

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

57 Logan

Residential Real Property - Current

Number of Sales	16	COD	14.40
Total Sales Price	\$692,300	PRD	103.07
Total Adj. Sales Price	\$692,300	COV	19.71
Total Assessed Value	\$611,703	STD	17.95
Avg. Adj. Sales Price	\$43,269	Avg. Abs. Dev.	13.76
Avg. Assessed Value	\$38,231	Min	57.07
Median	95.60	Max	120.22
Wgt. Mean	88.36	95% Median C.I.	76.33 to 104.99
Mean	91.07	95% Wgt. Mean C.I.	77.30 to 99.42
		95% Mean C.I.	81.51 to 100.63
% of Value of the Class of all Real Property Value in the County			8.74
% of Records Sold in the Study Period			6.04
% of Value Sold in the Study Period			6.4
Average Assessed Value of the Base			36,074

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	16	95.60	14.40	103.07
2007	24	96.25	11.65	103.20
2006	27	94.08	36.75	123.81
2005	20	100.34	16.92	102.15
2004	17	100.25	14.65	101.06
2003	18	96	35.21	123.11
2002	25	92	25.64	106.59
2001	28	87	30.46	98.57

2008 Commission Summary

57 Logan

Commercial Real Property - Current

Number of Sales	5	COD	27.68
Total Sales Price	\$136,750	PRD	101.47
Total Adj. Sales Price	\$136,750	COV	34.69
Total Assessed Value	\$160,031	STD	41.20
Avg. Adj. Sales Price	\$27,350	Avg. Abs. Dev.	29.13
Avg. Assessed Value	\$32,006	Min	71.51
Median	105.25	Max	179.20
Wgt. Mean	117.02	95% Median C.I.	N/A
Mean	118.74	95% Wgt. Mean C.I.	N/A
		95% Mean C.I.	67.60 to 169.88
% of Value of the Class of all Real Property Value in the County			1.43
% of Records Sold in the Study Period			11.9
% of Value Sold in the Study Period			10.27
Average Assessed Value of the Base			37,118

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	5	105.25	27.68	101.47
2007	8	101.35	13.43	107.39
2006	6	99.03	4.41	99.09
2005	5	96.10	8.57	93.40
2004	3	62.53	19.59	124.36
2003	3	63	19.59	124.36
2002	3	77	6.94	104
2001	4	96	25.73	126.54

2008 Commission Summary

57 Logan

Agricultural Land - Current

Number of Sales	15	COD	22.01
Total Sales Price	\$3,006,198	PRD	109.94
Total Adj. Sales Price	\$2,956,702	COV	30.48
Total Assessed Value	\$1,882,619	STD	21.34
Avg. Adj. Sales Price	\$197,113	Avg. Abs. Dev.	16.51
Avg. Assessed Value	\$125,508	Min	41.36
Median	75.00	Max	123.96
Wgt. Mean	63.67	95% Median C.I.	50.79 to 82.83
Mean	70.00	95% Wgt. Mean C.I.	53.30 to 74.05
		95% Mean C.I.	58.18 to 81.82
% of Value of the Class of all Real Property Value in the County			89.83
% of Records Sold in the Study Period			1.32
% of Value Sold in the Study Period			12.77
Average Assessed Value of the Base			86,419

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	15	75.00	22.01	109.94
2007	19	73.85	18.12	100.59
2006	15	75.34	20.34	96.54
2005	18	76.27	17.15	92.66
2004	20	76.49	21.66	98.75
2003	26	75	21.38	103.22
2002	28	74	24.43	113.11
2001	23	74	27.65	108.09

2008 Opinions of the Property Tax Administrator for Logan County

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

Residential Real Property

It is my opinion that the level of value of the class of residential real property in Logan County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Logan 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 Logan County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Logan County is in compliance with generally accepted mass appraisal practices.

Agricultural Land

It is my opinion that the level of value of the class of agricultural land in Logan County is 75% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Logan 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

NUMBER of Sales:	16	MEDIAN:	96	COV:	19.71	95% Median C.I.:	76.33 to 104.95
TOTAL Sales Price:	692,300	WGT. MEAN:	88	STD:	17.95	95% Wgt. Mean C.I.:	77.30 to 99.41
TOTAL Adj.Sales Price:	692,300	MEAN:	91	AVG.ABS.DEV:	13.76	95% Mean C.I.:	81.50 to 100.63
TOTAL Assessed Value:	611,673						
AVG. Adj. Sales Price:	43,268	COD:	14.40	MAX Sales Ratio:	120.22		
AVG. Assessed Value:	38,229	PRD:	103.07	MIN Sales Ratio:	57.07		

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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
____Qrtrs____											
07/01/05 TO 09/30/05	1	76.33	76.33	76.33			76.33	76.33	N/A	35,900	27,404
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	6	97.38	93.42	97.52	14.78	95.80	61.97	120.22	61.97 to 120.22	34,166	33,317
04/01/06 TO 06/30/06	1	98.51	98.51	98.51			98.51	98.51	N/A	20,000	19,702
07/01/06 TO 09/30/06	1	96.98	96.98	96.98			96.98	96.98	N/A	22,000	21,336
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	2	91.35	91.35	91.06	3.67	100.32	87.99	94.70	N/A	37,750	34,374
04/01/07 TO 06/30/07	5	87.84	88.40	82.23	21.00	107.50	57.07	117.60	N/A	66,780	54,915
____Study Years____											
07/01/05 TO 06/30/06	8	97.38	91.92	94.68	13.93	97.09	61.97	120.22	61.97 to 120.22	32,612	30,876
07/01/06 TO 06/30/07	8	91.35	90.21	84.53	14.79	106.72	57.07	117.60	57.07 to 117.60	53,925	45,582
____Calendar Yrs____											
01/01/06 TO 12/31/06	8	97.62	94.50	97.55	11.25	96.88	61.97	120.22	61.97 to 120.22	30,875	30,118
____ALL____											
	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95	43,268	38,229

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GANDY	2	79.24	79.24	80.56	21.79	98.35	61.97	96.50	N/A	6,500	5,236
RURAL	3	78.63	85.82	82.62	13.17	103.88	73.89	104.95	N/A	68,333	56,457
STAPLETON	11	96.98	94.65	91.05	12.77	103.95	57.07	120.22	76.33 to 117.60	43,118	39,257
____ALL____											
	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95	43,268	38,229

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	13	96.50	92.27	90.77	13.65	101.66	57.07	120.22	76.33 to 105.60	37,484	34,023
3	3	78.63	85.82	82.62	13.17	103.88	73.89	104.95	N/A	68,333	56,457
____ALL____											
	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95	43,268	38,229

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	13	94.70	90.84	88.33	13.22	102.85	57.07	120.22	76.33 to 104.95	51,946	45,884
2	3	96.50	92.02	89.28	19.22	103.08	61.97	117.60	N/A	5,666	5,059
____ALL____											
	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95	43,268	38,229

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	96	COV:	19.71	95% Median C.I.:	76.33 to 104.95
TOTAL Sales Price:	692,300	WGT. MEAN:	88	STD:	17.95	95% Wgt. Mean C.I.:	77.30 to 99.41
TOTAL Adj.Sales Price:	692,300	MEAN:	91	AVG.ABS.DEV:	13.76	95% Mean C.I.:	81.50 to 100.63
TOTAL Assessed Value:	611,673						
AVG. Adj. Sales Price:	43,268	COD:	14.40	MAX Sales Ratio:	120.22		
AVG. Assessed Value:	38,229	PRD:	103.07	MIN Sales Ratio:	57.07		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95	43,268	38,229
06											
07											
ALL	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95	43,268	38,229

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0089											
57-0501	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95	43,268	38,229
NonValid School											
ALL	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95	43,268	38,229

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	3	96.50	92.02	89.28	19.22	103.08	61.97	117.60	N/A	5,666	5,059
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	94.70	91.39	84.78	15.24	107.80	57.07	120.22	N/A	39,900	33,827
1920 TO 1939	4	93.05	90.24	90.13	8.76	100.11	76.33	98.51	N/A	45,225	40,762
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	105.60	105.60	105.60			105.60	105.60	N/A	89,900	94,937
1970 TO 1979	1	73.89	73.89	73.89			73.89	73.89	N/A	105,000	77,584
1980 TO 1989	2	91.79	91.79	91.79	14.34	100.00	78.63	104.95	N/A	50,000	45,894
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95	43,268	38,229

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	117.60	117.60	117.60			117.60	117.60	N/A	4,000	4,704	
5000 TO 9999	2	79.24	79.24	80.56	21.79	98.35	61.97	96.50	N/A	6,500	5,236	
Total \$ _____												
1 TO 9999	3	96.50	92.02	89.28	19.22	103.08	61.97	117.60	N/A	5,666	5,059	
10000 TO 29999	2	97.75	97.75	97.71	0.78	100.04	96.98	98.51	N/A	21,000	20,519	
30000 TO 59999	7	94.70	94.44	94.13	12.14	100.33	76.33	120.22	76.33 to 120.22	43,342	40,798	
60000 TO 99999	3	87.84	83.50	85.50	18.42	97.67	57.07	105.60	N/A	74,966	64,096	
100000 TO 149999	1	73.89	73.89	73.89			73.89	73.89	N/A	105,000	77,584	
ALL _____												
	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95	43,268	38,229	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	89.79	89.79	84.22	30.98	106.61	61.97	117.60	N/A	5,000	4,211	
5000 TO 9999	1	96.50	96.50	96.50			96.50	96.50	N/A	7,000	6,755	
Total \$ _____												
1 TO 9999	3	96.50	92.02	89.28	19.22	103.08	61.97	117.60	N/A	5,666	5,059	
10000 TO 29999	3	96.98	90.61	87.86	7.62	103.13	76.33	98.51	N/A	25,966	22,814	
30000 TO 59999	8	91.35	91.21	88.33	14.59	103.26	57.07	120.22	57.07 to 120.22	50,312	44,441	
60000 TO 99999	2	89.75	89.75	88.52	17.67	101.39	73.89	105.60	N/A	97,450	86,260	
ALL _____												
	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95	43,268	38,229	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	4	97.51	93.65	94.27	14.78	99.34	61.97	117.60	N/A	9,250	8,719	
10	1	104.95	104.95	104.95			104.95	104.95	N/A	50,000	52,475	
20	7	87.99	86.74	80.53	16.98	107.71	57.07	120.22	57.07 to 120.22	48,628	39,160	
30	1	78.63	78.63	78.63			78.63	78.63	N/A	50,000	39,313	
50	3	98.26	97.23	98.13	6.02	99.09	87.84	105.60	N/A	71,633	70,293	
ALL _____												
	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95	43,268	38,229	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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TOTAL Sales Price:	692,300	WGT. MEAN:	88	STD:	17.95	95% Wgt. Mean C.I.:	77.30 to 99.41
TOTAL Adj.Sales Price:	692,300	MEAN:	91	AVG.ABS.DEV:	13.76	95% Mean C.I.:	81.50 to 100.63
TOTAL Assessed Value:	611,673						
AVG. Adj. Sales Price:	43,268	COD:	14.40	MAX Sales Ratio:	120.22		
AVG. Assessed Value:	38,229	PRD:	103.07	MIN Sales Ratio:	57.07		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	4	97.51	93.65	94.27	14.78	99.34	61.97	117.60	N/A		9,250	8,719
100	1	78.63	78.63	78.63			78.63	78.63	N/A		50,000	39,313
101	10	95.84	94.68	92.88	10.98	101.94	73.89	120.22	76.33 to 105.60		53,630	49,810
102	1	57.07	57.07	57.07			57.07	57.07	N/A		69,000	39,379
<u>ALL</u>												
	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95		43,268	38,229

