Class

<u>Year</u>	<u>Number of Sales</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
2007	66	74	18.89	99.10
2006	52	76.33	13.57	104.78
2005	81	75.18	15.33	104.36
2004	66	75.23	14.56	104.07
2003	55	78	11.34	100.81
2002	59	79	11.88	101.81
2001	71	79	9.84	102.78

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

**Residential** (and/or subclasses):

During CBE the Price per square foot of concrete was adjusted. We need to make the adjustment on all residential concrete.

During CBE the County Board discounted Leasehold values in the K-1 and K-3 areas by 50% which caused inequity with all other residential and agricultural improvements. This inequity needs to be addressed.

Relist, Remeasure, Complete Reappraisal of Residential Property to include all Residential properties in Keystone, Roscoe, Sarben, Brule and Paxton using new 2005 cost tables and depreciation tables.

Begin Relisting and Remeasuring Residential properties in Ogallala, realizing that there are slightly over 2000 improved parcels and if we get a start on them in 2008, our goal is to complete the reappraisal of these properties in 2009.

Continue ratio studies of all county neighborhoods. Refine as indicated.

**Commercial** (and/or subclasses):

During CBE the Commercial Properties at the north and west end of the Lake were decreased by

10%. Also adjustments were made to the Commercial properties not lying on the major thoroughfares of Ogallala. These adjustments need to be made on all the Commercial Properties in these areas.

Continue ratio studies of all county neighborhoods. Refine as indicated.

**Agricultural Land** (and/or subclasses): Continue analysis of Ag Land Market Areas with special attention to any effects of the well moratorium. Refine as indicated.

**Special Value – Agland:** Continue Analysis of Special Valuation and refine as indicated.

Complete all pickup work from all forms of discovery by March 1.

Mail Information Statements to all Agland owners.

Map all new splits and subdivisions.

Mail USDA Permission of Release form for FSA use verification to all new Agland owners.

Verify Irrigation Use with Well Registration List.

Identify and remap agricultural land use changes.

Utilize new NRD maps to identify land use.

Edit Property Assessment Division Sales File to insure it is identical to the Terra Scan Sales File.

Review all sold properties July 01, 2006 thru June 30, 2007.

Edit all Property Assessment Division NDR classification codes for accuracy.

Verify all Zoning based on Zoning Map.

Input last Deed Book & Page on parcels not in Sales File for historical research capability

Verify Situs

Continued Education for all staff

Continued annual review of a portion of the county of all property in Keith County

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



**Residential** (and/or subclasses): Continue to Relist, Remeasure and Complete Reappraisal of Residential Property to include all residential properties within Ogallala using new cost tables and depreciation tables.

Continue ratio studies of all county neighborhoods. Refine as indicated.

**Commercial** (and/or subclasses): Continue ratio studies of all county neighborhoods. Refine as indicated

**Agricultural Land** (and/or subclasses): Continue analysis of Ag Land Market Areas with special attention to any effects of the well moratorium. Refine as indicated.

**Special Value – Agland:** Continue analysis for Special Valuation and refine as indicated.

Complete all pickup work from all forms of discovery by March 1.

Mail Information Statements to all Agland owners.

Map all new splits and subdivisions.

Mail USDA Permission of Release form for FSA use verification to all new Agland owners.

Verify Irrigation Use with Well Registration List.

Identify and remap agricultural land use changes.

Edit Property Assessment Division Sales File to insure it is identical to the Terra Scan Sales File.

Review all sold properties July 01, 2007 thru June 30, 2008.

Edit all Property Assessment Division NDR classification codes for accuracy.

Continued Education for all staff

Continued annual review of a portion of the county of all property in Keith County

**Assessment Actions Planned for Assessment Year 2010:**

**Residential** (and/or subclasses):

Continue ratio studies of all county neighborhoods. Refine as indicated.

**Commercial** (and/or subclasses): Relist, Remeasure and Complete Reappraisal of all Commercial Property to include all Commercial properties within Keith County using new cost tables and depreciation tables.

**Agricultural Land** (and/or subclasses): Continue analysis of Ag Land Market Areas with special attention to any effects of the well moratorium. Refine as indicated.

**Special Value – Agland:** Continue analysis for Special Valuation and refine as indicated

Complete all pickup work from all forms of discovery by March 1.

Mail Information Statements to all Agland owners.

Map all new splits and subdivisions.

Mail USDA Permission of Release form for FSA use verification to all new Agland owners.

Verify Irrigation Use with Well Registration List.

Identify and remap agricultural land use changes.

Edit Property Assessment Division Sales File to insure it is identical to the Terra Scan Sales File.

Review all sold properties July 01, 2008 thru June 30, 2009.

Edit all Property Assessment Division NDR classification codes for accuracy.

Continued Education for all staff

Continued annual review of a portion of the county of all property in Keith County

Complete reappraising any areas of the county that have not been revalued using new cost tables and depreciation tables for continuation of our annual review of all property in Keith County.

Measure and value all exempt buildings in County.

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

1. Record Maintenance, Mapping updates, & Ownership changes

2. Annually prepare and file Assessor Administrative Reports required by law/regulation:

- a. Abstracts (Real & Personal Property)
  - b. Assessment Manager Survey & Comments
  - c. Sales information to PAD rosters & annual Assessed Value Update w/Abstract
  - d. Change of Valuation Notices
  - e. Certification of Value to Political Subdivisions
  - f. School District Taxable Value Report
  - g. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
  - h. Average Assessed Value Report for Homestead
  - i. Agricultural Trust Report
  - j. Certificate of Taxes Levied Report
  - k. Generate Tax Roll
  - l. Board of Education Lands & Funds Report of current values
  - m. Report of all Exempt Property and Taxable Government Owned Property
  - n. Annual Plan of Assessment Report (3 yr update)
  - o. Generate Tax List for Web for LB 673
3. Personal Property; administer annual filing of schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required per 2002 Property Assessment Division Policy
4. Permissive Use Exemptions Form 451 and 451A: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

5. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax, prepare and attend all County Board of Equalization hearings, etc.
6. Homestead Exemptions Form 458; administer 500 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed – review of valuations as certified by PAD for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing – management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Process school Merges, Dissolutions & Consolidations, Educational Service Unit Mergers, Dissolutions & Consolidations, City and Village Annexations
10. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; compile/input/review of tax rates set by County Board of Equalization used for tax billing process.
11. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
12. Tax List Corrections – prepare tax list correction documents for county board approval.
13. County Board of Equalization - attend county board of equalization meetings for valuation protests – assemble and provide information

14. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
15. TERC Statewide Equalization – attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
16. Education: Assessor and/or Appraisal Education – attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. The Assessment Administrative Manager has attended all workshops in the past years for continuing education. Due to budget restraints she has not been able to attend other IAAO classes offered.
17. Sale Review Process
18. Review Records Retention Schedule
19. Annually publish in a newspaper of general circulation and to licensed broadcast media in the county as required by law/regulation or Property Assessment Division procedure:
  - a. Certify completion of Real Property Assessment Roll
  - b. Statistical measure of central tendency as determined by the Tax Equalization and Review Commission for Keith County based on qualified sales statistical reports.
  - c. Personal Property Filing Requirements & Deadlines
  - d. Homestead Exemption Requirements & Deadlines

**Procedure Manual**

A procedural manual, developed jointly by the Assessment Manager and the Appraiser, generally describes each assessment process in the office based on Regulations and IAAO Guide Lines in the attempt to provide assurance to the property owner the uniform and proportionate processes used in the valuation of all property within Keith County. The Assessment Manager establishes guidelines for Assessment functions while the Appraiser establishes guide lines for Appraisal functions.

This manual contains detailed explanation of office tasks and procedures and is attempted to be sufficient detail to permit a reader of the manual easy understanding of the assessment process in place in Keith County. This manual contains definition of terms like appraisal, listing, verification and review. These terms are attempted to be used precisely enough to adequately describe the assessment process of the county to any reader or user of the manual.

This manual is a work in progress and is updated as needed due to new statutes or change in procedure. This Procedure Manual contains the Steps in a Revaluation drawn from the textbook, Mass Appraisal of Real Property, International Association of Assessing Officers, 1999.

A Procedural Manual developed by Property Assessment Division is also on file within the office.

A general handbook that was developed by the Appraiser that includes an Appraisal Calendar, a Step by Step process for developing a neighborhood in the CAMA system, a guideline for quality and condition; to insure uniformity based on the Marshall and Swift Manual within the county, and a detailed checklist of the procedure to physically inspect parcels.

### **Personal Property**

We have over 900 Personal Property parcels and diligently try to assess all personal property in Keith County. We have frustration with this “honest man’s tax”; most especially with the loss of the 13 AG’s. Many assessors are of the opinion that we would like to see Depreciation Worksheets required to be filed with the Personal Property Schedules. Within the corporate limits we often see a decline in valuation as Property Owners continue to file without

the worksheet for us to verify the self reported information. When we finally are successful in obtaining a Depreciation Worksheet; Assessment Clerk 2 spends countless hours correcting past years due to prior years inaccurate filings. Property Owners are then extremely upset about the penalties and interest on past years tax. If we could have the Depreciation Worksheet at the time of filing these issues would be eliminated.

Another concern for Personal Property is the assessment of towers equitably. We would find it beneficial if the Property Assessment Division would provide a regulation or some directive on valuing these towers.

### **Residential Real Property**

All of Ogallala, Paxton, and Brule residential properties are valued using the cost approach to value in the Terra Scan system. More weight is put on the cost and market approaches to value. The sampling of sales is approximately 10% of the total taxable residential properties.

Digital photos and sketches are entered on the residential properties into Terra Scan. If there is any indication that information on the property record card is incorrect; a note is entered into our pick up work for further investigation. Editing and rebuilding of parcel data in the Terra Scan program is constantly ongoing. Approximately 52% of all residential properties in the county were revalued using 06/02 cost tables and depreciation tables built from the market. In 2004 all Mobile Homes in Mobile Home Parks at the lake were relisted and reappraised using 2002 cost. The City of Ogallala is on 2002 cost. In 2006 all Agricultural, Rural Residential, Ogallala Suburban and Paxton Improvements were revalued using 06-05 cost tables and depreciation tables built from the market. For 2007 all Lake Residential and Recreational, Rural Residential, Ogallala Suburban and Brule were revalued using 06-05 cost tables and depreciation tables built from the market. In 2008 all Residential Properties in Keystone, Roscoe, Sarben, Brule and Paxton will be revalued using new cost tables and depreciation tables built from the market

Leasehold values had been valued on the K-cabin Improvements on Leased Land parcels for over twenty years. Leasehold values are abstracted from the total value where the market

indicates on all Improvements on Leased Land parcels. For 2007 the K Area Leasehold values were reviewed and revalued as indicated by the current market. Due to the foreseen increase in Central Nebraska Public Power's annual lease to the Improvements located on Central's property, the Keith County Board has decided to lower the leasehold values in two of the four K Areas using a discounted Cash Flow and discounting Lots in K-1 and K-4 by 50%. The result is lower than acceptable ranges in areas causing equalization issues with all other property in Keith County. This inequity needs to be equalized. For 2008 these Leasehold values on the K-cabin Improvements need to be reviewed. The Assessment Manager has set up a new Assessor's Location called K-Areas to track these sales and the County Board's values.

The residential sales have been entered into the CAMA program and statistical reports can be generated. Values are table driven within the Terra Scan system for the city of Ogallala, the villages of Paxton and Brule, Rural acreages, and for 2007 the Lake Residential and Recreational properties. For 2008 Keystone, Roscoe and Sarben will be table driven.

### **Commercial Real Property**

Commercial sales have been entered into the CAMA program and statistical reports can be generated within the system. The Appraiser verifies commercial sales.

In 2005 we completed a relisting and remeasuring of the Commercial Class of Property. All Commercial Improvements are currently valued using 06/04 cost and depreciation tables.

Income data for commercial property needs to be collected and analyzed. Currently more weight is given to the cost and market approaches to valuation. We are working on a notation within the record file referencing the correlation of the three approaches to value and the reconciliation of the approach carrying the most weight in determining the final estimate of value.

In 2007 an approximate 6% increase was given to the Commercial depreciation tables on improvements across the entire county. However, during the County Board of Equalization the Appraiser recommended a 10% discount to the depreciation tables on parcels that were protested in locations on the north side of Lake Mc Conaughy, Ogallala Commercial parcels not along the



main corridors of Ogallala and Commercial parcels in Brule. The County Board of Equalization approved the decreased values.