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	4	97.51	93.65	94.27	14.78	99.34	61.97	117.60	N/A		9,250	8,719
30	5	98.26	95.06	96.12	8.97	98.90	78.63	105.60	N/A		62,980	60,533
40	5	87.99	87.26	82.10	18.53	106.29	57.07	120.22	N/A		42,680	35,041
50	2	85.44	85.44	77.89	13.51	109.69	73.89	96.98	N/A		63,500	49,460
<u>ALL</u>												
	16	95.60	91.07	88.35	14.40	103.07	57.07	120.22	76.33 to 104.95		43,268	38,229

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

Residential: Studies were conducted in the rural and urban areas resulting in a decision by the assessor that new RCN's and depreciation would remain the same for 2008. The plan is to complete a new replacement cost and depreciation for 2009. General maintenance was carried out as usual for the residential property class for 2008.

2008 Assessment Survey for Logan County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Assessor and staff
2.	Valuation done by:
	Assessor and staff with assistance from appraiser
3.	Pickup work done by whom:
	Assessor and staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June 2003
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2007 All residential properties in the county, 2007 a mobile home depreciation schedule was also developed
6.	What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	Sales were used to establish depreciation as pertains to the cost approach. With few sales in the county, the sales comparison approach applying the use of plus and minus adjustments to comparable properties to arrive at a value for the subject property is not utilized.
7.	Number of market areas/neighborhoods for this property class:
	Three
8.	How are these defined?
	Similar characteristics and the location of the property a possible factor
9.	Is "Assessor Location" a usable valuation identity?
	Yes
10.	Does the assessor location "suburban" mean something other than rural residential? <i>(that is, does the "suburban" location have its own market?)</i>
	No

11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	None
12.	Are the county's ag residential and rural residential improvements classified and valued in the same manner?
	Yes

Residential Permit Numbers:

Permits	Information Statements	Other	Total
2		9	11

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	96	COV:	19.71	95% Median C.I.:	76.33 to 104.99
TOTAL Sales Price:	692,300	WGT. MEAN:	88	STD:	17.95	95% Wgt. Mean C.I.:	77.30 to 99.42
TOTAL Adj.Sales Price:	692,300	MEAN:	91	AVG.ABS.DEV:	13.76	95% Mean C.I.:	81.51 to 100.63
TOTAL Assessed Value:	611,703						
AVG. Adj. Sales Price:	43,268	COD:	14.40	MAX Sales Ratio:	120.22		
AVG. Assessed Value:	38,231	PRD:	103.07	MIN Sales Ratio:	57.07		

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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
Qrtrs											
07/01/05 TO 09/30/05	1	76.33	76.33	76.33			76.33	76.33	N/A	35,900	27,404
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	6	97.38	93.43	97.53	14.78	95.80	61.97	120.22	61.97 to 120.22	34,166	33,322
04/01/06 TO 06/30/06	1	98.51	98.51	98.51			98.51	98.51	N/A	20,000	19,702
07/01/06 TO 09/30/06	1	96.98	96.98	96.98			96.98	96.98	N/A	22,000	21,336
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	2	91.35	91.35	91.06	3.67	100.32	87.99	94.70	N/A	37,750	34,374
04/01/07 TO 06/30/07	5	87.84	88.40	82.23	21.00	107.50	57.07	117.60	N/A	66,780	54,915
Study Years											
07/01/05 TO 06/30/06	8	97.38	91.93	94.69	13.93	97.09	61.97	120.22	61.97 to 120.22	32,612	30,880
07/01/06 TO 06/30/07	8	91.35	90.21	84.53	14.79	106.72	57.07	117.60	57.07 to 117.60	53,925	45,582
Calendar Yrs											
01/01/06 TO 12/31/06	8	97.62	94.51	97.56	11.25	96.87	61.97	120.22	61.97 to 120.22	30,875	30,121
ALL											
	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99	43,268	38,231

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
GANDY	2	79.24	79.24	80.56	21.79	98.35	61.97	96.50	N/A	6,500	5,236	
RURAL	3	78.65	85.84	82.64	13.18	103.88	73.89	104.99	N/A	68,333	56,467	
STAPLETON	11	96.98	94.65	91.05	12.77	103.95	57.07	120.22	76.33 to 117.60	43,118	39,257	
ALL												
	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99	43,268	38,231	

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	13	96.50	92.27	90.77	13.65	101.66	57.07	120.22	76.33 to 105.60	37,484	34,023	
3	3	78.65	85.84	82.64	13.18	103.88	73.89	104.99	N/A	68,333	56,467	
ALL												
	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99	43,268	38,231	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	13	94.70	90.85	88.33	13.22	102.85	57.07	120.22	76.33 to 104.99	51,946	45,886	
2	3	96.50	92.02	89.28	19.22	103.08	61.97	117.60	N/A	5,666	5,059	
ALL												
	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99	43,268	38,231	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	96	COV:	19.71	95% Median C.I.:	76.33 to 104.99
TOTAL Sales Price:	692,300	WGT. MEAN:	88	STD:	17.95	95% Wgt. Mean C.I.:	77.30 to 99.42
TOTAL Adj.Sales Price:	692,300	MEAN:	91	AVG.ABS.DEV:	13.76	95% Mean C.I.:	81.51 to 100.63
TOTAL Assessed Value:	611,703						
AVG. Adj. Sales Price:	43,268	COD:	14.40	MAX Sales Ratio:	120.22		
AVG. Assessed Value:	38,231	PRD:	103.07	MIN Sales Ratio:	57.07		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99	43,268	38,231
06											
07											
ALL	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99	43,268	38,231

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0089											
57-0501	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99	43,268	38,231
NonValid School											
ALL	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99	43,268	38,231

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	3	96.50	92.02	89.28	19.22	103.08	61.97	117.60	N/A	5,666	5,059
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	94.70	91.39	84.78	15.24	107.80	57.07	120.22	N/A	39,900	33,827
1920 TO 1939	4	93.05	90.24	90.13	8.76	100.11	76.33	98.51	N/A	45,225	40,762
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	1	105.60	105.60	105.60			105.60	105.60	N/A	89,900	94,937
1970 TO 1979	1	73.89	73.89	73.89			73.89	73.89	N/A	105,000	77,584
1980 TO 1989	2	91.82	91.82	91.82	14.34	100.00	78.65	104.99	N/A	50,000	45,909
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99	43,268	38,231

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	96	COV:	19.71	95% Median C.I.:	76.33 to 104.99
TOTAL Sales Price:	692,300	WGT. MEAN:	88	STD:	17.95	95% Wgt. Mean C.I.:	77.30 to 99.42
TOTAL Adj.Sales Price:	692,300	MEAN:	91	AVG.ABS.DEV:	13.76	95% Mean C.I.:	81.51 to 100.63
TOTAL Assessed Value:	611,703						
AVG. Adj. Sales Price:	43,268	COD:	14.40	MAX Sales Ratio:	120.22		
AVG. Assessed Value:	38,231	PRD:	103.07	MIN Sales Ratio:	57.07		

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	117.60	117.60	117.60			117.60	117.60	N/A	4,000	4,704	
5000 TO 9999	2	79.24	79.24	80.56	21.79	98.35	61.97	96.50	N/A	6,500	5,236	
Total \$ _____												
1 TO 9999	3	96.50	92.02	89.28	19.22	103.08	61.97	117.60	N/A	5,666	5,059	
10000 TO 29999	2	97.75	97.75	97.71	0.78	100.04	96.98	98.51	N/A	21,000	20,519	
30000 TO 59999	7	94.70	94.45	94.14	12.14	100.33	76.33	120.22	76.33 to 120.22	43,342	40,802	
60000 TO 99999	3	87.84	83.50	85.50	18.42	97.67	57.07	105.60	N/A	74,966	64,096	
100000 TO 149999	1	73.89	73.89	73.89			73.89	73.89	N/A	105,000	77,584	
ALL _____												
	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99	43,268	38,231	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	2	89.79	89.79	84.22	30.98	106.61	61.97	117.60	N/A	5,000	4,211	
5000 TO 9999	1	96.50	96.50	96.50			96.50	96.50	N/A	7,000	6,755	
Total \$ _____												
1 TO 9999	3	96.50	92.02	89.28	19.22	103.08	61.97	117.60	N/A	5,666	5,059	
10000 TO 29999	3	96.98	90.61	87.86	7.62	103.13	76.33	98.51	N/A	25,966	22,814	
30000 TO 59999	8	91.35	91.22	88.34	14.59	103.26	57.07	120.22	57.07 to 120.22	50,312	44,445	
60000 TO 99999	2	89.75	89.75	88.52	17.67	101.39	73.89	105.60	N/A	97,450	86,260	
ALL _____												
	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99	43,268	38,231	

QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	4	97.51	93.65	94.27	14.78	99.34	61.97	117.60	N/A	9,250	8,719	
10	1	104.99	104.99	104.99			104.99	104.99	N/A	50,000	52,495	
20	7	87.99	86.74	80.53	16.98	107.71	57.07	120.22	57.07 to 120.22	48,628	39,160	
30	1	78.65	78.65	78.65			78.65	78.65	N/A	50,000	39,323	
50	3	98.26	97.23	98.13	6.02	99.09	87.84	105.60	N/A	71,633	70,293	
ALL _____												
	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99	43,268	38,231	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	16	MEDIAN:	96	COV:	19.71	95% Median C.I.:	76.33 to 104.99
TOTAL Sales Price:	692,300	WGT. MEAN:	88	STD:	17.95	95% Wgt. Mean C.I.:	77.30 to 99.42
TOTAL Adj.Sales Price:	692,300	MEAN:	91	AVG.ABS.DEV:	13.76	95% Mean C.I.:	81.51 to 100.63
TOTAL Assessed Value:	611,703						
AVG. Adj. Sales Price:	43,268	COD:	14.40	MAX Sales Ratio:	120.22		
AVG. Assessed Value:	38,231	PRD:	103.07	MIN Sales Ratio:	57.07		

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STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	4	97.51	93.65	94.27	14.78	99.34	61.97	117.60	N/A		9,250	8,719
100	1	78.65	78.65	78.65			78.65	78.65	N/A		50,000	39,323
101	10	95.84	94.68	92.88	10.99	101.94	73.89	120.22	76.33 to 105.60		53,630	49,812
102	1	57.07	57.07	57.07			57.07	57.07	N/A		69,000	39,379
<u>ALL</u>												
	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99		43,268	38,231

CONDITION											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	4	97.51	93.65	94.27	14.78	99.34	61.97	117.60	N/A		9,250	8,719
30	5	98.26	95.07	96.13	8.98	98.90	78.65	105.60	N/A		62,980	60,539
40	5	87.99	87.26	82.10	18.53	106.29	57.07	120.22	N/A		42,680	35,041
50	2	85.44	85.44	77.89	13.51	109.69	73.89	96.98	N/A		63,500	49,460
<u>ALL</u>												
	16	95.60	91.07	88.36	14.40	103.07	57.07	120.22	76.33 to 104.99		43,268	38,231

**2008 Correlation Section
for Logan County**

Residential Real Property

I. Correlation

RESIDENTIAL: Of the three measures of central tendency only the median is within the acceptable parameter. The arithmetic mean and weighted mean are being pulled down by one high dollar sale (book 19 page 182 sale date 05/25/07 sale price \$105,000), when this sale is hypothetically removed from the “mix” the mean is 92.21 and within range, the weighted mean at 90.94 is still below the mark.

There is no other information available that would indicate that the level of value has not been met. For direct equalization purposes the median measure of central tendency will be used to describe the level of value for the residential class of property in Logan County and is supported by the trended preliminary ratio. There is no recommended adjustment for the residential class of property.

**2008 Correlation Section
for Logan County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	24	16	66.67
2007	39	24	61.54
2006	42	27	64.29
2005	35	20	57.14
2004	31	17	54.84
2003	28	18	64.29
2002	33	25	75.76
2001	34	28	82.35

RESIDENTIAL: The above grid illustrates that the County has utilized a reasonable percent of the residential sales for development of the residential statistics.

**2008 Correlation Section
for Logan County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Logan County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	95.60	0.24	95.83	95.60
2007	87.81	1.85	89.43	96.25
2006	80.09	3.76	83.1	94.08
2005	100.34	1.64	101.99	100.34
2004	95.04	-0.87	94.22	100.25
2003	84	12.93	94.86	96
2002	85	4.07	88.46	92
2001	87	6.72	92.85	87

RESIDENTIAL: The Trended Preliminary Ratio and the R&O Ratio are essentially identical and support the assessor's actions to complete the annual pickup work with no overall changes made to the residential property class in Logan County.

**2008 Correlation Section
for Logan County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section
for Logan County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
0	2008	0.24
26.12	2007	1.85
6.69	2006	3.76
0	2005	1.64
-3.76	2004	-0.87
13.92	2003	12.93
4.23	2002	4.07
7.83	2001	6.72

RESIDENTIAL: The slight change in the percent change in the base (excluding growth) is a reflection of routine maintenance only within the residential class for 2008.

2008 Correlation Section for Logan County

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

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

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

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

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

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

**2008 Correlation Section
for Logan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.60	88.36	91.07

RESIDENTIAL: Of the three measures of central tendency only the median is within the acceptable parameter. The arithmetic mean and weighted mean are being pulled down by one high dollar sale (book 19 page 182 sale date 05/25/07 sale price \$105,000), when this sale is hypothetically removed from the “mix” the mean is 92.21 and within range, the weighted mean at 90.94 is still below the mark. There is no other information available that would indicate that the level of value has not been met. For direct equalization purposes the median measure of central tendency will be used to describe the level of value for the residential class of property in Logan County and is supported by the trended preliminary ratio.

**2008 Correlation Section
for Logan County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	14.40	103.07
Difference	0	0.07

RESIDENTIAL: The price related differential is showing to be outside the acceptable range by only .07 of a point, for measurement purposes it is determined that the residential properties in Logan are being treated in a uniform and proportionate manner.

**2008 Correlation Section
for Logan County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	16	16	0
Median	95.60	95.60	0
Wgt. Mean	88.35	88.36	0.01
Mean	91.07	91.07	0
COD	14.40	14.40	0
PRD	103.07	103.07	0
Min Sales Ratio	57.07	57.07	0
Max Sales Ratio	120.22	120.22	0

RESIDENTIAL: There were no changes within the residential class other than general maintenance for assessment year 2008.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	5	MEDIAN:	105	COV:	34.69	95% Median C.I.:	N/A
TOTAL Sales Price:	136,750	WGT. MEAN:	117	STD:	41.20	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	136,750	MEAN:	119	AVG.ABS.DEV:	29.13	95% Mean C.I.:	67.60 to 169.88
TOTAL Assessed Value:	160,031						
AVG. Adj. Sales Price:	27,350	COD:	27.68	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	32,006	PRD:	101.47	MIN Sales Ratio:	71.51		

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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	99.90	99.90	99.90			99.90	99.90	N/A	6,000	5,994
10/01/04 TO 12/31/04	1	105.25	105.25	105.25			105.25	105.25	N/A	4,000	4,210
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	179.20	179.20	179.20			179.20	179.20	N/A	750	1,344
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	1	137.85	137.85	137.85			137.85	137.85	N/A	88,000	121,308
04/01/07 TO 06/30/07	1	71.51	71.51	71.51			71.51	71.51	N/A	38,000	27,175
<u>Study Years</u>											
07/01/04 TO 06/30/05	2	102.58	102.58	102.04	2.61	100.52	99.90	105.25	N/A	5,000	5,102
07/01/05 TO 06/30/06	1	179.20	179.20	179.20			179.20	179.20	N/A	750	1,344
07/01/06 TO 06/30/07	2	104.68	104.68	117.84	31.69	88.83	71.51	137.85	N/A	63,000	74,241
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05											
01/01/06 TO 12/31/06	1	179.20	179.20	179.20			179.20	179.20	N/A	750	1,344
<u>ALL</u>											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
STAPLETON	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006
<u>ALL</u>											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006
<u>ALL</u>											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

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:	5	MEDIAN:	105	COV:	34.69	95% Median C.I.:	N/A
TOTAL Sales Price:	136,750	WGT. MEAN:	117	STD:	41.20	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	136,750	MEAN:	119	AVG.ABS.DEV:	29.13	95% Mean C.I.:	67.60 to 169.88
TOTAL Assessed Value:	160,031						
AVG. Adj. Sales Price:	27,350	COD:	27.68	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	32,006	PRD:	101.47	MIN Sales Ratio:	71.51		

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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	4	102.58	103.63	116.68	17.47	88.81	71.51	137.85	N/A	34,000	39,671
2	1	179.20	179.20	179.20			179.20	179.20	N/A	750	1,344
____ALL____	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

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	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006
04											
____ALL____	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0089											
57-0501	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006
NonValid School											
____ALL____	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

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	3	105.25	128.12	107.42	25.11	119.26	99.90	179.20	N/A	3,583	3,849
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	1	71.51	71.51	71.51			71.51	71.51	N/A	38,000	27,175
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present	1	137.85	137.85	137.85			137.85	137.85	N/A	88,000	121,308
____ALL____	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

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:	5	MEDIAN:	105	COV:	34.69	95% Median C.I.:	N/A
TOTAL Sales Price:	136,750	WGT. MEAN:	117	STD:	41.20	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	136,750	MEAN:	119	AVG.ABS.DEV:	29.13	95% Mean C.I.:	67.60 to 169.88
TOTAL Assessed Value:	160,031						
AVG. Adj. Sales Price:	27,350	COD:	27.68	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	32,006	PRD:	101.47	MIN Sales Ratio:	71.51		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	142.23	142.23	116.93	26.00	121.64	105.25	179.20	N/A	2,375	2,777
5000 TO 9999	1	99.90	99.90	99.90			99.90	99.90	N/A	6,000	5,994
Total \$ _____											
1 TO 9999	3	105.25	128.12	107.42	25.11	119.26	99.90	179.20	N/A	3,583	3,849
30000 TO 59999	1	71.51	71.51	71.51			71.51	71.51	N/A	38,000	27,175
60000 TO 99999	1	137.85	137.85	137.85			137.85	137.85	N/A	88,000	121,308
ALL _____											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

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	142.23	142.23	116.93	26.00	121.64	105.25	179.20	N/A	2,375	2,777
5000 TO 9999	1	99.90	99.90	99.90			99.90	99.90	N/A	6,000	5,994
Total \$ _____											
1 TO 9999	3	105.25	128.12	107.42	25.11	119.26	99.90	179.20	N/A	3,583	3,849
10000 TO 29999	1	71.51	71.51	71.51			71.51	71.51	N/A	38,000	27,175
100000 TO 149999	1	137.85	137.85	137.85			137.85	137.85	N/A	88,000	121,308
ALL _____											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	105.25	128.12	107.42	25.11	119.26	99.90	179.20	N/A	3,583	3,849
10	2	104.68	104.68	117.84	31.69	88.83	71.51	137.85	N/A	63,000	74,241
ALL _____											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	105.25	128.12	107.42	25.11	119.26	99.90	179.20	N/A	3,583	3,849
350	2	104.68	104.68	117.84	31.69	88.83	71.51	137.85	N/A	63,000	74,241
ALL _____											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

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

Commercial: There are few commercial sales in Logan County, which is and has been an on-going problem when attempting to set valuations in the County. Other than general maintenance, there were no changes in the commercial class of property for 2008.