### **Agricultural Real Property**

Agricultural sales are entered into the CAMA program and statistical reports can be generated within the system. The Assessment Manager verifies agricultural sales. Along with the mailed reviews, the Assessment Manager attempts phone contact on all irrigated land sales to verify personal property or pivots, if any. It is found that often times the personal property is not deducted from the total sale price resulting in inflated land values. Reviews allow us the opportunity to obtain a more accurate analysis of vacant land market value. Land use is currently updated annually from such sources as the well listing from the Department of Water Resources, taxpayer reporting, verifications as authorized from the Farm Service Agency, physical inspection and discoveries made during annual maintenance work. We plan on utilizing the new NRD satellite photos as another resource to provide the Assessment Office with verification of land use.

Agricultural Market Areas are allowed under 77-1362, which allows differences based on geographic location. Statute does not state that valuations shall be by soil type, only that the classification is by soil type. The market varies despite the fact that the soils are uniform. As set forth by the Nebraska Department of Revenue, soils are taken into consideration as land class relates to soils. According to the Nebraska Department of Revenue Soil Conversion the Department states “The sole purpose of this conversion is to create an accurate inventory of the soils in each county and a consistent classification of soils across the state. The classification will remain constant, but the values will move according to market forces.... The ranges of values for each classification are intended to recognize the differences in market value within each of the soil classification groupings within a county. It is our belief that assessors have the intimate knowledge of the local markets. As such, we will continue to encourage the assessors and county boards of equalization to assign values to the differing market areas within the county.”

Establishing the market areas allowed us to equalize all areas of the county. The East to West Market Areas not only addressed the Equalization issues across Keith County but also addressed issues with adjoining counties. Market areas allow us to equalize the East side of the county verses the West side of the county, the North side of the county verses the South side of the county as well as the equalization across county lines with the differing market of Deuel County and Lincoln County. Noting that location plays a major role in the valuation of all properties and locating boundary lines for market areas whether they are residential, commercial or agricultural. These Market Area boundary lines are reviewed annually like the other neighborhood lines of residential and commercial property to insure equality and uniformity of all agricultural land in Keith County by analyzing the use and restrictions applicable to the agricultural land; including analysis considering the full description of the physical, functional and location characteristics of the agricultural land and identification of the property rights being valued. This ensures equalization for all agricultural property not only countywide but also with all adjoining counties, Lincoln, McPherson, Arthur, Garden, Deuel, and Perkins. Irrigated, Dry and Grass was also equalized in each area.

The sales are plotted on a vellum sheet and laid over various maps (roads, wells, pivots, hydrology, soils, topography, school districts, township, and section lines). Numerous "What-ifs" are compiled on a spreadsheet to analyze sales activity and what physical characteristic may have had a bearing on the market. Numerous hours are spent analyzing and reviewing all aspects that may possibly have influence on the agricultural market. Location, Location, Location appears to be the key. Just like a county line the township lines running north and south on the east and west side of Keith County is a predetermined location lines that allow us the opportunity to address the equalization issues that Deuel and Lincoln County present. When you view the County Map with irrigation wells it coincidentally runs along the township lines. This helps define the line between these two areas. Again equalization and uniformity is our main goal.

We have been constantly vigilant of the south central location of the county due to water and well restrictions in the counties lying south of Keith County. Perkins, Chase and Dundy Counties all have had water or well restrictions for numerous years. Keith County had no water or well restriction prior to June 2004. As of July 16, 2004, a three phase Moratorium was

initiated. There were two factors that triggered land surrounding the Platte Rivers into the first phase of the Moratorium. One factor was if the water level declined 10'. The other factor was if 25% of the area was currently developed with Irrigated acres. As of February 24, 2006 the second phase of the Moratorium developed as it encompassed our entire County. The Twin Platte NRD Moratorium restricted permits for high capacity wells. Excluding domestic and livestock wells, there was a stay or moratorium on any well pumping over 50 gallons per minute. This meant there could be no new high capacity wells with the exception of replacement wells if the proper paperwork was filed in the Natural Resource District Office. No increase on irrigated acres is allowed anywhere in the Twin Platte Natural Resource District. Currently, unlike Perkins, Chase and Dundy Counties which lie south of Keith County, there is not a depth or pumping restriction and no schedule of allocation for Keith County as of January 2008.

There are two different areas in the Twin Platte Resource District. One is the "Over Appropriated" Area which is usually 6-8 miles on each side of both of the Platte Rivers and the tributaries. This "Over Appropriated" Area has had no new wells and no new acres since July 16, 2004. The remaining area is considered "Fully Appropriated". In this "Fully Appropriated" Area wells have not been allowed to be drilled since February 24, 2006 when the Second phase of the Moratorium was implemented. The Third Phase of the Moratorium was a window of time when property owners could have developed irrigated acres using an existing irrigation well; however, that deadline was June 18, 2007. Currently, no acres may be added, not even for adding end guns or transferring from pipe to pivot irrigation. Therefore, if you had 80 Acres of piped irrigation and you put in a pivot, you are not allowed to increase the Irrigated acres to 130 for the pivot as the Irrigated Acres must remain at the original certified 80 Acres. A variance may be requested if the property owner sells off a quarter with existing certified acres where no well previously was located on the sold property. Variances have been granted for the new property owner to sink a new well on the severed land if there were certified Irrigated acres prior to the sale due to water provided from a well on a different quarter that the seller owned.

There have been meetings explaining the different options other than a Moratorium. One option is no new wells or new irrigated acres on the land within the Moratorium Area. Work has been ongoing on an Integrated Management Plan, hereafter called the IMP, between the

Irrigation District and the property owners to develop a plan to present to the State since the passage of LB 962 in July 2004. The first deadline in this law is September 2007. The Natural Resource District is uncertain that the IMP will be completed by then; so they have requested an extension of 2 years on the deadline. It will be interesting to see how things will change within this time frame and how the water will be managed in the future, utilizing different tools; such as allocations, flow meters, rotational cropping, etc. Evaluations will be established on how well these tools may help producers, as well as the Twin Platte Natural Resource District, attain the goal of LB 962 and return water uses to the 1997 levels within the next ten years. Producers have been encouraged to provide input on how they think these different tools will work for the producers operations to attain the 1997 water use goal. This will be a tremendous task; however it must be perfected to ensure our water for the future.

This Moratorium could possibly be removed within 3 to 5 years depending on rain fall and other factors. The assumption is that the Moratorium has had an impact on the market. The greater percent of the dry land in Area 3 had been purchased as potentially irrigated and was converted to pivot irrigation by the new owner prior to the Moratorium in each area. If the use of our dry land sales was converted to irrigation, subsequent to the sale, then the sale has been removed from the sales file as substantially changed. It will be interesting to see how this Moratorium will affect the price of not only dry land but also irrigated land.

In 2006 a decision was handed down by the Tax Equalization and Review Commission on V Davidsons, LLC Case Nos 05A-0762 05A-077, 05A-078 & 05A-079 that will cause us to specifically review our Area 4 location and values. This area is currently located south of the North Platte River and next to Lincoln County. Prior to 2006 this area was equalized with Lincoln County and served as a buffer area between Keith and Lincoln County. Also, unlike Perkins County, the Counties of Keith and Lincoln were not in a Moratorium. The V Davidson parcels contain dry land. Since there were no dry land sales in this market area the Tax Equalization and Review Commission utilized the values from Perkins County to set the values for the protested parcels. However, unlike Perkins County, Keith County still does not have a depth or water restriction. For the 2007 tax year we only had one unimproved land sale in Market Area 4 and it had no dry land. Therefore, in order to provide equalization within Keith County,

rather than utilizing Perkins County values, the dry land values for Area 3 were implemented in Area 4 for 2007. The Assessment Manager specifically looks at this Market Area; keeping in mind that Keith County is now in the Moratorium.

### **Accretion**

In 1988 Sall Engineering was hired to fly Keith County and provide new aerials for the county. When the new maps were completed acres were digitized by a computer system for more accuracy. Prior to this time all sections were 640 acres and the accretion ran straight with the Section Lines. The accretion lines were drawn in perpendicular to the thread of the river at the time the new aerial was produced. Therefore, the way accretion was distributed between land owners was changed. The acres from the new aerials were utilized in 1994. Changes were implemented on all parcels with accretion. Some accretion changed by over 200 acres. Letters were sent out to all landowners explaining the change in methodology of Accretion Acres and sections no longer being exactly 640 acres. This letter requested property owners to come in to the assessment office if they had any questions. Very few property owners contacted the Assessor's Office.

The way accretion was implemented by Sall Engineering was the "Mathematical Computations of Accretion Surveys for the Great State of Nebraska" prepared by James L Brown, State Surveyor February 11, 1989. This document explains "In the final analysis, the goals are to divide the accretions fairly and give each owner an equitable portion of the new boundary line of the shore." and "that the access to the water is the most important consideration." It goes on to state "The most common method and the one that will most nearly approximate the proportionate method is to project lines at right angles to the centerline or thread of the stream.....The boundary line between riparian owners on the same side of the stream runs from the end of the shore line to, and along a line at right angles with, the shore line to, and along a line at right angles with, the center line of the stream."

We have boundary disputes over accretion land now that it has become so valuable. There has been a District Court case between Lyons and Westerbuhr in an accretion boundary dispute that was appealed to a higher court. The Nebraska Court of Appeals reversed the District Court

decision and ruled in favor of Westerbuhr. The Supreme Court upheld the decision of the District Court. Therefore, Accretion Acres are left as they have been valued and taxed since 1994.

### **Special Valuation**

Special Valuation was studied by the Appraiser on Accretion Land Sales and was implemented in 2007. Thirty nine applications had been filed and accepted prior to the Implementation of Special Value on Accretion Acres. For 2007 we have a total of 219 Special Valuation Applications on file. Other than the Accretion Acres, the parcels involved are currently being valued the same as our other agricultural land and may not be affected by proposed development, whether it is recreational, hunting or gravel pits. Other than agricultural influences that need to be monitored for Special Valuation, are accretion land leased for hunting purposes, or gravel pits. Due to the implementation of valuing Accretion Acres at market value for 2007 applications were sent out to all agricultural property owners who had accretion. The additional 180 Special Valuation Applications for 2007 were approved by the Appraiser. Fifteen of the Special Valuation Applications were denied by the Appraiser in 2007. Nine of the Special Valuation Forms that were sent out to Agricultural Parcels that contained Accretion Acres had not been returned by the June 30 deadline. The parcels that were denied by the Appraiser were denied due to one the following facts: they were within the city limits and not in a Special Valuation Area, they were a Residential Tract, they were less than 20 Acres without a dwelling on them and had no contiguous land of the same ownership. There were 8 Special Valuation Applications that were denied by the Appraiser that were protested to the Keith County Board of Equalization. The Keith County Board of Equalization approved all of the denials.

### **Lake Mc Conaughy**

The County Board adopted a comprehensive plan of development around the lake, using existing highways as the major corridors. Even though several parcels of land have been purchased for

development on the south side of the lake over the past several years; there is still apprehension that such large projections will occur. Proposals for a marina and another golf course have also been made. Several factors that will play a role in the development are financing, economic conditions and most of all the lake itself. Central Nebraska Public Power and the Natural Resources District are working on new ways to save our water resources. In hopes of protecting inflows at Lake Mc Conaughy from interference by groundwater pumping; this past summer Central's Board of Directors passed resolutions directed toward the Natural Resource Districts. These resolutions request the NRD's to exercise regulatory authority over hydrologically connected groundwater in their respective districts. As stated earlier the NRD's have requested extensions of the fast approaching deadline for an Integrated Management Plan as required by LB 962. These extensions are a concern to CNPP of possibly causing further harm to surface water appropriators.