2008 Assessment Survey for Logan County

Commercial/Industrial Appraisal Information

1.	Data collection done by: Assessor and staff
2.	Valuation done by: Assessor and staff with assistance from appraiser
3.	Pickup work done by whom: Assessor and staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? June 2007
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information? 2007
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class? NA
7.	When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? 2006 – Comparable sales using the sales price per square foot was utilized to support the cost approach
8.	Number of market areas/neighborhoods for this property class? One
9.	How are these defined? NA
10.	Is “Assessor Location” a usable valuation identity? Yes
11.	Does the assessor location “suburban” mean something other than rural commercial? (that is, does the “suburban” location have its own market?) No
12.	What is the market significance of the suburban location as defined in Reg. 10-

	001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	None

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
		3	3

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:	5	MEDIAN:	105	COV:	34.69	95% Median C.I.:	N/A
TOTAL Sales Price:	136,750	WGT. MEAN:	117	STD:	41.20	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	136,750	MEAN:	119	AVG.ABS.DEV:	29.13	95% Mean C.I.:	67.60 to 169.88
TOTAL Assessed Value:	160,031						
AVG. Adj. Sales Price:	27,350	COD:	27.68	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	32,006	PRD:	101.47	MIN Sales Ratio:	71.51		

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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	99.90	99.90	99.90			99.90	99.90	N/A	6,000	5,994
10/01/04 TO 12/31/04	1	105.25	105.25	105.25			105.25	105.25	N/A	4,000	4,210
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	1	179.20	179.20	179.20			179.20	179.20	N/A	750	1,344
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	1	137.85	137.85	137.85			137.85	137.85	N/A	88,000	121,308
04/01/07 TO 06/30/07	1	71.51	71.51	71.51			71.51	71.51	N/A	38,000	27,175
<u>Study Years</u>											
07/01/04 TO 06/30/05	2	102.58	102.58	102.04	2.61	100.52	99.90	105.25	N/A	5,000	5,102
07/01/05 TO 06/30/06	1	179.20	179.20	179.20			179.20	179.20	N/A	750	1,344
07/01/06 TO 06/30/07	2	104.68	104.68	117.84	31.69	88.83	71.51	137.85	N/A	63,000	74,241
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05											
01/01/06 TO 12/31/06	1	179.20	179.20	179.20			179.20	179.20	N/A	750	1,344
<u>ALL</u>											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
STAPLETON	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006
<u>ALL</u>											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
1	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006
<u>ALL</u>											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

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:	5	MEDIAN:	105	COV:	34.69	95% Median C.I.:	N/A
TOTAL Sales Price:	136,750	WGT. MEAN:	117	STD:	41.20	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	136,750	MEAN:	119	AVG.ABS.DEV:	29.13	95% Mean C.I.:	67.60 to 169.88
TOTAL Assessed Value:	160,031						
AVG. Adj. Sales Price:	27,350	COD:	27.68	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	32,006	PRD:	101.47	MIN Sales Ratio:	71.51		

Printed: 04/01/2008 18:36:23

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	4	102.58	103.63	116.68	17.47	88.81	71.51	137.85	N/A	34,000	39,671
2	1	179.20	179.20	179.20			179.20	179.20	N/A	750	1,344
____ALL____	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

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	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006
04											
____ALL____	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
21-0089											
57-0501	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006
NonValid School											
____ALL____	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

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	3	105.25	128.12	107.42	25.11	119.26	99.90	179.20	N/A	3,583	3,849
Prior TO 1860											
1860 TO 1899											
1900 TO 1919											
1920 TO 1939	1	71.51	71.51	71.51			71.51	71.51	N/A	38,000	27,175
1940 TO 1949											
1950 TO 1959											
1960 TO 1969											
1970 TO 1979											
1980 TO 1989											
1990 TO 1994											
1995 TO 1999											
2000 TO Present	1	137.85	137.85	137.85			137.85	137.85	N/A	88,000	121,308
____ALL____	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

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:	5	MEDIAN:	105	COV:	34.69	95% Median C.I.:	N/A
TOTAL Sales Price:	136,750	WGT. MEAN:	117	STD:	41.20	95% Wgt. Mean C.I.:	N/A
TOTAL Adj.Sales Price:	136,750	MEAN:	119	AVG.ABS.DEV:	29.13	95% Mean C.I.:	67.60 to 169.88
TOTAL Assessed Value:	160,031						
AVG. Adj. Sales Price:	27,350	COD:	27.68	MAX Sales Ratio:	179.20		
AVG. Assessed Value:	32,006	PRD:	101.47	MIN Sales Ratio:	71.51		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	142.23	142.23	116.93	26.00	121.64	105.25	179.20	N/A	2,375	2,777
5000 TO 9999	1	99.90	99.90	99.90			99.90	99.90	N/A	6,000	5,994
Total \$ _____											
1 TO 9999	3	105.25	128.12	107.42	25.11	119.26	99.90	179.20	N/A	3,583	3,849
30000 TO 59999	1	71.51	71.51	71.51			71.51	71.51	N/A	38,000	27,175
60000 TO 99999	1	137.85	137.85	137.85			137.85	137.85	N/A	88,000	121,308
ALL _____											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

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	142.23	142.23	116.93	26.00	121.64	105.25	179.20	N/A	2,375	2,777
5000 TO 9999	1	99.90	99.90	99.90			99.90	99.90	N/A	6,000	5,994
Total \$ _____											
1 TO 9999	3	105.25	128.12	107.42	25.11	119.26	99.90	179.20	N/A	3,583	3,849
10000 TO 29999	1	71.51	71.51	71.51			71.51	71.51	N/A	38,000	27,175
100000 TO 149999	1	137.85	137.85	137.85			137.85	137.85	N/A	88,000	121,308
ALL _____											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	105.25	128.12	107.42	25.11	119.26	99.90	179.20	N/A	3,583	3,849
10	2	104.68	104.68	117.84	31.69	88.83	71.51	137.85	N/A	63,000	74,241
ALL _____											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	105.25	128.12	107.42	25.11	119.26	99.90	179.20	N/A	3,583	3,849
350	2	104.68	104.68	117.84	31.69	88.83	71.51	137.85	N/A	63,000	74,241
ALL _____											
	5	105.25	118.74	117.02	27.68	101.47	71.51	179.20	N/A	27,350	32,006

**2008 Correlation Section
for Logan County**

Commerical Real Property

I. Correlation

COMMERCIAL: There are only five commercial sales within Logan County, because the sample is small and the representation to the population is problematic, the measures of central tendency and the qualitative measures are unreliable. There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

There will be no recommended adjustments to the commercial class of property.

**2008 Correlation Section
for Logan County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	7	5	71.43
2007	10	8	80
2006	8	6	75
2005	6	5	83.33
2004	3	3	100
2003	4	3	75
2002	4	3	75
2001	6	4	66.67

COMMERCIAL: The County has few commercial sales and the table above demonstrates this and as well indicates the assessor has utilized a substantial proportion of the sales for development of the sales file.

**2008 Correlation Section
for Logan County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Logan County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	105.25	0.24	105.5	105.25
2007	101.35	0.33	101.68	101.35
2006	97.13	-9.96	87.46	99.03
2005	58.33	29.2	75.37	96.10
2004	62.53	1.05	63.19	62.53
2003	63	0	63	63
2002	77	0.14	77.11	77
2001	96	-0.1	95.9	96

COMMERCIAL: The Trended Preliminary Ratio and the R&O Ratio are essentially identical and support the assessor's actions to complete the annual pickup work with no overall changes made to the commercial property class in Logan County.

**2008 Correlation Section
for Logan County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section
for Logan County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
0	2008	0.24
0	2007	0.33
-3.69	2006	-9.96
88.11	2005	29.2
N/A	2004	1.05
0	2003	0
0	2002	0
0	2001	-0.1

COMMERCIAL: The slight change in the percent change in the base (excluding growth) is a reflection of routine maintenance only within the commercial class for 2008.

2008 Correlation Section for Logan County

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

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

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

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

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

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

**2008 Correlation Section
for Logan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	105.25	117.02	118.74

COMMERCIAL: With only five sales in the commercial sales file and the diversity of the property, this would not be a good representation of the commercial class as a whole. There is no other information available that would indicate that the level of value for the commercial class of property has not been met.

**2008 Correlation Section
for Logan County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	27.68	101.47
Difference	7.68	0

COMMERCIAL: The five sales in the sample and the diversity of the commercial properties are not a good representation of the commercial class as a whole. The statistical reliance on these measures is meaningless.