The past few years Lake Mc Conaughy has reached its lowest level ever. The permanent boat ramps have not provided water access for several years. In some instances potable water for domestic use is difficult to locate for multiple reasons. The Groundwater Foundation has held a series of meetings to inform area residents on the importance of septic tanks due to the drilling problems in some lake locations. In 2005 Lemoyne Bay had been added to the list of lakes that are under a health alert for toxic blue-green algae due to stagnant water, warm weather and drought conditions. The lake was not built for recreation. It was built for Central Nebraska Public Power and Irrigation District. The water level will always be a factor; most especially with the drought we have experienced. Central Nebraska Public Power and Irrigation District has given its irrigation customers the option of taking the water the district expected it could deliver or leave the water for future irrigation years. In the past few years some customers have opted not to take the irrigation water. The water level of Lake Mc Conaughy has caused a lot of controversy, not just amongst recreational people verses agricultural people, but also among agricultural owners themselves. Some agricultural owners are considering alternate crops that need less water. A "Save Lake McConaughy" petition was started in an effort to promote the lake and make the public aware of the declining water levels in hope to save the reservoir for recreational use. However, with the snowfall in the mountains and the snowfall in Keith County

in late 2006 and the snowfall and rains throughout the first half of 2007, the lake level is up by 5 feet. It is still too early to state that the drought is over. Despite all the negativity of the press in Colorado and eastern Nebraska, the reality is; due the moisture we have received in the past two years we do have hope for the future and a possible end to the drought.

## **CONCLUSION**

The main goal for Keith County is equalization and uniformity of valuation of all property in the county. The first step is to assure good record keeping and constant analysis of sales information. The continual development of our lake properties, aggressive market of rural residential tracts and our commercial sales in downtown Ogallala as well as I-80 keep us constantly diligent in our efforts for equalization.

Keith County is a diverse county with multiple attributes. We have Sandhill pasture land located in the northern region of our county and high quality farmland in the southern region of our county. Almost half of our cropland is irrigated, mostly by pivots. Not only do we have Lake Mc Conaughy in our county; we have two rivers spanning west to east across our entire county. Interstate 80 also passes through the entire east-west boundary lines of our county.

With our current Appraiser Staff and continued assistance of the Assessment Staff we are looking forward to accomplishing our goals. In conclusion this office has accomplished many goals that have been set in the past and we are always looking forward to continued accomplishments in the future to improve the valuation and equalization process.

Respectfully submitted:

Assessment Manager Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

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



## 2008 Assessment Survey for Keith County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff:</b>
	None
2.	<b>Appraiser(s) on staff:</b>
	1 Appraiser and 2 Assistants
3.	<b>Other full-time employees:</b>
	2
4.	<b>Other part-time employees:</b>
	None
5.	<b>Number of shared employees:</b> None
6.	<b>Assessor's requested budget for current fiscal year</b>
	N/A
7.	<b>Part of the budget that is dedicated to the computer system:</b>
	\$13,127.39 was the 2006-07 expense for TerraScan costs.
8.	<b>Adopted budget, or granted budget if different from above:</b>
	The total 2006-07 expenses for the Keith County Assessment office were \$162,142.64. The TerraScan costs are included in this amount.
9.	<b>Amount of the total budget set aside for appraisal work :</b>
	The total Keith County Appraisal Expenses for the 2006-07 budget year were \$142,116.91
10.	<b>Amount of the total budget set aside for education/workshops :</b>
	Included in total budget expenses.
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget:</b>
	N/A
12.	<b>Other miscellaneous funds :</b>
	N/A

13.	<b>Total budget:</b>
	The total 2006-07 expenses were \$304,259.55
a.	<b>Was any of last year's budget not used:</b>
	N/A

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

1.	<b>Administrative software :</b>
	TerraScan
2.	<b>CAMA software :</b>
	TerraScan
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	Assessment Manager & Assessment Staff
5.	<b>Does the county have GIS software?</b>
	No
6.	<b>Who maintains the GIS software and maps?</b>
	N/A
7.	<b>Personal Property software:</b>
	TerraScan

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Ogallala, Paxton and Brule

4.	<b>When was zoning implemented?</b>
	1975

**D. Contracted Services**

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

**2008 Assessment Manager Comments**

**Residential:**

In State Counties, the Appraiser is ultimately responsible for executing and directing the estimation of value. The Appraiser reviews all of the sales to assure they are entered correctly in Terra Scan. Once all of the sales are entered and the property information is entered correctly, statistics of each neighborhood can be run. The Appraiser then prioritizes the neighborhoods for revaluation. The resources are measured; work plan prepared and then implemented. We have 343 Qualified Sales in our Residential Sales File for 2008.

For 2008 our Preliminary Median was at 94%, however, all statistics were reviewed and updates were made to equalize values in every area. Also, a reappraisal was conducted on all parcels in Keystone, Roscoe, Sarben, and Brule; the appraisal includes new pictures and the re-measuring of all homes and outbuildings on slightly over 300 parcels in these villages. These residential properties are valued using 2005 costing tables and new depreciation tables for the 2008 assessment year. The different cost date utilized throughout the residential class of property has been a concern to the Assessment Manager and she anxiously anticipates the future when all properties will be valued utilizing the same year of costing.

The Keith County Board of Equalization has rolled back around 900 values during Board of Equalization the past few years that were different than the values recommended by the Appraiser of Keith County. In order to provide equalization for 2008, these values were rolled back to the Appraisers recommended values.

More weight is put on the cost and market approaches to value. The sampling of sales is approximately 7% of the total taxable residential properties. Pick Up work as defined in Regulation 50-001.06 is started in January with completion set prior to the statutory date for the completion of assessment of real property. The data is gathered using all forms of discovery in a systematic process so that all properties are treated uniformly and the values are to be equalized with comparable properties. If any form of discovery presents

a variance with the information that we currently have on our Property Record Card, the property is included with our Pick Up work and further investigated at the same time all of our other Pick Up work is completed. There were 163 Residential Building Permits issued for 2008 and 227 Pick Up's from other forms of discovery.

In 2008 we had 17 Agricultural Building Permits issued and 37 Agricultural pick up's from other forms of discovery. It is difficult to keep up with changes of improvements in our agricultural area as there is no penalty for not obtaining a building permit in rural areas in our county. However, since the reappraisal of the Agricultural improvements in 2006 we try to stay current with any new improvements on an annual basis in the rural area with an annual drive-by inspection until the next reappraisal of this class of property.

Sale's continue to be entered into Terra Scan. With the constant updates of the sales files the Appraiser is able to generate all of his own statistics. As stated earlier, our Preliminary Median for the Residential properties was at 94%. Our Weighted Mean was only at 91%, COD at 16.73 and PRD at 104.69%. Each neighborhood was reviewed and some neighborhoods were below the acceptable range so values were adjusted utilizing market analysis. The Final Median is at 95%, Weighted Mean is 93%, COD 14.96% and PRD at 103.82. The new values achieve equalization of the residential properties by neighborhood.