**2008 Correlation Section
for Logan County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	5	5	0
Median	105.25	105.25	0
Wgt. Mean	117.02	117.02	0
Mean	118.74	118.74	0
COD	27.68	27.68	0
PRD	101.47	101.47	0
Min Sales Ratio	71.51	71.51	0
Max Sales Ratio	179.20	179.20	0

COMMERCIAL: There were no plans or changes within the commercial class other than routine maintenance for assessment year 2008.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	15	MEDIAN:	71	COV:	28.99	95% Median C.I.:	48.33 to 79.06	(! : Derived)
(AgLand) TOTAL Sales Price:	3,006,198	WGT. MEAN:	59	STD:	19.02	95% Wgt. Mean C.I.:	49.32 to 69.53	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,956,702	MEAN:	66	AVG.ABS.DEV:	15.87	95% Mean C.I.:	55.07 to 76.14	
(AgLand) TOTAL Assessed Value:	1,756,965							
AVG. Adj. Sales Price:	197,113	COD:	22.41	MAX Sales Ratio:	104.95			
AVG. Assessed Value:	117,131	PRD:	110.40	MIN Sales Ratio:	39.27			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	79.06	79.06	79.06			79.06	79.06	N/A	176,000	139,138
10/01/04 TO 12/31/04	2	79.56	79.56	81.52	2.90	97.59	77.25	81.86	N/A	80,782	65,850
01/01/05 TO 03/31/05	1	56.99	56.99	56.99			56.99	56.99	N/A	182,500	104,010
04/01/05 TO 06/30/05	1	48.33	48.33	48.33			48.33	48.33	N/A	166,000	80,228
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	104.95	104.95	104.95			104.95	104.95	N/A	81,000	85,010
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	6	71.29	66.59	63.87	15.30	104.26	39.27	82.48	39.27 to 82.48	198,273	126,638
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	1	39.42	39.42	39.42			39.42	39.42	N/A	295,000	116,289
01/01/07 TO 03/31/07	1	48.65	48.65	48.65			48.65	48.65	N/A	380,000	184,870
04/01/07 TO 06/30/07	1	47.97	47.97	47.97			47.97	47.97	N/A	325,000	155,890
<u>Study Years</u>											
07/01/04 TO 06/30/05	5	77.25	68.70	66.33	14.39	103.57	48.33	81.86	N/A	137,212	91,015
07/01/05 TO 06/30/06	7	71.75	72.07	66.49	19.64	108.39	39.27	104.95	39.27 to 104.95	181,519	120,691
07/01/06 TO 06/30/07	3	47.97	45.35	45.70	6.41	99.22	39.42	48.65	N/A	333,333	152,349
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	3	56.99	70.09	62.69	33.12	111.81	48.33	104.95	N/A	143,166	89,749
01/01/06 TO 12/31/06	7	70.83	62.71	59.01	19.54	106.26	39.27	82.48	39.27 to 82.48	212,091	125,159
<u>ALL</u>											
	15	70.83	65.60	59.42	22.41	110.40	39.27	104.95	48.33 to 79.06	197,113	117,131

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2171	1	78.27	78.27	78.27			78.27	78.27	N/A	139,000	108,800
2173	1	47.97	47.97	47.97			47.97	47.97	N/A	325,000	155,890
2175	1	70.83	70.83	70.83			70.83	70.83	N/A	336,000	238,000
2293	1	104.95	104.95	104.95			104.95	104.95	N/A	81,000	85,010
2457	2	58.34	58.34	40.90	32.42	142.63	39.42	77.25	N/A	153,500	62,779
2459	4	52.64	56.60	52.32	24.32	108.19	39.27	81.86	N/A	167,141	87,442
2461	2	52.82	52.82	51.36	7.89	102.85	48.65	56.99	N/A	281,250	144,440
2463	3	79.06	77.76	75.34	4.52	103.22	71.75	82.48	N/A	179,212	135,019
<u>ALL</u>											
	15	70.83	65.60	59.42	22.41	110.40	39.27	104.95	48.33 to 79.06	197,113	117,131

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:	15	MEDIAN:	71	COV:	28.99	95% Median C.I.:	48.33 to 79.06	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	2,956,702	MEAN:	66	AVG.ABS.DEV:	15.87	95% Mean C.I.:	55.07 to 76.14	
(AgLand) TOTAL Assessed Value:	1,756,965							
AVG. Adj. Sales Price:	197,113	COD:	22.41	MAX Sales Ratio:	104.95			
AVG. Assessed Value:	117,131	PRD:	110.40	MIN Sales Ratio:	39.27			

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AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0	15	70.83	65.60	59.42	22.41	110.40	39.27	104.95	48.33 to 79.06	197,113	117,131
____ALL____											
	15	70.83	65.60	59.42	22.41	110.40	39.27	104.95	48.33 to 79.06	197,113	117,131

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	15	70.83	65.60	59.42	22.41	110.40	39.27	104.95	48.33 to 79.06	197,113	117,131
____ALL____											
	15	70.83	65.60	59.42	22.41	110.40	39.27	104.95	48.33 to 79.06	197,113	117,131

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY-N/A	1	82.48	82.48	82.47			82.48	82.48	N/A	60,000	49,485
GRASS	5	70.83	66.25	62.71	14.29	105.65	47.97	78.27	N/A	172,000	107,858
GRASS-N/A	2	63.70	63.70	64.14	24.12	99.30	48.33	79.06	N/A	171,000	109,683
IRRGTD-N/A	7	56.99	63.27	55.99	32.89	113.01	39.27	104.95	39.27 to 104.95	242,100	135,546
____ALL____											
	15	70.83	65.60	59.42	22.41	110.40	39.27	104.95	48.33 to 79.06	197,113	117,131

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	82.48	82.48	82.47			82.48	82.48	N/A	60,000	49,485
GRASS	6	63.89	63.26	60.38	19.07	104.77	47.97	78.27	47.97 to 78.27	171,000	103,253
GRASS-N/A	1	79.06	79.06	79.06			79.06	79.06	N/A	176,000	139,138
IRRGTD	6	52.82	56.32	53.53	26.27	105.22	39.27	81.86	39.27 to 81.86	268,950	143,969
IRRGTD-N/A	1	104.95	104.95	104.95			104.95	104.95	N/A	81,000	85,010
____ALL____											
	15	70.83	65.60	59.42	22.41	110.40	39.27	104.95	48.33 to 79.06	197,113	117,131

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	82.48	82.48	82.47			82.48	82.48	N/A	60,000	49,485
GRASS	7	70.83	65.52	63.12	16.41	103.81	47.97	79.06	47.97 to 79.06	171,714	108,379
IRRGTD	7	56.99	63.27	55.99	32.89	113.01	39.27	104.95	39.27 to 104.95	242,100	135,546
____ALL____											
	15	70.83	65.60	59.42	22.41	110.40	39.27	104.95	48.33 to 79.06	197,113	117,131

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:	15	MEDIAN:	71	COV:	28.99	95% Median C.I.:	48.33 to 79.06	(! : Derived)
(AgLand) TOTAL Sales Price:	3,006,198	WGT. MEAN:	59	STD:	19.02	95% Wgt. Mean C.I.:	49.32 to 69.53	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,956,702	MEAN:	66	AVG.ABS.DEV:	15.87	95% Mean C.I.:	55.07 to 76.14	
(AgLand) TOTAL Assessed Value:	1,756,965							
AVG. Adj. Sales Price:	197,113	COD:	22.41	MAX Sales Ratio:	104.95			
AVG. Assessed Value:	117,131	PRD:	110.40	MIN Sales Ratio:	39.27			

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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)												
05-0071												
21-0089	5	56.94	60.76	53.02	25.06	114.59	39.42	81.86	N/A	134,112	71,109	
57-0501	10	71.29	68.02	61.30	21.43	110.96	39.27	104.95	47.97 to 82.48	228,613	140,141	
NonValid School												
ALL	15	70.83	65.60	59.42	22.41	110.40	39.27	104.95	48.33 to 79.06	197,113	117,131	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
50.01 TO 100.00	1	77.25	77.25	77.25			77.25	77.25	N/A	12,000	9,270	
100.01 TO 180.00	7	56.99	65.99	55.69	33.50	118.49	39.27	104.95	39.27 to 104.95	160,152	89,190	
180.01 TO 330.00	2	60.20	60.20	58.87	19.19	102.25	48.65	71.75	N/A	340,819	200,652	
330.01 TO 650.00	3	78.27	68.55	68.23	13.09	100.48	48.33	79.06	N/A	160,333	109,388	
650.01 +	2	59.40	59.40	59.59	19.24	99.68	47.97	70.83	N/A	330,500	196,945	
ALL	15	70.83	65.60	59.42	22.41	110.40	39.27	104.95	48.33 to 79.06	197,113	117,131	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
Total \$												
10000 TO 29999	1	77.25	77.25	77.25			77.25	77.25	N/A	12,000	9,270	
30000 TO 59999	1	56.94	56.94	56.94			56.94	56.94	N/A	48,000	27,330	
60000 TO 99999	2	93.72	93.72	95.39	11.99	98.25	82.48	104.95	N/A	70,500	67,247	
100000 TO 149999	2	80.07	80.07	80.13	2.24	99.92	78.27	81.86	N/A	144,282	115,615	
150000 TO 249999	3	56.99	61.46	61.65	17.97	99.69	48.33	79.06	N/A	174,833	107,792	
250000 TO 499999	6	48.31	52.98	53.09	22.28	99.80	39.27	71.75	39.27 to 71.75	323,773	171,877	
ALL	15	70.83	65.60	59.42	22.41	110.40	39.27	104.95	48.33 to 79.06	197,113	117,131	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Sales Price:	3,006,198	WGT. MEAN:	59	STD:	19.02	95% Wgt. Mean C.I.:	49.32 to 69.53	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,956,702	MEAN:	66	AVG.ABS.DEV:	15.87	95% Mean C.I.:	55.07 to 76.14	
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AVG. Assessed Value:	117,131	PRD:	110.40	MIN Sales Ratio:	39.27			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
5000 TO 9999	1	77.25	77.25	77.25			77.25	77.25	N/A	12,000	9,270	
Total \$ _____												
1 TO 9999	1	77.25	77.25	77.25			77.25	77.25	N/A	12,000	9,270	
10000 TO 29999	1	56.94	56.94	56.94			56.94	56.94	N/A	48,000	27,330	
30000 TO 59999	1	82.48	82.48	82.47			82.48	82.48	N/A	60,000	49,485	
60000 TO 99999	2	76.64	76.64	66.90	36.94	114.56	48.33	104.95	N/A	123,500	82,619	
100000 TO 149999	6	67.63	62.48	56.97	25.51	109.67	39.27	81.86	39.27 to 81.86	207,844	118,407	
150000 TO 249999	4	59.74	59.80	59.23	19.23	100.97	47.97	71.75	N/A	335,659	198,798	
ALL _____												
	15	70.83	65.60	59.42	22.41	110.40	39.27	104.95	48.33 to 79.06	197,113	117,131	

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

Agricultural: General maintenance for the improvements in the rural area was completed for 2008. Considerable time was spent in updating land use in the county. Land owners in the Upper Loup Natural Resource District were required to bring their records from FSA to the assessor so she could compare them to her records prior to certifying their irrigated acres to the NRD. The assessor stated that there will be changes in acres and value on the Abstract for 2008. An analyses of the agricultural sales resulted in an increase to irrigated and grassland values for the 2008 assessment year.

2008 Assessment Survey for Logan County

Agricultural Appraisal Information

1.	Data collection done by:
	Assessor and staff
2.	Valuation done by:
	Assessor and staff
3.	Pickup work done by whom:
	Assessor and staff
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	No
a.	How is agricultural land defined in this county?
	County uses 20 acres or more to define agland. Zoning regulations list a crop production, livestock production or other containing 20 acres or more from which \$1,000 or more of crop or meat products are produced each year.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	NA
6.	What is the date of the soil survey currently used?
	1974
7.	What date was the last countywide land use study completed?
	2006 with annual updates
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection, FSA maps and NRD employees
b.	By whom?
	Assessor's Office
c.	What proportion is complete / implemented at this time?
	100%
8.	Number of market areas/neighborhoods in the agricultural property class:
	One

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

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
4		3	7

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:	15	MEDIAN:	75	COV:	30.48	95% Median C.I.:	50.79 to 82.83	(! : Derived)
(AgLand) TOTAL Sales Price:	3,006,198	WGT. MEAN:	64	STD:	21.34	95% Wgt. Mean C.I.:	53.30 to 74.05	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	2,956,702	MEAN:	70	AVG.ABS.DEV:	16.51	95% Mean C.I.:	58.18 to 81.82	
(AgLand) TOTAL Assessed Value:	1,882,619							
AVG. Adj. Sales Price:	197,113	COD:	22.01	MAX Sales Ratio:	123.96			
AVG. Assessed Value:	125,507	PRD:	109.94	MIN Sales Ratio:	41.36			

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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	81.57	81.57	81.57			81.57	81.57	N/A	176,000	143,562
10/01/04 TO 12/31/04	2	82.23	82.23	84.06	2.61	97.82	80.08	84.38	N/A	80,782	67,907
01/01/05 TO 03/31/05	1	61.75	61.75	61.75			61.75	61.75	N/A	182,500	112,695
04/01/05 TO 06/30/05	1	50.14	50.14	50.14			50.14	50.14	N/A	166,000	83,227
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05	1	123.96	123.96	123.96			123.96	123.96	N/A	81,000	100,405
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	6	75.30	69.58	67.23	14.42	103.49	41.36	82.88	41.36 to 82.88	198,273	133,293
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	1	43.96	43.96	43.96			43.96	43.96	N/A	295,000	129,680
01/01/07 TO 03/31/07	1	55.90	55.90	55.90			55.90	55.90	N/A	380,000	212,415
04/01/07 TO 06/30/07	1	50.79	50.79	50.79			50.79	50.79	N/A	325,000	165,060
<u>Study Years</u>											
07/01/04 TO 06/30/05	5	80.08	71.58	69.28	13.50	103.33	50.14	84.38	N/A	137,212	95,059
07/01/05 TO 06/30/06	7	75.60	77.35	70.84	21.45	109.18	41.36	123.96	41.36 to 123.96	181,519	128,595
07/01/06 TO 06/30/07	3	50.79	50.22	50.72	7.84	99.02	43.96	55.90	N/A	333,333	169,051
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	3	61.75	78.62	68.99	39.85	113.95	50.14	123.96	N/A	143,166	98,775
01/01/06 TO 12/31/06	7	75.00	65.92	62.60	18.32	105.29	41.36	82.88	41.36 to 82.88	212,091	132,777
<u>ALL</u>											
	15	75.00	70.00	63.67	22.01	109.94	41.36	123.96	50.79 to 82.83	197,113	125,507

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2171	1	82.88	82.88	82.88			82.88	82.88	N/A	139,000	115,200
2173	1	50.79	50.79	50.79			50.79	50.79	N/A	325,000	165,060
2175	1	75.00	75.00	75.00			75.00	75.00	N/A	336,000	252,000
2293	1	123.96	123.96	123.96			123.96	123.96	N/A	81,000	100,405
2457	2	62.02	62.02	45.37	29.12	136.69	43.96	80.08	N/A	153,500	69,645
2459	4	54.97	58.92	54.49	23.96	108.13	41.36	84.38	N/A	167,141	91,068
2461	2	58.83	58.83	57.80	4.97	101.78	55.90	61.75	N/A	281,250	162,555
2463	3	81.57	80.00	78.36	2.95	102.10	75.60	82.83	N/A	179,212	140,427
<u>ALL</u>											
	15	75.00	70.00	63.67	22.01	109.94	41.36	123.96	50.79 to 82.83	197,113	125,507

PAD 2008 R&O Statistics

Base Stat

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(AgLand) TOTAL Adj.Sales Price:	2,956,702	MEAN:	70	AVG.ABS.DEV:	16.51	95% Mean C.I.:	58.18 to 81.82	
(AgLand) TOTAL Assessed Value:	1,882,619							
AVG. Adj. Sales Price:	197,113	COD:	22.01	MAX Sales Ratio:	123.96			
AVG. Assessed Value:	125,507	PRD:	109.94	MIN Sales Ratio:	41.36			

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AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0	15	75.00	70.00	63.67	22.01	109.94	41.36	123.96	50.79 to 82.83	197,113	125,507	
____ALL____												
	15	75.00	70.00	63.67	22.01	109.94	41.36	123.96	50.79 to 82.83	197,113	125,507	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	15	75.00	70.00	63.67	22.01	109.94	41.36	123.96	50.79 to 82.83	197,113	125,507	
____ALL____												
	15	75.00	70.00	63.67	22.01	109.94	41.36	123.96	50.79 to 82.83	197,113	125,507	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY-N/A	1	82.83	82.83	82.83			82.83	82.83	N/A	60,000	49,695	
GRASS	5	75.00	69.71	66.35	13.97	105.07	50.79	82.88	N/A	172,000	114,114	
GRASS-N/A	2	65.85	65.85	66.31	23.86	99.31	50.14	81.57	N/A	171,000	113,394	
IRRGTD-N/A	7	61.75	69.56	61.11	33.02	113.83	41.36	123.96	41.36 to 123.96	242,100	147,937	
____ALL____												
	15	75.00	70.00	63.67	22.01	109.94	41.36	123.96	50.79 to 82.83	197,113	125,507	

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	1	82.83	82.83	82.83			82.83	82.83	N/A	60,000	49,695	
GRASS	6	67.40	66.45	63.72	19.10	104.27	50.14	82.88	50.14 to 82.88	171,000	108,966	
GRASS-N/A	1	81.57	81.57	81.57			81.57	81.57	N/A	176,000	143,562	
IRRGTD	6	58.83	60.49	57.95	22.81	104.38	41.36	84.38	41.36 to 84.38	268,950	155,860	
IRRGTD-N/A	1	123.96	123.96	123.96			123.96	123.96	N/A	81,000	100,405	
____ALL____												
	15	75.00	70.00	63.67	22.01	109.94	41.36	123.96	50.79 to 82.83	197,113	125,507	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	1	82.83	82.83	82.83			82.83	82.83	N/A	60,000	49,695	
GRASS	7	75.00	68.61	66.34	15.96	103.42	50.14	82.88	50.14 to 82.88	171,714	113,908	
IRRGTD	7	61.75	69.56	61.11	33.02	113.83	41.36	123.96	41.36 to 123.96	242,100	147,937	
____ALL____												
	15	75.00	70.00	63.67	22.01	109.94	41.36	123.96	50.79 to 82.83	197,113	125,507	

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(AgLand) TOTAL Adj.Sales Price:	2,956,702	MEAN:	70	AVG.ABS.DEV:	16.51	95% Mean C.I.:	58.18 to 81.82	
(AgLand) TOTAL Assessed Value:	1,882,619							
AVG. Adj. Sales Price:	197,113	COD:	22.01	MAX Sales Ratio:	123.96			
AVG. Assessed Value:	125,507	PRD:	109.94	MIN Sales Ratio:	41.36			

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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)												
05-0071												
21-0089	5	59.79	63.67	56.28	23.54	113.12	43.96	84.38	N/A	134,112	75,484	
57-0501	10	75.30	73.16	65.84	21.52	111.12	41.36	123.96	50.79 to 82.88	228,613	150,519	
NonValid School												
ALL	15	75.00	70.00	63.67	22.01	109.94	41.36	123.96	50.79 to 82.83	197,113	125,507	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
50.01 TO 100.00	1	80.08	80.08	80.08			80.08	80.08	N/A	12,000	9,610	
100.01 TO 180.00	7	61.75	71.15	60.08	33.79	118.42	41.36	123.96	41.36 to 123.96	160,152	96,217	
180.01 TO 330.00	2	65.75	65.75	64.61	14.98	101.76	55.90	75.60	N/A	340,819	220,220	
330.01 TO 650.00	3	81.57	71.53	71.10	13.38	100.61	50.14	82.88	N/A	160,333	113,996	
650.01 +	2	62.90	62.90	63.10	19.25	99.68	50.79	75.00	N/A	330,500	208,530	
ALL	15	75.00	70.00	63.67	22.01	109.94	41.36	123.96	50.79 to 82.83	197,113	125,507	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
Total \$												
10000 TO 29999	1	80.08	80.08	80.08			80.08	80.08	N/A	12,000	9,610	
30000 TO 59999	1	59.79	59.79	59.79			59.79	59.79	N/A	48,000	28,700	
60000 TO 99999	2	103.40	103.40	106.45	19.89	97.13	82.83	123.96	N/A	70,500	75,050	
100000 TO 149999	2	83.63	83.63	83.66	0.90	99.97	82.88	84.38	N/A	144,282	120,702	
150000 TO 249999	3	61.75	64.49	64.73	16.97	99.63	50.14	81.57	N/A	174,833	113,161	
250000 TO 499999	6	53.35	57.10	57.31	21.99	99.64	41.36	75.60	41.36 to 75.60	323,773	185,553	
ALL	15	75.00	70.00	63.67	22.01	109.94	41.36	123.96	50.79 to 82.83	197,113	125,507	