### **Commercial:**

In State Counties, the Appraiser is ultimately responsible for executing and directing the estimation of value. To date the editing of data entry and sketches has been completed in the CAMA system for all Commercial properties including: urban areas, platted rural subdivisions, lake-subdivisions, rural properties and properties on leased land. With the constant updates of the Commercial Sales File entered into the CAMA program, statistical reports can be generated. We have 47 qualified sales in our Commercial Sales File for 2008. Currently more weight is given to the cost and market approaches to valuation. In 2005 a complete reappraisal and relisting was completed on the Commercial Class of property.

Pick Up work as defined in Regulation 50-001.06 is started in January with completion set prior to the statutory date for the completion of assessment of Commercial property. The data is gathered using all forms of discovery in a systematic process so that all properties are treated uniformly and the values are equalized with comparable properties. If any form of discovery presents a variance with the information that we currently have on our Property Record Card, the property is included with our Pick Up work and further investigated at the same time all of our other Pick Up work is completed. In 2008 we had 42 Commercial Building Permits issued and 27 pick up's from other forms of discovery.

Our Commercial Preliminary Median was only at 86%; Weighted Mean was at 78%, COD at 28.88% and PRD at 113.73%. The adjustments made by the Appraiser will bring

our Median to 99%, Weighted Mean up to 87%, COD down to 20.77% and PRD down to 109.25%.

### **Agricultural:**

For the 2008 study period there were 94 Unimproved Qualified Agricultural Sales compared to 66 Unimproved Qualified Agricultural Sales for 2007 and 55 Unimproved Qualified Ag Sales for 2006. It is the Assessment Manager's assumption that the impending Well Moratorium had a definite impact on sales activity of Dry land in the Southern region of Keith County in 2005 and the few years prior to that. However, the main reason for the decline in sales used between 2005 and 2006 was the coding out of the sales that were substantially changed per the Nebraska Department of Assessment and Taxation Directive 05-8 dated September 9, 2005. There were 36 sales coded out due to substantial changes. All Dry land sales were reviewed for use changes to see if they were purchased as Dry for potential Irrigation. If it was discovered the use had in fact changed; verification was made with the local FSA office, the change processed and the sale coded out as substantially changed. Since then the primarily use of Dry land sales have dropped from 49% of the sales file in 2005 to only 21% in 2008. Phone contact is attempted by the Assessment Manager on all Irrigated land sales without personal property deductions on the 521 to verify personal property or pivots, if any. It is found that often times the personal property is not deducted from the total sale price resulting in inflated land values. This verification process allows us the opportunity to obtain a more accurate analysis of what the "land only" is selling for. For the 2008 year the number of unimproved Agland sales is again on the rise with 94 sales. That is up from 66 unimproved sales in 2007 and the 55 unimproved sales in 2006. The drought is definitely not affecting the selling price and although the Legislature rolled the percent of value from 80% back to 75%, the land owners in the southern Areas of Keith County will not be seeing a decrease in their assessments.

Keith County's preliminary statistics for Unimproved Agricultural Land reported the Median at only 65%, Weighted Mean at only 56% COD at 24.19% and PRD 114.04%. In order to strive for equalization of values in all areas per use, changes were implemented. The intention is to equalize all land uses in each Market Area. The 2008 Final level of value for the Agricultural class of real property has a 71% Median.

Keith County land **USE** consists of 16.9% Irrigated land use; 17.8% Dry land use; and 62.7% Grass land use. The other 2.6% use consists of Accretion and Exempt acres. Keith County agricultural land **VALUES** consist of 45.7% Irrigated land Value; 17.8% Dry land Value, 35.3% Grass land Value. The remaining percent is attributed to Accretion and Waste land. Agricultural Market Areas are analyzed annually to strive for equalization and uniformity of valuations in each Market Area as well as equalization and uniformity of each use in each Market Area across the county for agricultural land.

The northern location (**Area 1**) of the county had 16 unimproved land sales; they are all Grass land sales. There was one Special Valuation sale, however, it was improved for 2008 so it was coded out as Substantially Changed. Area 5 was combined with Area 1 in

2007 so now all of the area north of Lake Mc Conaughy and the North Platte River is one Market Area. The preliminary Median was only at 71.14%. Area 1 land use consists of 95% Grass land use, only 3% Irrigated land use, .5% Dry land use, 1% Accretion and the remaining acres being Wasteland. Only one land class of Grass land was slightly lowered to equalize the Weighted Mean with other Areas and still be within the acceptable range. This northern location (Area 1), results are a Median level of value at 70.19%, Weighted Mean at 74.10%, COD at 15.07% and PRD at 101.41%; all within an acceptable range.

In the southwest location (**Area 2**) the preliminary Median was only at 67.31%. Irrigated and Grass uses were below the acceptable ranges. Increases were made to Irrigated and Grass land values to bring Area 2 values within acceptable ranges. This provides equalization of the three uses of land in Area 2. Area 2 land uses consists of only 16.4% of Irrigated land use; 38.2% Dry land use, 43% Grass land use, 2.2% Accretion and the remaining acres being Wasteland. The valuation changes of Irrigated and Grass land brings Area 2 final Median to 71.26%, Weighted Mean at 72.05%, COD at 10.09% and PRD at 102.38%; all within an acceptable range.