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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	1	80.08	80.08	80.08			80.08	80.08	N/A	12,000	9,610
Total \$ _____											
1 TO 9999	1	80.08	80.08	80.08			80.08	80.08	N/A	12,000	9,610
10000 TO 29999	1	59.79	59.79	59.79			59.79	59.79	N/A	48,000	28,700
30000 TO 59999	1	82.83	82.83	82.83			82.83	82.83	N/A	60,000	49,695
60000 TO 99999	1	50.14	50.14	50.14			50.14	50.14	N/A	166,000	83,227
100000 TO 149999	7	81.57	74.27	64.30	25.25	115.51	41.36	123.96	41.36 to 123.96	189,723	121,983
150000 TO 249999	3	55.90	60.76	60.15	14.79	101.02	50.79	75.60	N/A	335,546	201,833
250000 TO 499999	1	75.00	75.00	75.00			75.00	75.00	N/A	336,000	252,000
ALL _____	15	75.00	70.00	63.67	22.01	109.94	41.36	123.96	50.79 to 82.83	197,113	125,507

**2008 Correlation Section
for Logan County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Of the measures of central tendency the median and arithmetic mean are within the prescribed parameters, both qualitative measures are above the acceptable standards. From a review of the sales file it would appear the irrigated sales are causing this effect even though irrigated values were increased this year, the results appear to be disproportionate.

It is believed that Logan County has achieved an overall acceptable level of value within the agricultural unimproved class. There will be no recommended adjustments.

**2008 Correlation Section
for Logan County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	28	15	53.57
2007	35	19	54.29
2006	33	15	45.45
2005	30	18	60
2004	35	20	57.14
2003	42	26	61.9
2002	44	28	63.64
2001	35	23	65.71

AGRICULTURAL UNIMPROVED: A review of the grid above indicates that the county has utilized a reasonable number of sales for the development of the agricultural statistical analysis.

**2008 Correlation Section
for Logan County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Logan County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	70.83	6.85	75.68	75.00
2007	71.67	4.01	74.54	73.85
2006	70.14	4.94	73.61	75.34
2005	73.97	2.99	76.18	76.27
2004	76.49	0.65	76.99	76.49
2003	71	4.62	74.28	75
2002	69	8.1	74.59	74
2001	68	14	77.52	74

AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio and the R&O Ratio are essentially identical and are reflective of the assessment actions increasing the irrigated and grassland values for 2008. Both will support an acceptable level of value for the agricultural unimproved class of property.

**2008 Correlation Section
for Logan County**

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

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

Comparison of Average Value Changes

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

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

**2008 Correlation Section
for Logan County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
10.98	2008	6.85
5.56	2007	4.01
8.81	2006	4.94
2.84	2005	2.99
0	2004	0.65
6.67	2003	4.62
7.47	2002	8.1
6.61	2001	14

AGRICULTURAL UNIMPROVED: The above table is indicating the assessment actions to have a more pronounced effect on the sales file than the base. However, this measure is based on only two sales. The percent change in the base would be more reflective of the assessment actions to the agricultural unimproved class as a whole.

2008 Correlation Section for Logan County

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

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

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

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

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

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

**2008 Correlation Section
for Logan County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	75.00	63.67	70.00

AGRICULTURAL UNIMPROVED: Of the three measures of central tendency only the weighted mean is below the acceptable level, it does not appear to be affected by outlier(s) or high dollar sale(s). For direct equalization purposed the median measure of central tendency will be used in the determination of the level of value for the agricultural unimproved class of property and is supported by the trended preliminary ratio.

**2008 Correlation Section
for Logan County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	22.01	109.94
Difference	2.01	6.94

AGRICULTURAL UNIMPROVED: Both qualitative measures are above the acceptable standards. From a review of the sales file it would appear the irrigated sales are causing this effect even though irrigated values were increased this year the results appear to be disproportionate.

**2008 Correlation Section
for Logan County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	15	15	0
Median	70.83	75.00	4.17
Wgt. Mean	59.42	63.67	4.25
Mean	65.60	70.00	4.4
COD	22.41	22.01	-0.4
PRD	110.40	109.94	-0.46
Min Sales Ratio	39.27	41.36	2.09
Max Sales Ratio	104.95	123.96	19.01

AGRICULTURAL UNIMPROVED: The above table represents the increased irrigated and grassland values for assessment year 2008.

County 57 - Logan

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,458	Value 109,378,448	Total Growth 407,915 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	73	164,647	0	0	7	1,713	80	166,360	
2. Res Improv Land	162	812,593	0	0	21	127,996	183	940,589	
3. Res Improvements	164	6,724,619	0	0	21	1,728,169	185	8,452,788	
4. Res Total	237	7,701,859	0	0	28	1,857,878	265	9,559,737	359,228
% of Total	89.43	80.56	0.00	0.00	10.56	19.43	18.17	8.74	88.06
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	237	7,701,859	0	0	28	1,857,878	265	9,559,737	359,228
% of Total	89.43	80.56	0.00	0.00	10.56	19.43	18.17	8.74	88.06

County 57 - Logan

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 1,458	Value 109,378,448	Total Growth 407,915 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	8	33,349	0	0	0	0	8	33,349	
10. Comm Improv Land	32	96,509	0	0	2	52,184	34	148,693	
11. Comm Improvements	32	878,973	0	0	2	497,927	34	1,376,900	
12. Comm Total	40	1,008,831	0	0	2	550,111	42	1,558,942	0
% of Total	95.23	64.71	0.00	0.00	4.76	35.28	2.88	1.42	0.00
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Comm+Ind Total	40	1,008,831	0	0	2	550,111	42	1,558,942	0
% of Total	95.23	64.71	0.00	0.00	4.76	35.28	2.88	1.42	0.00
17. Taxable Total	277	8,710,690	0	0	30	2,407,989	307	11,118,679	359,228
% of Total	90.22	78.34	0.00	0.00	9.77	16.70	21.05	10.16	88.06

County 57 - Logan

2008 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

	Urban		SubUrban		Rural	
	Records	Value	Records	Value	Records	Value
23. Mineral Interest-Producing	0	0	0	0	0	0
24. Mineral Interest-Non-Producing	0	0	0	0	14	860
	Total		Growth			
	Records	Value	Records	Value		
23. Mineral Interest-Producing	0	0	0	0		
24. Mineral Interest-Non-Producing	14	860	0	0		
25. Mineral Interest Total	14	860	0	0		

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	23	0	7	30

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	932	68,651,129	932	68,651,129
28. Ag-Improved Land	0	0	0	0	194	17,655,093	194	17,655,093
29. Ag-Improvements	0	0	0	0	205	11,952,687	205	11,952,687
30. Ag-Total Taxable							1,137	98,258,909

County 57 - Logan

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	3	4.000	20,000	3	4.000	20,000	
32. HomeSite Improv Land	158	176.000	880,000	158	176.000	880,000	
33. HomeSite Improvements	167		9,576,852	167		9,576,852	48,687
34. HomeSite Total				170	180.000	10,476,852	
35. FarmSite UnImp Land	4	4.000	2,000	4	4.000	2,000	
36. FarmSite Impr Land	180	189.000	97,720	180	189.000	97,720	
37. FarmSite Improv	189		2,375,835	189		2,375,835	0
38. FarmSite Total				193	193.000	2,475,555	
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				363	373.000	12,952,407	48,687

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

County 57 - Logan

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	4,328.500	4,523,283	4,328.500	4,523,283
47. 2A1	0.000	0	0.000	0	3,733.250	3,901,249	3,733.250	3,901,249
48. 2A	0.000	0	0.000	0	3,527.750	2,910,394	3,527.750	2,910,394
49. 3A1	0.000	0	0.000	0	2,075.010	1,597,758	2,075.010	1,597,758
50. 3A	0.000	0	0.000	0	2,474.210	1,843,288	2,474.210	1,843,288
51. 4A1	0.000	0	0.000	0	4,759.070	3,426,530	4,759.070	3,426,530
52. 4A	0.000	0	0.000	0	3,263.470	2,268,113	3,263.470	2,268,113
53. Total	0.000	0	0.000	0	24,161.260	20,470,615	24,161.260	20,470,615
Dryland:								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	4,334.770	2,470,818	4,334.770	2,470,818
56. 2D1	0.000	0	0.000	0	1,567.490	689,696	1,567.490	689,696
57. 2D	0.000	0	0.000	0	2,355.880	930,574	2,355.880	930,574
58. 3D1	0.000	0	0.000	0	2,554.700	906,920	2,554.700	906,920
59. 3D	0.000	0	0.000	0	1,432.510	343,803	1,432.510	343,803
60. 4D1	0.000	0	0.000	0	4,548.570	1,091,658	4,548.570	1,091,658
61. 4D	0.000	0	0.000	0	2,851.980	570,396	2,851.980	570,396
62. Total	0.000	0	0.000	0	19,645.900	7,003,865	19,645.900	7,003,865
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,286.490	373,083	1,286.490	373,083
65. 2G1	0.000	0	0.000	0	1,999.470	459,877	1,999.470	459,877
66. 2G	0.000	0	0.000	0	4,461.840	892,368	4,461.840	892,368
67. 3G1	0.000	0	0.000	0	858.260	171,652	858.260	171,652
68. 3G	0.000	0	0.000	0	11,077.730	1,993,991	11,077.730	1,993,991
69. 4G1	0.000	0	0.000	0	27,574.240	4,963,365	27,574.240	4,963,365
70. 4G	0.000	0	0.000	0	272,034.050	48,966,127	272,034.050	48,966,127
71. Total	0.000	0	0.000	0	319,292.080	57,820,463	319,292.080	57,820,463
72. Waste	0.000	0	0.000	0	2,263.170	11,316	2,263.170	11,316
73. Other	0.000	0	0.000	0	48.540	243	48.540	243
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	365,410.950	85,306,502	365,410.950	85,306,502