The Assessment Manager has been constantly vigilant of the south central location (**Area 3**) of the county due to water and well restrictions in the counties lying south of Keith County. Perkins, Chase and Dundy Counties all have had water or well restrictions for several years. Keith County had no water or well restriction prior to June 2004. However, in 2004 a three phase Moratorium was put on most of the southern region of Keith County lying south of the South Platte River, with the exception of a few areas in Township 12 Ranges 35, 36, 37 and 38. As of July 2004 a stay on irrigated acres and on well drilling occurred in this area. No more large capacity irrigation wells could be drilled and no more acres could be irrigated than were irrigated prior to this date, however, replacement irrigation wells could be drilled if approved by the Twin Platte Natural Resources District. As of February 24, 2006 the rest of Keith County is within a Moratorium where no more large capacity irrigation wells can be drilled for the next 2 to 4 years (or the completion of the Integrated Management Plan, which is not scheduled for completion for another two years). Like the first restriction area; this Moratorium restricts permits for high capacity wells and replacement irrigation wells could still be drilled as long as they are approved with the Twin Platte Natural Resource District. The difference in this area is that acres could still be developed by an existing irrigation well. This means if someone wanted to add an end gun to an existing pivot, or if they wanted to put a pivot on a piece of property as long as the well was drilled, they would be allowed to do it. There are two factors that triggered all the land from the river south to Perkins County into the first phase of the Moratorium. One factor was if the water level declined 10'. The other factor was if 25% of the area was currently developed with Irrigated acres. There was not a depth of water restriction and no schedule of allocation for Keith County; until at least January 2008. This deadline has been extended until the Integrated Management Plan is completed, tentatively, by 2010. There have been meetings explaining the different options other than a Moratorium. One option was no new wells or new irrigated acres on the land within the one Moratorium Area subsequent to August 2003. The work on an Integrated Management Plan between the Irrigation District and the property owners to develop a plan to present to the State is still in process. This

Moratorium could possibly be removed within 3 to 5 years depending on rain fall and other factors.

The greatest percent, 47 of the 94 Unimproved Qualified Agricultural Sales, lie in the south central location (Area 3) of our county and are mostly Irrigated and Grass sales. The greater percent of the Dry land in Area 3 had been purchased as potentially Irrigated prior to 2005, and then converted to pivot irrigation subsequent to the sale by the new owner prior to the Moratorium, however, other factors are having the reverse affect. The Dry land sales that were converted to Irrigation were coded out as substantially changed per Directive 05-8. It has been interesting to see how this Moratorium is affecting the price of not only Dry land but also Irrigated land over the past few years. The assumption was that the Moratorium would have a negative impact on the market. After the potentially Irrigated sales were removed from the Dry land Sales File the Dry land values for 2006 were lowered in Area 3 and one land class of Area 2. However, two land classes of Dry land in Area 2 were increased in 2006. For 2007 Area 4 Dry land was decreased due to the VDavidson case with the Tax Equalization Review Commission in 2006. Other than Area 4 the Dry land Values for other Areas either remained constant or had increases in 2007 and 2008. Dry land sales have slowed down in volume, however they have not lowered in Sale Price since 2006. Irrigated and Grassland sales have been increasing in number and the prices seem to be at all time highs. As presumed by the Assessment Manager, the Market is unpredictable and this is shown in that it appear that at any negative effect the moratorium may have had on the Market is being offset by the demand for land and ethanol.

It is imperative that we make note that most of the sales in the Area 3 are mixed use. There are some pivots with end guns to water the 7 Acre corners of a quarter, however, the greatest percentage of the pivots are surrounded by Dry land or Grass land in all four corners. On an average there are only 130 Acres of Irrigation and 28 Acres of Dry or Grass; approximately 7 Acres per corner. Another factor of the mixed sales is the varying topography that makes some agricultural land difficult, if not impossible, to irrigate by pivot. **Due to the mixed land use in area 3 the Land values were calculated utilizing the majority land use.**

**Area 3** land use consists of 42.9% Irrigated land use; 27.8% Dry land use, 25.2% Grass land use and 3.8% Accretion with the rest of the land use being waste. The Preliminary Median for Area 3 was only at 60.97%. The Appraiser made increases to all Irrigated and Grass land classes. Only a slight increase was made on 1D land class of Dry land in order to equalize it with Areas 2 & 4. This south central location (Area 3) has shown an increased market for Irrigated and Grass land for this study period. With the increases in Irrigated and Grass land values the Median is up to be within the acceptable range at 73.10% Final Median. This Area 3 has been affected by the escalating sale prices of Irrigated and Grass land resulting in the variance of price per acre during the 3 year sales period which is affecting the Weighted Mean at 63.53%, COD 26.16%, PRD of 118.21%.

The southeast location (**Area 4**), South of the North Platte River and adjacent to the Lincoln County Line land use consists of 35.8% Irrigated land; 33% Dry land, 25.9% of

Grass land use and 5% Accretion and the remaining acres being Wasteland. The Preliminary Median for this Area was only at 43.02%. This Area 4 is our buffer Area between Keith County and Lincoln County. Area 4 had only 7 unimproved agricultural sales since one sale was removed as being improved for 2008. That is up from only 1 sale in 2007. In 2006 most of our Dry land sales in this Market Area were coded out as substantially changed as they were purchased as Dry land and then converted to Irrigation prior to the Moratorium. In 2006 there was a protest by VDavidson with the Tax Equalization and Review Commission. Due to the decision in that case the Dry land values in this area were lowered to the same values as Area 3 for 2007. Since there was no sale with mostly Dry land acres in this area for 2008 the Dry land Values were again the same as Area 3. Increases were necessary in the Irrigated and Grassland valuations to bring the Final Median to an acceptable 69.66%. The Appraiser equalized the values for all Irrigated Land Classes in Area 4 with the values of each Irrigated Land Class of Area 3.

The central location (**Area 6**) consists of only 2.2% Irrigated land use; 33.7% Dry land use, 63% Grass land use, and the remaining percent land use is Accretion and Waste. Only the COD at 16.72% was within an acceptable range for Area 6 for 2008. The Preliminary Median was only at 64.47%; so for 2008 all Land Classes of Irrigated and Grassland were increased. Only two Land Classes of Dry land were increased. The Final Statistics for Area 6 are all within an acceptable range with a 71.73% Median, Weighted Mean at 68.77%, COD at 16.46% and PRD at 102.31%. This area is located in the central area of our county and lies south of Lake Mc Conaughy and north of the South Platte River.

Land use is updated annually from such sources as taxpayer reporting, verifications as authorized from the Farm Service Agency and discoveries made during annual maintenance work. Due to the Privacy Act, we are no longer able to obtain copies of the FSA map with detail of the certified acres and use unless we have a signed release. Late 2002 an authorization form was mailed to each agricultural property owner in mass for their permission to release certified acres and use information from the Farm Service Agency. The signed forms were turned over to the Farm Service Agency in 2002; however, the Farm Service Agency is no longer honoring the original form we had signed in 2002. We have had several different forms from the Farm Service Agency since the original one in 2002. Now the land owner has to sign yet another form that is provided by the USDA for use as of 2008. This causes us difficulty in receiving the correct information from the Farm Service Agency. The Farm Service Agency office is working on a computerized mapping system that would more efficiently provide the information to assist us in the verification of updating our current agricultural use. However, the Farm Service Agency still requires the newest version of the signed release form to allow us to obtain the use Acres per use information that we need to verify the accuracy of our records. We update our records with information we receive from the Farm Service Agency records on an annual basis. We would like to see some legislation where the Assessment Office would be granted easier access to this information. Other than these updates; all Agricultural parcels are physically inspected by a drive-by and updated accordingly.



The Twin Platte Natural Resources District is currently updating all their records utilizing satellite photos. They contacted the Assessment Manager and she downloaded the files of parcels with irrigation on them. The District has verified the information with their records. It is the Assessment Manager's hope that working with them will be another avenue for the Assessment Office to improve the accuracy of the Assessment records and be beneficial for all concerned. Especially since obtaining information from the Farm Service Agency is so difficult.

### **Overview of county:**

Regulation 50 entitled Assessment Process Regulation specifically sets the guidelines for the appraisal functions. In State Counties the Appraiser is ultimately responsible for executing and directing the estimation of value. The Appraiser reviews all of the sales and makes sure they are entered correctly in Terra Scan. Once all of the sales are entered and the property information is entered correctly, statistics of each neighborhood can be run. The Appraiser is then able to prioritize the neighborhoods for revaluation. The resources are measured; work plan is prepared and is then implemented. Once all the information is gathered and entered in Terra Scan new depreciation tables are built and applied to the area of review. The Appraiser monitors the work of two Appraiser Assistants who are responsible for field data collection and other designated duties. For 2008 the Appraiser Assistants, overseen by the Appraiser, set the Values for the Reappraisal of Keystone, Roscoe, Sarben and Brule.

All properties are to be treated uniformly whether they have sold or not. Equalization and uniformity of all locations and classes of property in Keith County is the main goal of the Assessment Manager. In working toward 77-1303 and 77-1331 we are striving to computerize all Record Maintenance. We have had major accomplishments with the aggressive approach of our Terra Scan Appraisal files being 100% entered and edited with all appraisal listing information and sketches entered in the CAMA program. Our sales file is up to date with all sales entered since July 1996. This enables the Appraiser to examine the level, quality and uniformity of assessments and will save countless hours doing separate statistics for level of assessments. Review of our sold properties is imperative to the uniformity and equalization of all comparable properties. Mapping time has increased with the office taking over the mapping that was formerly contracted out of the office. We are constantly kept busy with numerous splits and new subdivisions in the county, most especially surrounding the lake and residential tracts in the rural areas. The lake development is continuing with 3 major developments with unique amenities including patio homes, a lighthouse. There are another 2 golf courses scheduled. In 2002 the city of Ogallala annexed land surrounding the city limits to encourage community development for commercial and residential neighborhoods. Wal Mart has recently purchased land southwest of the I-80 interchange so this area is anticipated for development.

## **Agricultural Market Area History**

Agricultural Market Areas are allowed under 77-1362, which allows differences based on geographic location. Analyzing the use and restrictions applicable to the agricultural land; (including analysis by considering the full description of the physical, functional and location characteristics of the agricultural land and identification of the property rights being valued) assures equality and uniformity. Market Area boundary lines are reviewed annually to assure equality and uniformity of all agricultural land in Keith County.

Statue does not state that valuations shall be by soil type, only that the classification is by soil type. Soils were taken into consideration as land class relates to soils as set forth by the Nebraska Department of Revenue. According to the Nebraska Department of Revenue Soil Conversion the Department states, "The sole purpose of this conversion is to create an accurate inventory of the soils in each county and a consistent classification of soils across the state. The classification will remain constant, but the values will move according to market forces. The ranges of values for each classification are intended to recognize the differences in market value within each of the soil classification groupings within a county. It is our belief that assessors have the intimate knowledge of the local markets. As such, we will continue to encourage the assessors and county boards of equalization to assign values to the differing market areas within the county."

Establishing the market areas allowed the equalization all areas of the county. Irrigated, Dry, and Grass are also to be equalized in each area. The East to West Areas not only addresses the inequity and disparity across Keith County, but also addresses issues with adjoining counties. These boundary lines are reviewed annually like the other neighborhood lines for residential and commercial property to ensure equalization for all agricultural property, not only countywide, but also with all adjoining counties, Lincoln, McPherson, Arthur, Garden, Deuel and Perkins.

The sales are plotted on a villm sheet and laid over maps of roads, wells, pivots, hydrology, soils, topography, school districts, township and section lines. Numerous "What-ifs" are compiled on a spreadsheet to analyze sales activity and what physical characteristic may have had a bearing on the market. Numerous hours have been spent analyzing and reviewing all aspects that may possibly have influence on the agricultural market. It seems apparent that land in closer proximity to Lincoln County has increased market value and causes inequity from the west to the east side. Location, Location, Location appears key. Land lying next to Deuel seems to be the reverse, as those sales are lower than the other sales south of the North Platte River. Just like a county line, the township lines running north and south on the east and west side of Keith County, are predetermined location lines that allow us the opportunity to address the equalization issues that Deuel and Lincoln County present. When you view the County Map with irrigation wells, which coincidentally run along the township lines, it helps define the line between these two areas. Again equalization and uniformity is the main goal of the Assessment Manager.

## **CRP-**

Prior to 2000 CRP land was valued the same as Dry land. Due to a decision from the Tax Equalization Review Commission; in 2000 it was recommended by the Department of Property Assessment and Taxation's Liaison to value CRP according to the CRP market. Analysis of CRP sales in Keith County was difficult with only a few sales. Perkins County was contacted as they had more sales than Keith County in 2000. From that year on our CRP land is valued as a separate subclass. In 2004 we again did a mass update of all agricultural property in the county per the requested release of CRP acres from the Farm Service Agency. We then updated all the CRP acres according to the Farm Service Agency records supplied to our office. This verification is updated annually. In 2008 the CRP values were increased due to multiple sales with CRP Acres.

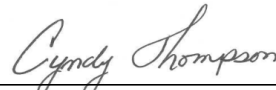


## Certification

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 Keith County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5302.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division



## Valuation History Charts