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	24,161.260	20,470,615	24,161.260	20,470,615
77.Dry Land	0.000	0	0.000	0	19,645.900	7,003,865	19,645.900	7,003,865
78.Grass	0.000	0	0.000	0	319,292.080	57,820,463	319,292.080	57,820,463
79.Waste	0.000	0	0.000	0	2,263.170	11,316	2,263.170	11,316
80.Other	0.000	0	0.000	0	48.540	243	48.540	243
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	0.000	0	365,410.950	85,306,502	365,410.950	85,306,502

2008 Agricultural Land Detail

County 57 - Logan

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	4,328.500	17.92%	4,523,283	22.10%	1,045.000
2A1	3,733.250	15.45%	3,901,249	19.06%	1,045.000
2A	3,527.750	14.60%	2,910,394	14.22%	825.000
3A1	2,075.010	8.59%	1,597,758	7.81%	770.000
3A	2,474.210	10.24%	1,843,288	9.00%	745.000
4A1	4,759.070	19.70%	3,426,530	16.74%	719.999
4A	3,263.470	13.51%	2,268,113	11.08%	695.000
Irrigated Total	24,161.260	100.00%	20,470,615	100.00%	847.249

Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	4,334.770	22.06%	2,470,818	35.28%	569.999
2D1	1,567.490	7.98%	689,696	9.85%	440.000
2D	2,355.880	11.99%	930,574	13.29%	395.000
3D1	2,554.700	13.00%	906,920	12.95%	355.000
3D	1,432.510	7.29%	343,803	4.91%	240.000
4D1	4,548.570	23.15%	1,091,658	15.59%	240.000
4D	2,851.980	14.52%	570,396	8.14%	200.000
Dry Total	19,645.900	100.00%	7,003,865	100.00%	356.505

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,286.490	0.40%	373,083	0.65%	290.000
2G1	1,999.470	0.63%	459,877	0.80%	229.999
2G	4,461.840	1.40%	892,368	1.54%	200.000
3G1	858.260	0.27%	171,652	0.30%	200.000
3G	11,077.730	3.47%	1,993,991	3.45%	179.999
4G1	27,574.240	8.64%	4,963,365	8.58%	180.000
4G	272,034.050	85.20%	48,966,127	84.69%	179.999
Grass Total	319,292.080	100.00%	57,820,463	100.00%	181.089

Irrigated Total	24,161.260	6.61%	20,470,615	24.00%	847.249
Dry Total	19,645.900	5.38%	7,003,865	8.21%	356.505
Grass Total	319,292.080	87.38%	57,820,463	67.78%	181.089
Waste	2,263.170	0.62%	11,316	0.01%	5.000
Other	48.540	0.01%	243	0.00%	5.006
Exempt	0.000	0.00%			
Market Area Total	365,410.950	100.00%	85,306,502	100.00%	233.453

As Related to the County as a Whole

Irrigated Total	24,161.260	100.00%	20,470,615	100.00%	
Dry Total	19,645.900	100.00%	7,003,865	100.00%	
Grass Total	319,292.080	100.00%	57,820,463	100.00%	
Waste	2,263.170	100.00%	11,316	100.00%	
Other	48.540	100.00%	243	100.00%	
Exempt	0.000	0.00%			
Market Area Total	365,410.950	100.00%	85,306,502	100.00%	

2008 Agricultural Land Detail

County 57 - Logan

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	24,161.260	20,470,615
Dry	0.000	0	0.000	0	19,645.900	7,003,865
Grass	0.000	0	0.000	0	319,292.080	57,820,463
Waste	0.000	0	0.000	0	2,263.170	11,316
Other	0.000	0	0.000	0	48.540	243
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	0.000	0	365,410.950	85,306,502

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	24,161.260	20,470,615	24,161.260	6.61%	20,470,615	24.00%	847.249
Dry	19,645.900	7,003,865	19,645.900	5.38%	7,003,865	8.21%	356.505
Grass	319,292.080	57,820,463	319,292.080	87.38%	57,820,463	67.78%	181.089
Waste	2,263.170	11,316	2,263.170	0.62%	11,316	0.01%	5.000
Other	48.540	243	48.540	0.01%	243	0.00%	5.006
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	365,410.950	85,306,502	365,410.950	100.00%	85,306,502	100.00%	233.453

* 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)**

57 Logan

	2007 CTL County Total	2008 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2008 Growth (New Construction Value)	% Change excl. Growth
1. Residential	9,178,253	9,559,737	381,484	4.16	359,228	0.24
2. Recreational	0					
3. Ag-Homesite Land, Ag-Res Dwellings	10,549,677	10,476,852	-72,825	-0.69	*-----	-0.69
4. Total Residential (sum lines 1-3)	19,727,930					
5. Commercial	1,555,244	1,558,942	3,698	0.24	0	0.24
6. Industrial	0					
7. Ag-Farmsite Land, Outbuildings	2,459,974	2,475,555	15,581	0.63	48,687	-1.35
8. Minerals	860	860	0	0		
9. Total Commercial (sum lines 5-8)	4,016,078					
10. Total Non-Agland Real Property	23,744,008	24,071,946	327,938	1.38		
11. Irrigated	17,749,352	20,470,615	2,721,263	15.33		
12. Dryland	7,171,529	7,003,865	-167,664	-2.34		
13. Grassland	54,907,230	57,820,463	2,913,233	5.31		
14. Wasteland	11,666	11,316	-350	-3		
15. Other Agland	243	243	0	0		
16. Total Agricultural Land	79,840,020	85,306,502	5,466,482	6.85		
17. Total Value of All Real Property (Locally Assessed)	103,584,028	109,378,448	5,794,420	5.59		

*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.

June 15, 2007

Three Year Plan of Assessment
Logan County, Nebraska
Pat Harvey, County Clerk ex-officio Assessor

Logan County has 264 residential properties, 42 Commercial Properties and 1133 agricultural properties. There are an estimated 150 personal property filings each year and estimated 35 homestead exemptions.

Logan County has an official and one deputy that deal with listing of properties, determining values and filing personal property schedules. The county also hires a part-time appraiser to help with determining values and depreciation. The deputy handles most of the computer work such as data entry, sketching, record changes, and running necessary reports. The official has final responsibility of setting values for all classes of property.

The Assessor keeps a procedure manual that has the plan for updating values, adding new property, areas to work on for the following assessment year and making sure that the level of value is uniform and proportionate for all classes of property.

The County assessors maintains the cadastral mapping system at the time of the recording of a deed. The records have current ownership and land descriptions.

The property record cards are current and updated yearly after new values are set.

Aerials were taken 2001-2002. Actions that were completed for 2007 are as follows: Grassland 3G, 4G1 and 4G were increased from 165 to 170 per acre. Dryland values remained the same and Irrigated Classes were all increased 1A 1000 to 1020, 2A1 1000 to 1020, 2A 720 to 800, 3A1 650 to 750, 3A 600 to 650, 4A1 550 to 600 and 4A 500 to 550. Gandy Village square foot lot values for 2007 were not changed from 2006; a 5000 lump sum improved site value for Gandy was applied. Gandy Commercial lot values for 2007 weren't changed from 2006. No change for Stapleton Village lots for 2007. No change for Stapleton Commercial land. Rural Commercial land remained the same as 2006. 2007 Depreciation schedule was used for residential property rural, Stapleton Village and Gandy Village. 2003 Marshall Swift Pricing for Rural, Gandy village and Stapleton was used for 2007. No change for rural outbuildings. Used the lump sum values developed for 2006 for 2007, for improvements that are not included on Marshall Swift Pricing. 2006 Depreciation schedule for Mobile Homes located in rural and villages was used for 2007. Ag sites for 4000 and 4500 for 2007 were not changed from 2006.

We start our pickup work as time allows. We list all pickup work in a notebook. This work is completed timely according to Statute.

In 2008 we plan to drive the County and review all property. Also work on the Assessors record files. Study depreciation for residential property rural and villages. Outbuilding depreciation will be reviewed. Study Agland.

We will be entering the information from review of all property in 2009-2010 and will be using a new depreciation year for 2008.

We will be entering new data and updating our Marshall and Swift pricing for 2008. Entering the information from review of all property in 2007.

We will work on updating and adding aerials and pictures to the Terrascan files in 2009. We are going to review quality classification for improved residential property 2010.

Assessor completes 521 data as soon as possible.

Reports of the Logan County Assessor are filed on time.

Homestead Exemption applications are filed on or before June 30. State Statute.

State Statutes, rules and regulations are followed in filing personal property schedules and abstracts are filed on time.

We have the Terrascan Cama package for Marshal Swift; we have completed entering data and sketching rural residential property. We are updating our computer system.

Pat Harvey
Logan County Assessor

2008 Assessment Survey for Logan County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	0
4.	Other part-time employees
	0
5.	Number of shared employees
	1
6.	Assessor's requested budget for current fiscal year
	\$54,399
7.	Part of the budget that is dedicated to the computer system
	\$4,000
8.	Adopted budget, or granted budget if different from above
	Non-applicable.
9.	Amount of the total budget set aside for appraisal work
	\$14,950
10.	Amount of the total budget set aside for education/workshops
	\$2,600
11.	Appraisal/Reappraisal budget, if not part of the total budget
	Non-applicable,
12.	Other miscellaneous funds
	\$32,849

13.	Total budget
	\$54,399
a.	Was any of last year's budget not used:
	Yes - \$19,750

B. Computer, Automation Information and GIS

1.	Administrative software
	TerraScan
2.	CAMA software
	TerraScan
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor
5.	Does the county have GIS software?
	No
6.	Who maintains the GIS software and maps?
	Non-applicable.
7.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No, only the rural is zoned.
3.	What municipalities in the county are zoned?
	None

4.	When was zoning implemented?
	2003

D. Contracted Services

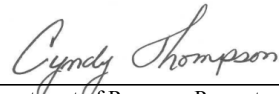
1.	Appraisal Services
	A contracted appraiser will be hired on an as needed basis.
2.	Other services

Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Logan County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5791.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts