

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

61 Merrick

Residential Real Property - Current

Number of Sales	287	COD	11.33
Total Sales Price	\$19,879,113	PRD	105.20
Total Adj. Sales Price	\$19,873,313	COV	25.46
Total Assessed Value	\$18,806,420	STD	25.35
Avg. Adj. Sales Price	\$69,245	Avg. Abs. Dev.	11.14
Avg. Assessed Value	\$65,528	Min	8.40
Median	98.34	Max	295.00
Wgt. Mean	94.63	95% Median C.I.	97.95 to 98.70
Mean	99.55	95% Wgt. Mean C.I.	92.40 to 96.86
		95% Mean C.I.	96.62 to 102.48
% of Value of the Class of all Real Property Value in the County			34.01
% of Records Sold in the Study Period			8.16
% of Value Sold in the Study Period			8.81
Average Assessed Value of the Base			60,728

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	287	98.34	11.33	105.20
2007	275	98.34	10.44	101.48
2006	230	98.76	16.40	104.07
2005	289	100.00	14.85	106.64
2004	275	99.96	8.62	102.57
2003	220	94	15.35	102.06
2002	220	94	15.35	102.06
2001	216	94	14.38	102.29

2008 Commission Summary

61 Merrick

Commercial Real Property - Current

Number of Sales	32	COD	7.89
Total Sales Price	\$2,588,800	PRD	97.13
Total Adj. Sales Price	\$2,475,800	COV	16.72
Total Assessed Value	\$2,497,985	STD	16.38
Avg. Adj. Sales Price	\$77,369	Avg. Abs. Dev.	7.84
Avg. Assessed Value	\$78,062	Min	47.06
Median	99.28	Max	146.50
Wgt. Mean	100.90	95% Median C.I.	98.33 to 99.76
Mean	98.00	95% Wgt. Mean C.I.	97.08 to 104.71
		95% Mean C.I.	92.33 to 103.68
% of Value of the Class of all Real Property Value in the County			6.84
% of Records Sold in the Study Period			6.74
% of Value Sold in the Study Period			5.82
Average Assessed Value of the Base			90,380

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	32	99.28	7.89	97.13
2007	32	96.20	17.37	99.79
2006	28	92.71	12.23	93.68
2005	23	96.12	12.90	101.52
2004	24	98.89	13.98	105.81
2003	26	95	22.15	111.78
2002	34	95	22.15	111.78
2001	36	96	44.02	133.45

2008 Commission Summary

61 Merrick

Agricultural Land - Current

Number of Sales	66	COD	23.60
Total Sales Price	\$12,135,013	PRD	109.10
Total Adj. Sales Price	\$12,097,183	COV	32.58
Total Assessed Value	\$8,124,600	STD	23.87
Avg. Adj. Sales Price	\$183,291	Avg. Abs. Dev.	17.07
Avg. Assessed Value	\$123,100	Min	37.87
Median	72.35	Max	167.08
Wgt. Mean	67.16	95% Median C.I.	64.09 to 77.68
Mean	73.27	95% Wgt. Mean C.I.	62.46 to 71.86
		95% Mean C.I.	67.51 to 79.03
% of Value of the Class of all Real Property Value in the County			59.15
% of Records Sold in the Study Period			2.31
% of Value Sold in the Study Period			3.31
Average Assessed Value of the Base			129,886

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	66	72.35	23.60	109.10
2007	84	72.77	29.68	108.37
2006	86	75.68	27.03	108.70
2005	75	76.70	25.53	105.24
2004	57	78.78	22.81	106.23
2003	45	76	18.72	104.48
2002	47	76	18.72	104.48
2001	54	78	13.79	102.05

2008 Opinions of the Property Tax Administrator for Merrick 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 Merrick County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Merrick 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 Merrick County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Merrick 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 Merrick County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Merrick County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	287	MEDIAN:	98	COV:	26.87	95% Median C.I.:	97.45 to 98.34
TOTAL Sales Price:	19,879,113	WGT. MEAN:	91	STD:	25.71	95% Wgt. Mean C.I.:	88.84 to 93.72
TOTAL Adj.Sales Price:	19,873,313	MEAN:	96	AVG.ABS.DEV:	13.42	95% Mean C.I.:	92.72 to 98.67
TOTAL Assessed Value:	18,139,855						
AVG. Adj. Sales Price:	69,244	COD:	13.72	MAX Sales Ratio:	225.90		
AVG. Assessed Value:	63,205	PRD:	104.84	MIN Sales Ratio:	2.86		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	43	98.34	95.45	94.21	7.16	101.32	60.00	123.46	97.66 to 99.54	81,623	76,893
10/01/05 TO 12/31/05	36	97.91	96.76	97.04	9.20	99.71	35.54	202.83	97.53 to 98.93	59,493	57,732
01/01/06 TO 03/31/06	44	98.28	93.35	92.52	10.70	100.89	16.69	134.90	96.00 to 98.71	67,450	62,408
04/01/06 TO 06/30/06	37	97.88	93.93	93.32	5.79	100.65	46.69	104.32	96.84 to 98.44	74,520	69,541
07/01/06 TO 09/30/06	30	97.41	99.61	94.28	11.78	105.66	55.20	175.00	94.64 to 99.37	57,728	54,426
10/01/06 TO 12/31/06	23	98.67	102.56	89.46	17.81	114.64	62.81	217.84	92.89 to 100.12	87,019	77,850
01/01/07 TO 03/31/07	33	88.66	82.55	77.86	25.61	106.02	2.86	144.20	75.12 to 97.77	67,369	52,456
04/01/07 TO 06/30/07	41	95.08	103.01	89.82	25.63	114.68	46.20	225.90	86.88 to 104.04	61,955	55,650
<u>Study Years</u>											
07/01/05 TO 06/30/06	160	98.07	94.81	94.09	8.29	100.77	16.69	202.83	97.65 to 98.49	71,103	66,898
07/01/06 TO 06/30/07	127	96.45	96.81	87.52	20.73	110.62	2.86	225.90	92.89 to 98.51	66,903	58,551
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	134	97.99	96.49	92.43	10.84	104.39	16.69	217.84	97.05 to 98.49	70,584	65,241
<u>ALL</u>											
	287	97.80	95.70	91.28	13.72	104.84	2.86	225.90	97.45 to 98.34	69,244	63,205

ASSESSOR LOCATION	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE		40	90.30	86.03	86.30	20.62	99.68	16.69	175.00	79.79 to 94.86	92,594	79,913
ARCHER		1	102.71	102.71	102.71			102.71	102.71	N/A	12,000	12,325
CC LAKES		8	73.09	71.90	60.77	39.85	118.31	2.86	141.88	2.86 to 141.88	77,437	47,061
CENTRAL CITY		137	98.55	97.47	95.24	7.09	102.34	8.40	225.90	98.15 to 98.83	72,020	68,591
CHAPMAN		4	96.14	96.41	96.40	2.05	100.01	93.80	99.57	N/A	55,250	53,262
CLARKS		13	97.76	102.09	95.82	12.39	106.55	67.76	141.50	94.70 to 117.55	44,069	42,225
CLARKS LAKES		17	91.58	85.15	84.27	17.36	101.04	41.29	123.46	70.38 to 99.99	84,970	71,603
GI SUB		17	91.58	104.37	91.61	24.04	113.93	64.93	217.84	82.51 to 106.73	73,582	67,407
PALMER		22	97.21	101.64	94.33	19.69	107.75	56.99	206.21	92.89 to 100.86	37,955	35,802
SILVER CREEK		28	97.21	100.78	92.40	16.73	109.07	57.71	191.17	94.08 to 98.88	48,105	44,449
<u>ALL</u>												
		287	97.80	95.70	91.28	13.72	104.84	2.86	225.90	97.45 to 98.34	69,244	63,205

LOCATIONS: URBAN, SUBURBAN & RURAL	RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1		203	98.34	98.99	95.10	9.72	104.09	8.40	225.90	97.93 to 98.67	63,096	60,007
2		18	91.41	102.18	91.02	24.36	112.27	64.93	217.84	82.51 to 102.46	71,072	64,689
3		66	90.61	83.79	82.86	22.37	101.12	2.86	175.00	81.44 to 91.76	87,657	72,634
<u>ALL</u>												
		287	97.80	95.70	91.28	13.72	104.84	2.86	225.90	97.45 to 98.34	69,244	63,205

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

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TOTAL Adj.Sales Price:	19,873,313	MEAN:	96	AVG.ABS.DEV:	13.42	95% Mean C.I.:	92.72 to 98.67
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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	254	98.17	98.95	93.13	10.59	106.24	8.40	225.90	97.71 to 98.60	72,850	67,848
2	28	63.71	68.87	70.29	43.64	97.98	2.86	175.00	46.20 to 91.07	37,494	26,354
3	5	77.50	80.74	52.72	32.78	153.16	46.69	141.88	N/A	63,900	33,685
____ALL____											
	287	97.80	95.70	91.28	13.72	104.84	2.86	225.90	97.45 to 98.34	69,244	63,205

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	250	98.06	96.33	92.74	11.97	103.87	8.40	225.90	97.63 to 98.44	70,076	64,990
06	22	90.99	78.12	77.03	23.62	101.41	2.86	123.46	52.88 to 96.30	92,590	71,325
07	15	96.21	110.89	101.87	26.41	108.85	64.93	217.84	84.73 to 107.09	21,146	21,542
____ALL____											
	287	97.80	95.70	91.28	13.72	104.84	2.86	225.90	97.45 to 98.34	69,244	63,205

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
40-0002											
40-0082	30	91.65	94.18	85.81	23.63	109.76	16.69	217.84	83.22 to 97.20	85,518	73,386
61-0004	160	98.43	94.36	92.27	9.64	102.27	2.86	225.90	98.03 to 98.70	74,648	68,876
61-0049	31	96.68	100.82	93.13	19.08	108.26	56.99	206.21	92.89 to 98.34	51,071	47,563
63-0001											
63-0030	32	97.21	100.14	93.45	15.62	107.16	57.71	191.17	94.08 to 99.31	52,701	49,252
72-0075	34	95.75	94.43	89.17	17.50	105.91	41.29	141.88	90.91 to 99.99	61,600	54,925
NonValid School											
____ALL____											
	287	97.80	95.70	91.28	13.72	104.84	2.86	225.90	97.45 to 98.34	69,244	63,205

PAD 2008 Preliminary Statistics

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AVG. Assessed Value:	63,205	PRD:	104.84	MIN Sales Ratio:	2.86		

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	30	63.71	70.93	62.87	50.29	112.81	2.86	191.17	46.20 to 91.07	40,094	25,208
Prior TO 1860	2	103.43	103.43	82.86	20.72	124.82	82.00	124.86	N/A	89,300	73,995
1860 TO 1899											
1900 TO 1919	79	98.10	101.88	96.58	10.10	105.49	62.81	225.90	97.65 to 98.83	51,464	49,703
1920 TO 1939	54	98.56	101.10	96.69	9.56	104.56	57.71	176.53	97.53 to 99.52	56,206	54,346
1940 TO 1949	6	98.68	96.64	94.27	13.21	102.52	56.99	127.34	56.99 to 127.34	51,000	48,075
1950 TO 1959	14	97.97	93.92	90.09	7.03	104.25	70.13	106.06	82.31 to 101.77	85,342	76,887
1960 TO 1969	17	96.49	101.46	95.53	12.68	106.21	77.50	217.84	86.82 to 99.70	71,188	68,004
1970 TO 1979	47	98.34	96.73	93.23	12.13	103.76	56.20	202.83	94.82 to 99.57	81,885	76,339
1980 TO 1989	11	98.60	90.31	84.98	11.39	106.27	46.69	110.76	70.36 to 100.26	105,909	90,002
1990 TO 1994	8	96.92	89.33	87.42	10.15	102.18	52.88	100.07	52.88 to 100.07	102,250	89,390
1995 TO 1999	7	97.59	95.93	95.87	2.64	100.06	90.32	98.75	90.32 to 98.75	121,128	116,129
2000 TO Present	12	95.97	89.73	87.34	11.16	102.73	68.68	109.97	74.30 to 98.43	166,708	145,611
ALL	287	97.80	95.70	91.28	13.72	104.84	2.86	225.90	97.45 to 98.34	69,244	63,205

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	124.86	124.90	124.09	26.66	100.65	63.43	191.17	N/A	3,420	4,244
5000 TO 9999	10	106.93	117.49	116.39	32.25	100.95	60.00	206.21	77.50 to 175.00	6,745	7,850
Total \$											
1 TO 9999	15	115.79	119.96	117.95	29.96	101.71	60.00	206.21	81.93 to 141.88	5,636	6,648
10000 TO 29999	46	98.18	103.53	100.36	25.74	103.16	35.54	225.90	95.78 to 101.71	18,857	18,925
30000 TO 59999	80	97.76	92.97	92.22	11.05	100.80	2.86	134.90	97.00 to 98.35	46,356	42,752
60000 TO 99999	84	98.54	95.64	96.00	6.53	99.63	50.26	127.41	97.45 to 98.90	75,887	72,854
100000 TO 149999	39	98.03	93.70	93.62	6.43	100.09	52.88	109.97	94.64 to 98.51	121,280	113,541
150000 TO 249999	22	77.35	76.32	76.50	17.69	99.77	8.40	100.04	70.36 to 90.81	174,240	133,289
250000 TO 499999	1	97.88	97.88	97.88			97.88	97.88	N/A	275,000	269,160
ALL	287	97.80	95.70	91.28	13.72	104.84	2.86	225.90	97.45 to 98.34	69,244	63,205

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	287	MEDIAN:	98	COV:	26.87	95% Median C.I.:	97.45 to 98.34
TOTAL Sales Price:	19,879,113	WGT. MEAN:	91	STD:	25.71	95% Wgt. Mean C.I.:	88.84 to 93.72
TOTAL Adj.Sales Price:	19,873,313	MEAN:	96	AVG.ABS.DEV:	13.42	95% Mean C.I.:	92.72 to 98.67
TOTAL Assessed Value:	18,139,855						
AVG. Adj. Sales Price:	69,244	COD:	13.72	MAX Sales Ratio:	225.90		
AVG. Assessed Value:	63,205	PRD:	104.84	MIN Sales Ratio:	2.86		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	7	60.00	62.29	31.53	49.25	197.56	2.86	124.86	2.86 to 124.86	10,442	3,292
5000 TO 9999	16	89.75	89.86	57.11	39.85	157.34	16.69	191.17	49.69 to 121.38	13,540	7,733
<u>Total \$</u>											
1 TO 9999	23	77.50	81.47	50.66	46.76	160.83	2.86	191.17	49.69 to 103.17	12,597	6,381
10000 TO 29999	49	98.10	103.39	81.71	25.27	126.53	8.40	225.90	96.21 to 100.86	25,633	20,945
30000 TO 59999	83	97.55	96.98	93.96	10.38	103.22	50.26	176.53	96.32 to 98.32	49,716	46,711
60000 TO 99999	79	98.65	95.56	93.53	5.18	102.17	46.69	115.82	98.05 to 98.90	83,193	77,812
100000 TO 149999	42	96.94	93.30	91.27	9.58	102.22	68.68	127.41	91.24 to 98.39	131,697	120,205
150000 TO 249999	10	93.01	90.95	89.15	10.32	102.02	74.30	109.97	74.30 to 100.04	182,250	162,470
250000 TO 499999	1	97.88	97.88	97.88			97.88	97.88	N/A	275,000	269,160
<u>ALL</u>	287	97.80	95.70	91.28	13.72	104.84	2.86	225.90	97.45 to 98.34	69,244	63,205

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	65.09	73.69	70.37	49.90	104.72	2.86	191.17	49.69 to 91.58	45,689	32,149
10	5	98.71	98.45	98.19	2.42	100.27	94.08	103.17	N/A	23,490	23,064
20	45	98.06	106.53	92.97	19.39	114.58	52.88	225.90	96.21 to 102.71	44,040	40,945
30	192	98.04	96.75	92.56	8.95	104.52	46.69	206.21	97.54 to 98.45	76,832	71,119
40	12	98.75	97.55	96.80	5.68	100.78	79.10	111.15	90.75 to 100.07	126,208	122,170
<u>ALL</u>	287	97.80	95.70	91.28	13.72	104.84	2.86	225.90	97.45 to 98.34	69,244	63,205

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	37	74.30	74.24	72.28	40.00	102.71	2.86	191.17	55.20 to 91.07	60,184	43,501
100	13	95.29	108.98	101.23	26.59	107.66	64.93	217.84	83.22 to 107.09	16,473	16,675
101	148	98.34	99.28	93.59	10.28	106.08	52.88	225.90	97.66 to 98.81	66,231	61,984
102	17	98.49	103.04	99.43	8.70	103.63	82.96	174.48	95.33 to 101.09	88,870	88,365
103	7	87.66	85.95	87.59	10.95	98.13	67.76	98.71	67.76 to 98.71	124,600	109,137
104	48	97.82	95.99	90.99	7.82	105.50	46.69	134.90	96.94 to 98.67	74,455	67,749
106	1	82.88	82.88	82.88			82.88	82.88	N/A	65,000	53,870
111	9	99.91	97.67	97.40	6.08	100.28	77.18	115.82	90.70 to 100.58	95,072	92,600
301	3	98.90	96.44	95.73	3.01	100.75	90.75	99.68	N/A	71,166	68,125
307	4	99.25	98.84	98.32	6.23	100.52	86.88	109.97	N/A	134,750	132,488
<u>ALL</u>	287	97.80	95.70	91.28	13.72	104.84	2.86	225.90	97.45 to 98.34	69,244	63,205

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

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TOTAL Sales Price:	19,879,113	WGT. MEAN:	91	STD:	25.71	95% Wgt. Mean C.I.:	88.84 to 93.72
TOTAL Adj.Sales Price:	19,873,313	MEAN:	96	AVG.ABS.DEV:	13.42	95% Mean C.I.:	92.72 to 98.67
TOTAL Assessed Value:	18,139,855						
AVG. Adj. Sales Price:	69,244	COD:	13.72	MAX Sales Ratio:	225.90		
AVG. Assessed Value:	63,205	PRD:	104.84	MIN Sales Ratio:	2.86		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	63.98	71.81	66.74	50.19	107.60	2.86	191.17	46.20 to 91.58	43,543	29,061
10	5	98.71	103.75	98.97	14.92	104.83	75.12	141.50	N/A	13,690	13,549
20	40	101.29	116.09	107.37	22.03	108.11	77.50	225.90	97.20 to 105.04	22,510	24,169
30	171	97.93	95.34	91.92	8.49	103.72	46.69	176.53	97.53 to 98.55	74,935	68,882
35	3	98.34	86.82	86.85	12.38	99.97	62.81	99.32	N/A	69,966	60,763
40	36	98.18	95.48	94.62	4.91	100.91	68.68	109.97	94.70 to 98.71	119,493	113,059
50	1	75.60	75.60	75.60			75.60	75.60	N/A	229,000	173,125
ALL	287	97.80	95.70	91.28	13.72	104.84	2.86	225.90	97.45 to 98.34	69,244	63,205

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

Residential

For 2008, the county conducted a market study of the residential class of real property. Market information displayed in the preliminary statistics indicated the level of value for the residential class was at 98 percent of market value, but the Acreage subclass was below the statutory range.

To address the deficiencies identified in the market analysis and to complete the cyclical valuation process, Merrick County completed the following assessment actions:

- A physical inspection was conducted of subdivisions located near Grand Island. Interior inspections of those properties were completed when allowed by the property owner. New values were created using the cost approach and market derived depreciation.
- A market study was conducted of the Clarks Lake properties and the lot values were adjusted based on sales information.
- The County also increased the first acre value on the home site on all rural residential properties in the county.

After completing the assessment actions for 2008 the county reviewed the statistical results and concluded that the class and subclasses were assessed at an appropriate level. Other assessed value changes were made to properties in the county based on pick-up of new and omitted construction.

2008 Assessment Survey for Merrick County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

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

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

Residential Permit Numbers:

Permits	Information Statements	Other	Total
224			224

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	287	MEDIAN:	98	COV:	25.46	95% Median C.I.:	97.95 to 98.70
TOTAL Sales Price:	19,879,113	WGT. MEAN:	95	STD:	25.35	95% Wgt. Mean C.I.:	92.40 to 96.86
TOTAL Adj.Sales Price:	19,873,313	MEAN:	100	AVG.ABS.DEV:	11.14	95% Mean C.I.:	96.62 to 102.48
TOTAL Assessed Value:	18,806,420						
AVG. Adj. Sales Price:	69,244	COD:	11.33	MAX Sales Ratio:	295.00		
AVG. Assessed Value:	65,527	PRD:	105.20	MIN Sales Ratio:	8.40		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	43	98.78	99.49	97.30	8.74	102.24	60.00	144.50	97.83 to 100.26	81,623	79,420
10/01/05 TO 12/31/05	36	98.15	99.85	98.51	8.44	101.36	35.54	241.09	97.55 to 98.93	59,493	58,608
01/01/06 TO 03/31/06	44	98.47	97.54	96.66	7.91	100.92	28.53	134.90	97.53 to 99.11	67,450	65,196
04/01/06 TO 06/30/06	37	98.10	96.55	95.17	4.21	101.45	46.69	107.73	97.59 to 99.29	74,520	70,919
07/01/06 TO 09/30/06	30	97.91	105.50	96.71	12.01	109.08	82.88	295.00	96.21 to 99.32	57,728	55,830
10/01/06 TO 12/31/06	23	98.67	100.67	91.72	13.08	109.76	62.81	217.84	93.44 to 100.12	87,019	79,813
01/01/07 TO 03/31/07	33	96.86	92.57	85.60	14.27	108.15	8.40	144.20	93.28 to 98.90	67,369	57,665
04/01/07 TO 06/30/07	41	98.06	104.86	93.50	22.80	112.14	46.20	225.90	90.75 to 102.16	61,955	57,930
<u>Study Years</u>											
07/01/05 TO 06/30/06	160	98.44	98.36	96.84	7.41	101.56	28.53	241.09	98.10 to 98.78	71,103	68,860
07/01/06 TO 06/30/07	127	98.06	101.06	91.67	16.28	110.24	8.40	295.00	96.21 to 98.87	66,903	61,328
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	134	98.38	99.59	95.19	8.70	104.62	28.53	295.00	97.93 to 98.71	70,584	67,188
<u>ALL</u>											
	287	98.34	99.55	94.63	11.33	105.20	8.40	295.00	97.95 to 98.70	69,244	65,527

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	40	95.02	100.13	95.11	13.10	105.28	63.98	295.00	93.42 to 98.49	92,594	88,062
ARCHER	1	102.71	102.71	102.71			102.71	102.71	N/A	12,000	12,325
CC LAKES	8	81.12	85.83	67.07	30.07	127.98	46.69	141.88	46.69 to 141.88	77,437	51,936
CENTRAL CITY	137	98.60	97.51	95.26	7.04	102.36	8.40	225.90	98.15 to 98.86	72,020	68,607
CHAPMAN	4	96.14	96.41	96.40	2.05	100.01	93.80	99.57	N/A	55,250	53,262
CLARKS	13	97.76	102.09	95.82	12.39	106.55	67.76	141.50	94.70 to 117.55	44,069	42,225
CLARKS LAKES	17	98.90	99.94	94.31	7.96	105.97	72.33	133.33	96.30 to 102.86	84,970	80,133
GI SUB	17	99.76	119.39	104.15	22.54	114.64	84.16	241.09	98.15 to 121.88	73,582	76,635
PALMER	22	97.21	101.64	94.33	19.69	107.75	56.99	206.21	92.89 to 100.86	37,955	35,802
SILVER CREEK	28	97.21	97.84	92.22	13.70	106.09	57.71	171.75	94.08 to 98.88	48,105	44,361
<u>ALL</u>											
	287	98.34	99.55	94.63	11.33	105.20	8.40	295.00	97.95 to 98.70	69,244	65,527

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	203	98.34	98.62	95.10	9.29	103.70	8.40	225.90	97.93 to 98.67	63,096	60,006
2	18	100.78	118.86	104.27	21.62	113.98	84.16	241.09	98.77 to 111.86	71,072	74,109
3	66	96.25	97.16	91.46	14.67	106.23	28.53	295.00	93.51 to 98.90	87,657	80,168
<u>ALL</u>											
	287	98.34	99.55	94.63	11.33	105.20	8.40	295.00	97.95 to 98.70	69,244	65,527

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

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TOTAL Sales Price:	19,879,113	WGT. MEAN:	95	STD:	25.35	95% Wgt. Mean C.I.:	92.40 to 96.86
TOTAL Adj.Sales Price:	19,873,313	MEAN:	100	AVG.ABS.DEV:	11.14	95% Mean C.I.:	96.62 to 102.48
TOTAL Assessed Value:	18,806,420						
AVG. Adj. Sales Price:	69,244	COD:	11.33	MAX Sales Ratio:	295.00		
AVG. Assessed Value:	65,527	PRD:	105.20	MIN Sales Ratio:	8.40		

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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	254	98.37	100.40	95.23	9.41	105.43	8.40	241.09	97.97 to 98.71	72,850	69,371
2	28	98.27	95.24	96.92	24.41	98.26	28.53	295.00	83.75 to 100.84	37,494	36,340
3	5	77.50	80.74	52.72	32.78	153.16	46.69	141.88	N/A	63,900	33,685
<u>ALL</u>											
	287	98.34	99.55	94.63	11.33	105.20	8.40	295.00	97.95 to 98.70	69,244	65,527

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	250	98.20	98.72	95.33	10.19	103.55	8.40	295.00	97.80 to 98.60	70,076	66,803
06	22	98.90	94.62	86.07	12.82	109.93	46.69	133.33	94.74 to 102.21	92,590	79,689
07	15	99.76	120.66	111.09	27.33	108.62	77.50	241.09	96.21 to 141.88	21,146	23,492
<u>ALL</u>											
	287	98.34	99.55	94.63	11.33	105.20	8.40	295.00	97.95 to 98.70	69,244	65,527

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
40-0002											
40-0082	30	98.82	108.17	97.73	16.34	110.69	72.18	241.09	95.53 to 101.80	85,518	83,572
61-0004	160	98.44	96.66	93.83	7.92	103.02	8.40	225.90	98.10 to 98.76	74,648	70,041
61-0049	31	96.98	105.79	95.59	22.64	110.67	56.99	295.00	94.82 to 98.49	51,071	48,819
63-0001											
63-0030	32	97.21	98.21	94.06	12.76	104.40	57.71	171.75	94.08 to 99.31	52,701	49,572
72-0075	34	98.89	101.11	95.16	11.14	106.26	67.76	141.88	96.95 to 102.21	61,600	58,615
NonValid School											
<u>ALL</u>											
	287	98.34	99.55	94.63	11.33	105.20	8.40	295.00	97.95 to 98.70	69,244	65,527

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(!: Derived)

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TOTAL Sales Price:	19,879,113	WGT. MEAN:	95	STD:	25.35	95% Wgt. Mean C.I.:	92.40 to 96.86
TOTAL Adj.Sales Price:	19,873,313	MEAN:	100	AVG.ABS.DEV:	11.14	95% Mean C.I.:	96.62 to 102.48
TOTAL Assessed Value:	18,806,420						
AVG. Adj. Sales Price:	69,244	COD:	11.33	MAX Sales Ratio:	295.00		
AVG. Assessed Value:	65,527	PRD:	105.20	MIN Sales Ratio:	8.40		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	30	98.27	92.79	85.91	26.19	108.00	8.40	295.00	83.75 to 100.84	40,094	34,446
Prior TO 1860	2	103.43	103.43	82.86	20.72	124.82	82.00	124.86	N/A	89,300	73,995
1860 TO 1899											
1900 TO 1919	79	98.10	102.72	98.12	9.71	104.69	62.81	225.90	97.66 to 98.83	51,464	50,496
1920 TO 1939	54	98.58	102.02	97.66	8.99	104.46	57.71	176.53	97.55 to 99.52	56,206	54,891
1940 TO 1949	6	98.68	97.33	95.25	13.91	102.19	56.99	127.34	56.99 to 127.34	51,000	48,575
1950 TO 1959	14	98.35	100.74	99.96	4.28	100.78	93.51	121.88	96.86 to 106.06	85,342	85,308
1960 TO 1969	17	98.03	102.13	96.53	12.76	105.80	77.50	217.84	86.82 to 101.22	71,188	68,719
1970 TO 1979	47	98.76	101.30	97.33	9.49	104.09	67.17	241.09	98.15 to 99.57	81,885	79,697
1980 TO 1989	11	98.90	91.94	86.26	10.67	106.59	46.69	115.52	72.18 to 100.26	105,909	91,352
1990 TO 1994	8	96.92	89.33	87.42	10.15	102.18	52.88	100.07	52.88 to 100.07	102,250	89,390
1995 TO 1999	7	96.30	94.01	94.07	4.21	99.93	82.88	98.75	82.88 to 98.75	121,128	113,944
2000 TO Present	12	96.91	90.03	87.69	10.74	102.66	68.68	109.97	74.30 to 98.43	166,708	146,194
ALL	287	98.34	99.55	94.63	11.33	105.20	8.40	295.00	97.95 to 98.70	69,244	65,527

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	108.67	108.40	109.62	18.43	98.89	63.43	141.88	N/A	3,420	3,749
5000 TO 9999	10	106.93	129.49	127.06	43.47	101.91	60.00	295.00	77.50 to 206.21	6,745	8,570
Total \$											
1 TO 9999	15	108.67	122.46	123.54	34.66	99.13	60.00	295.00	81.93 to 141.50	5,636	6,963
10000 TO 29999	46	99.48	110.10	107.83	23.56	102.11	35.54	241.09	96.84 to 102.71	18,857	20,333
30000 TO 59999	80	98.33	98.65	98.20	6.63	100.46	28.53	134.90	97.76 to 98.90	46,356	45,520
60000 TO 99999	84	98.66	96.74	97.07	5.16	99.66	62.81	121.88	97.93 to 98.90	75,887	73,661
100000 TO 149999	39	98.21	96.83	96.83	4.55	100.00	52.88	111.86	97.18 to 98.77	121,280	117,439
150000 TO 249999	22	85.07	80.78	80.56	16.03	100.27	8.40	102.21	74.30 to 93.51	174,240	140,368
250000 TO 499999	1	97.88	97.88	97.88			97.88	97.88	N/A	275,000	269,160
ALL	287	98.34	99.55	94.63	11.33	105.20	8.40	295.00	97.95 to 98.70	69,244	65,527

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	287	MEDIAN:	98	COV:	25.46	95% Median C.I.:	97.95 to 98.70
TOTAL Sales Price:	19,879,113	WGT. MEAN:	95	STD:	25.35	95% Wgt. Mean C.I.:	92.40 to 96.86
TOTAL Adj.Sales Price:	19,873,313	MEAN:	100	AVG.ABS.DEV:	11.14	95% Mean C.I.:	96.62 to 102.48
TOTAL Assessed Value:	18,806,420						
AVG. Adj. Sales Price:	69,244	COD:	11.33	MAX Sales Ratio:	295.00		
AVG. Assessed Value:	65,527	PRD:	105.20	MIN Sales Ratio:	8.40		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	7	63.43	77.41	61.58	43.91	125.70	35.54	124.86	35.54 to 124.86	5,871	3,615
5000 TO 9999	12	97.61	95.07	76.26	24.90	124.68	28.53	141.88	75.12 to 121.38	10,053	7,666
Total \$ _____											
1 TO 9999	19	97.57	88.57	72.53	28.09	122.12	28.53	141.88	63.43 to 115.79	8,512	6,173
10000 TO 29999	47	99.37	113.63	92.03	25.30	123.47	8.40	295.00	97.54 to 101.71	23,464	21,594
30000 TO 59999	87	98.18	99.24	96.47	9.21	102.87	56.99	176.53	97.53 to 98.90	49,182	47,445
60000 TO 99999	78	98.67	97.44	96.23	3.68	101.26	46.69	115.82	98.24 to 99.11	80,591	77,553
100000 TO 149999	45	97.63	95.45	93.90	7.07	101.65	68.68	121.88	94.26 to 98.60	132,136	124,075
150000 TO 249999	10	94.81	92.05	90.24	10.21	102.00	74.30	109.97	74.30 to 102.21	182,250	164,470
250000 TO 499999	1	97.88	97.88	97.88			97.88	97.88	N/A	275,000	269,160
ALL _____											
	287	98.34	99.55	94.63	11.33	105.20	8.40	295.00	97.95 to 98.70	69,244	65,527

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	33	98.39	93.63	88.95	24.12	105.27	8.40	295.00	84.73 to 100.84	45,689	40,638
10	5	98.71	98.45	98.19	2.42	100.27	94.08	103.17	N/A	23,490	23,064
20	45	98.67	109.40	93.42	19.42	117.10	52.88	241.09	97.65 to 101.97	44,040	41,143
30	192	98.20	98.41	95.12	7.80	103.46	46.69	206.21	97.71 to 98.66	76,832	73,086
40	12	98.75	97.55	96.80	5.68	100.78	79.10	111.15	90.75 to 100.07	126,208	122,170
ALL _____											
	287	98.34	99.55	94.63	11.33	105.20	8.40	295.00	97.95 to 98.70	69,244	65,527

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	37	98.18	92.97	86.53	23.60	107.45	8.40	295.00	84.73 to 100.00	60,184	52,078
100	13	99.29	120.26	114.88	28.47	104.68	77.50	241.09	94.08 to 144.50	16,473	18,924
101	148	98.38	100.05	95.07	9.31	105.24	52.88	225.90	97.76 to 98.83	66,231	62,965
102	17	98.49	103.34	99.83	8.61	103.52	82.96	174.48	96.82 to 101.80	88,870	88,718
103	7	98.21	95.17	96.72	7.38	98.39	67.76	111.86	67.76 to 111.86	124,600	120,515
104	48	97.82	97.22	92.83	7.02	104.73	46.69	134.90	96.94 to 98.67	74,455	69,117
106	1	82.88	82.88	82.88			82.88	82.88	N/A	65,000	53,870
111	9	99.91	100.38	100.15	3.89	100.23	90.70	115.82	96.19 to 102.89	95,072	95,211
301	3	98.90	96.44	95.73	3.01	100.75	90.75	99.68	N/A	71,166	68,125
307	4	99.25	98.84	98.32	6.23	100.52	86.88	109.97	N/A	134,750	132,488
ALL _____											
	287	98.34	99.55	94.63	11.33	105.20	8.40	295.00	97.95 to 98.70	69,244	65,527

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	287	MEDIAN:	98	COV:	25.46	95% Median C.I.:	97.95 to 98.70
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AVG. Adj. Sales Price:	69,244	COD:	11.33	MAX Sales Ratio:	295.00		
AVG. Assessed Value:	65,527	PRD:	105.20	MIN Sales Ratio:	8.40		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	31	98.36	92.97	87.27	25.32	106.53	8.40	295.00	83.75 to 100.84	43,543	38,000
10	5	98.71	103.75	98.97	14.92	104.83	75.12	141.50	N/A	13,690	13,549
20	40	101.29	118.25	109.12	22.97	108.36	77.50	241.09	97.57 to 111.55	22,510	24,563
30	171	98.24	97.41	94.68	7.01	102.88	46.69	176.53	97.77 to 98.70	74,935	70,947
35	3	98.34	86.82	86.85	12.38	99.97	62.81	99.32	N/A	69,966	60,763
40	36	98.15	95.73	95.00	4.90	100.77	68.68	109.97	96.19 to 98.71	119,493	113,518
50	1	77.35	77.35	77.35			77.35	77.35	N/A	229,000	177,125
ALL	287	98.34	99.55	94.63	11.33	105.20	8.40	295.00	97.95 to 98.70	69,244	65,527

**2008 Correlation Section
for Merrick County**

Residential Real Property

I. Correlation

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

The assessment actions for 2008 were applied to population by the County and the statistics indicate all subclasses are valued within the statutory range. Based on the assessment practices of the County, it is also determined that the County is in compliance with professionally acceptable mass appraisal techniques in the residential class.

**2008 Correlation Section
for Merrick 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	439	287	65.38
2007	416	275	66.11
2006	349	230	65.9
2005	400	289	72.25
2004	399	275	68.92
2003	337	220	65.28
2002	338	220	65.09
2001	355	216	60.85

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

**2008 Correlation Section
for Merrick 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 Merrick 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	97.80	2.5	100.24	98.34
2007	94.54	3.54	97.89	98.34
2006	96.90	5.51	102.24	98.76
2005	100.00	0.8	100.8	100.00
2004	99.98	5.73	105.71	99.96
2003	90	8.26	97.43	99
2002	90	1.88	91.69	94
2001	91	6.05	96.51	94

RESIDENTIAL: The trended preliminary ratio is less than two percentage points different from the Reports and Opinions calculated median. The relatively similar relationship between the trended preliminary median and the R&O median suggests the assessment practices are applied to the sales file and population in a similar manner.

**2008 Correlation Section
for Merrick 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 Merrick 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)
4.74	2008	2.5
7.77	2007	3.54
3.08	2006	5.51
1.5	2005	0.8
2.04	2004	5.73
6.82	2003	8.26
3.95	2002	1.88
3.21	2001	6.05

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

2008 Correlation Section for Merrick 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 Merrick County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	98.34	94.63	99.55

RESIDENTIAL: The three measures of central tendency are within the acceptable range, suggesting the level of value for this class of property is within the acceptable range.

**2008 Correlation Section
for Merrick 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	11.33	105.20
Difference	0	2.2

RESIDENTIAL: The coefficient of dispersion is within the acceptable range but the price related differential is above the acceptable range. This statistically suggests regressivity in residential assessments. A further analysis however revealed one sale to be heavily influencing this calculation. Based on the assessment practices demonstrated by the county, it is assumed that this class is has been valued uniformly and proportionately.

**2008 Correlation Section
for Merrick 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	287	287	0
Median	97.80	98.34	0.54
Wgt. Mean	91.28	94.63	3.35
Mean	95.70	99.55	3.85
COD	13.72	11.33	-2.39
PRD	104.84	105.20	0.36
Min Sales Ratio	2.86	8.40	5.54
Max Sales Ratio	225.90	295.00	69.1

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	33	MEDIAN:	99	COV:	25.53	95% Median C.I.:	83.33 to 101.00
TOTAL Sales Price:	4,088,800	WGT. MEAN:	91	STD:	24.01	95% Wgt. Mean C.I.:	80.17 to 102.11
TOTAL Adj.Sales Price:	3,975,800	MEAN:	94	AVG.ABS.DEV:	18.10	95% Mean C.I.:	85.85 to 102.24
TOTAL Assessed Value:	3,623,555						
AVG. Adj. Sales Price:	120,478	COD:	18.37	MAX Sales Ratio:	146.50		
AVG. Assessed Value:	109,804	PRD:	103.19	MIN Sales Ratio:	49.33		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	79.01	90.65	118.67	25.56	76.39	66.18	126.77	N/A	95,600	113,451
10/01/04 TO 12/31/04	2	109.13	109.13	109.03	2.63	100.09	106.25	112.00	N/A	31,000	33,800
01/01/05 TO 03/31/05	4	95.41	94.56	97.25	5.43	97.23	87.50	99.92	N/A	54,500	53,000
04/01/05 TO 06/30/05	3	84.62	86.05	87.86	9.26	97.94	75.00	98.52	N/A	32,666	28,700
07/01/05 TO 09/30/05	4	100.28	110.17	103.99	12.80	105.94	95.11	145.00	N/A	57,875	60,183
10/01/05 TO 12/31/05	2	91.97	91.97	92.68	32.04	99.23	62.50	121.43	N/A	20,500	19,000
01/01/06 TO 03/31/06	2	87.13	87.13	99.36	15.83	87.69	73.33	100.92	N/A	132,500	131,650
04/01/06 TO 06/30/06	2	85.13	85.13	81.53	23.04	104.42	65.52	104.75	N/A	12,250	9,987
07/01/06 TO 09/30/06	2	105.95	105.95	117.68	22.13	90.04	82.50	129.40	N/A	200,000	235,350
10/01/06 TO 12/31/06	3	103.20	85.78	83.57	17.92	102.65	49.33	104.81	N/A	65,666	54,875
01/01/07 TO 03/31/07	3	100.00	102.52	76.01	28.48	134.88	61.07	146.50	N/A	161,666	122,888
04/01/07 TO 06/30/07	3	83.33	77.00	81.07	18.77	94.98	50.38	97.30	N/A	555,666	450,500
<u>Study Years</u>											
07/01/04 TO 06/30/05	12	94.88	93.88	106.21	14.00	88.40	66.18	126.77	79.01 to 106.25	55,400	58,837
07/01/05 TO 06/30/06	10	100.24	96.91	100.00	17.67	96.91	62.50	145.00	65.52 to 121.43	56,200	56,201
07/01/06 TO 06/30/07	11	97.30	91.62	85.69	24.04	106.93	49.33	146.50	50.38 to 129.40	249,909	214,135
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	13	98.52	97.00	98.02	13.31	98.96	62.50	145.00	84.62 to 101.00	45,269	44,371
01/01/06 TO 12/31/06	9	100.92	90.42	103.62	18.88	87.26	49.33	129.40	65.52 to 104.81	98,500	102,066
<u>ALL</u>											
	33	98.52	94.05	91.14	18.37	103.19	49.33	146.50	83.33 to 101.00	120,478	109,804

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CENTRAL CITY	19	99.56	94.29	94.53	13.19	99.74	49.33	129.40	83.33 to 103.20	174,184	164,662
CHAPMAN	2	110.50	110.50	106.52	9.90	103.74	99.56	121.43	N/A	33,000	35,150
CLARKS	3	145.00	134.50	128.80	7.93	104.43	112.00	146.50	N/A	20,333	26,188
PALMER	4	78.72	78.52	62.95	25.71	124.72	50.38	106.25	N/A	44,200	27,825
RURAL	1	61.07	61.07	61.07			61.07	61.07	N/A	300,000	183,200
SILVER CREEK	3	75.00	79.68	85.47	14.67	93.22	65.52	98.52	N/A	15,833	13,533
WORMS	1	73.33	73.33	73.33			73.33	73.33	N/A	15,000	11,000
<u>ALL</u>											
	33	98.52	94.05	91.14	18.37	103.19	49.33	146.50	83.33 to 101.00	120,478	109,804

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	33	MEDIAN:	99	COV:	25.53	95% Median C.I.:	83.33 to 101.00
TOTAL Sales Price:	4,088,800	WGT. MEAN:	91	STD:	24.01	95% Wgt. Mean C.I.:	80.17 to 102.11
TOTAL Adj.Sales Price:	3,975,800	MEAN:	94	AVG.ABS.DEV:	18.10	95% Mean C.I.:	85.85 to 102.24
TOTAL Assessed Value:	3,623,555						
AVG. Adj. Sales Price:	120,478	COD:	18.37	MAX Sales Ratio:	146.50		
AVG. Assessed Value:	109,804	PRD:	103.19	MIN Sales Ratio:	49.33		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	30	97.91	92.84	90.50	17.84	102.59	49.33	146.50	83.33 to 101.00	126,860	114,805
3	3	99.92	106.08	105.53	23.91	100.52	73.33	145.00	N/A	56,666	59,800
____ALL____	33	98.52	94.05	91.14	18.37	103.19	49.33	146.50	83.33 to 101.00	120,478	109,804

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	28	97.91	91.69	90.94	16.14	100.83	49.33	129.40	83.33 to 100.92	138,207	125,678
2	4	91.11	97.80	80.33	29.69	121.75	62.50	146.50	N/A	19,000	15,262
3	1	145.00	145.00	145.00			145.00	145.00	N/A	30,000	43,500
____ALL____	33	98.52	94.05	91.14	18.37	103.19	49.33	146.50	83.33 to 101.00	120,478	109,804

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	32	99.04	94.38	95.87	18.36	98.45	49.33	146.50	82.50 to 103.20	77,368	74,173
04	1	83.33	83.33	83.33			83.33	83.33	N/A	1,500,000	1,250,000
____ALL____	33	98.52	94.05	91.14	18.37	103.19	49.33	146.50	83.33 to 101.00	120,478	109,804

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
40-0002											
40-0082	2	110.50	110.50	106.52	9.90	103.74	99.56	121.43	N/A	33,000	35,150
61-0004	20	98.43	93.24	94.44	14.01	98.73	49.33	129.40	83.33 to 101.00	166,225	156,979
61-0049	4	78.72	78.52	62.95	25.71	124.72	50.38	106.25	N/A	44,200	27,825
63-0001											
63-0030	3	75.00	79.68	85.47	14.67	93.22	65.52	98.52	N/A	15,833	13,533
72-0075	4	128.50	116.14	72.51	23.04	160.17	61.07	146.50	N/A	90,250	65,441
NonValid School											
____ALL____	33	98.52	94.05	91.14	18.37	103.19	49.33	146.50	83.33 to 101.00	120,478	109,804

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	33	MEDIAN:	99	COV:	25.53	95% Median C.I.:	83.33 to 101.00
TOTAL Sales Price:	4,088,800	WGT. MEAN:	91	STD:	24.01	95% Wgt. Mean C.I.:	80.17 to 102.11
TOTAL Adj.Sales Price:	3,975,800	MEAN:	94	AVG.ABS.DEV:	18.10	95% Mean C.I.:	85.85 to 102.24
TOTAL Assessed Value:	3,623,555						
AVG. Adj. Sales Price:	120,478	COD:	18.37	MAX Sales Ratio:	146.50		
AVG. Assessed Value:	109,804	PRD:	103.19	MIN Sales Ratio:	49.33		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	103.20	99.20	94.64	21.28	104.82	62.50	146.50	N/A	36,600	34,639
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	73.33	72.47	64.41	15.82	112.52	49.33	98.52	N/A	25,960	16,720
1920 TO 1939	4	89.38	90.17	88.87	4.60	101.46	84.62	97.30	N/A	37,500	33,325
1940 TO 1949	2	83.26	83.26	80.00	21.31	104.08	65.52	101.00	N/A	12,250	9,800
1950 TO 1959	2	99.56	99.56	99.56	0.00	100.00	99.56	99.56	N/A	78,750	78,400
1960 TO 1969	4	115.76	106.73	103.35	25.19	103.27	50.38	145.00	N/A	102,500	105,931
1970 TO 1979	5	99.92	95.55	86.38	9.24	110.61	82.50	112.00	N/A	387,800	335,000
1980 TO 1989	2	78.09	78.09	68.16	21.80	114.56	61.07	95.11	N/A	189,500	129,167
1990 TO 1994	1	121.43	121.43	121.43			121.43	121.43	N/A	21,000	25,500
1995 TO 1999	2	117.83	117.83	127.17	9.82	92.65	106.25	129.40	N/A	166,000	211,100
2000 TO Present	1	100.92	100.92	100.92			100.92	100.92	N/A	250,000	252,300
ALL	33	98.52	94.05	91.14	18.37	103.19	49.33	146.50	83.33 to 101.00	120,478	109,804

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	146.50	146.50	146.50			146.50	146.50	N/A	1,000	1,465
5000 TO 9999	3	75.00	77.48	78.37	11.14	98.87	66.18	91.25	N/A	6,933	5,433
Total \$											
1 TO 9999	4	83.13	94.73	81.49	29.04	116.25	66.18	146.50	N/A	5,450	4,441
10000 TO 29999	8	99.76	91.28	91.44	16.35	99.83	62.50	121.43	62.50 to 121.43	16,562	15,144
30000 TO 59999	7	99.56	103.80	101.77	14.27	101.99	79.01	145.00	79.01 to 145.00	36,285	36,929
60000 TO 99999	3	84.62	76.35	76.32	18.03	100.05	49.33	95.11	N/A	73,000	55,711
100000 TO 149999	5	99.56	87.43	86.52	14.43	101.06	50.38	104.81	N/A	114,900	99,409
150000 TO 249999	2	113.39	113.39	115.15	11.80	98.46	100.00	126.77	N/A	212,000	244,125
250000 TO 499999	3	100.92	97.13	96.91	22.57	100.23	61.07	129.40	N/A	283,333	274,566
500000 +	1	83.33	83.33	83.33			83.33	83.33	N/A	1,500,000	1,250,000
ALL	33	98.52	94.05	91.14	18.37	103.19	49.33	146.50	83.33 to 101.00	120,478	109,804

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	33	MEDIAN:	99	COV:	25.53	95% Median C.I.:	83.33 to 101.00
TOTAL Sales Price:	4,088,800	WGT. MEAN:	91	STD:	24.01	95% Wgt. Mean C.I.:	80.17 to 102.11
TOTAL Adj.Sales Price:	3,975,800	MEAN:	94	AVG.ABS.DEV:	18.10	95% Mean C.I.:	85.85 to 102.24
TOTAL Assessed Value:	3,623,555						
AVG. Adj. Sales Price:	120,478	COD:	18.37	MAX Sales Ratio:	146.50		
AVG. Assessed Value:	109,804	PRD:	103.19	MIN Sales Ratio:	49.33		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	75.00	95.89	75.83	35.70	126.45	66.18	146.50	N/A	4,600	3,488
5000 TO 9999	2	78.38	78.38	74.67	16.41	104.98	65.52	91.25	N/A	11,250	8,400
Total \$ _____											
1 TO 9999	5	75.00	88.89	75.11	28.28	118.35	65.52	146.50	N/A	7,260	5,453
10000 TO 29999	7	101.00	94.96	94.62	13.44	100.36	62.50	121.43	62.50 to 121.43	16,857	15,950
30000 TO 59999	9	97.30	95.62	88.96	18.54	107.48	49.33	145.00	79.01 to 112.00	43,777	38,945
60000 TO 99999	3	82.50	76.00	72.21	18.07	105.24	50.38	95.11	N/A	103,000	74,378
100000 TO 149999	3	99.92	101.43	101.32	1.75	100.11	99.56	104.81	N/A	114,833	116,348
150000 TO 249999	2	80.54	80.54	75.87	24.17	106.15	61.07	100.00	N/A	242,000	183,600
250000 TO 499999	3	126.77	119.03	119.59	7.49	99.53	100.92	129.40	N/A	263,333	314,916
500000 +	1	83.33	83.33	83.33			83.33	83.33	N/A	1,500,000	1,250,000
ALL	33	98.52	94.05	91.14	18.37	103.19	49.33	146.50	83.33 to 101.00	120,478	109,804

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	103.20	99.20	94.64	21.28	104.82	62.50	146.50	N/A	36,600	34,639
10	10	94.88	90.43	79.97	15.49	113.09	61.07	121.43	65.52 to 106.25	62,750	50,180
20	18	98.43	94.62	93.15	18.94	101.57	49.33	145.00	82.50 to 104.75	175,850	163,808
ALL	33	98.52	94.05	91.14	18.37	103.19	49.33	146.50	83.33 to 101.00	120,478	109,804

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

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TOTAL Assessed Value:	3,623,555						
AVG. Adj. Sales Price:	120,478	COD:	18.37	MAX Sales Ratio:	146.50		
AVG. Assessed Value:	109,804	PRD:	103.19	MIN Sales Ratio:	49.33		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	103.20	99.20	94.64	21.28	104.82	62.50	146.50	N/A	36,600	34,639
123	2	85.93	85.93	89.52	14.66	95.98	73.33	98.52	N/A	21,000	18,800
24	1	95.11	95.11	95.11			95.11	95.11	N/A	79,000	75,135
32	1	83.33	83.33	83.33			83.33	83.33	N/A	1,500,000	1,250,000
350	1	99.56	99.56	99.56			99.56	99.56	N/A	45,000	44,800
353	2	98.75	98.75	103.25	7.59	95.64	91.25	106.25	N/A	20,000	20,650
406	2	83.05	83.05	98.18	20.31	84.59	66.18	99.92	N/A	65,900	64,700
418	1	87.50	87.50	87.50			87.50	87.50	N/A	40,000	35,000
42	4	81.00	85.18	93.05	37.01	91.54	49.33	129.40	N/A	231,250	215,175
421	1	112.00	112.00	112.00			112.00	112.00	N/A	30,000	33,600
44	1	50.38	50.38	50.38			50.38	50.38	N/A	130,000	65,500
48	2	74.01	74.01	80.35	11.47	92.11	65.52	82.50	N/A	57,250	46,000
49	2	99.78	99.78	99.83	0.22	99.95	99.56	100.00	N/A	148,250	148,000
50	2	79.81	79.81	83.80	6.03	95.24	75.00	84.62	N/A	35,500	29,750
528	1	126.77	126.77	126.77			126.77	126.77	N/A	240,000	304,250
79	1	97.30	97.30	97.30			97.30	97.30	N/A	37,000	36,000
80	1	121.43	121.43	121.43			121.43	121.43	N/A	21,000	25,500
98	3	104.75	116.92	128.15	14.00	91.23	101.00	145.00	N/A	16,666	21,358
<u>ALL</u>	<u>33</u>	<u>98.52</u>	<u>94.05</u>	<u>91.14</u>	<u>18.37</u>	<u>103.19</u>	<u>49.33</u>	<u>146.50</u>	<u>83.33 to 101.00</u>	<u>120,478</u>	<u>109,804</u>

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

Commercial

For the 2008 tax year the county conducted a market study of the commercial class of property. A complete revaluation was completed of all commercial property in Merrick County. The county used the income approach, sales comparison approach, and cost approach, when determining the new assessed value of properties in this class.

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

2008 Assessment Survey for Merrick County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Contract Appraiser
2.	Valuation done by:
	Contract Appraiser
3.	Pickup work done by whom:
	Contract Appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	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?
	2007
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?
	2007
8.	Number of market areas/neighborhoods for this property class?
	1
9.	How are these defined?
	By County
10.	Is "Assessor Location" a usable valuation identity?
	No
11.	Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)
	No

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

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
30			30

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	32	MEDIAN:	99	COV:	16.72	95% Median C.I.:	98.33 to 99.76
TOTAL Sales Price:	2,588,800	WGT. MEAN:	101	STD:	16.38	95% Wgt. Mean C.I.:	97.08 to 104.71
TOTAL Adj.Sales Price:	2,475,800	MEAN:	98	AVG.ABS.DEV:	7.84	95% Mean C.I.:	92.33 to 103.68
TOTAL Assessed Value:	2,497,985						
AVG. Adj. Sales Price:	77,368	COD:	7.89	MAX Sales Ratio:	146.50		
AVG. Assessed Value:	78,062	PRD:	97.13	MIN Sales Ratio:	47.06		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	79.01	75.29	95.64	22.25	78.72	47.06	99.79	N/A	95,600	91,435
10/01/04 TO 12/31/04	2	98.85	98.85	98.87	0.53	99.98	98.33	99.38	N/A	31,000	30,650
01/01/05 TO 03/31/05	4	99.13	99.17	99.45	0.46	99.72	98.67	99.76	N/A	54,500	54,200
04/01/05 TO 06/30/05	3	97.62	90.38	96.48	8.03	93.68	75.00	98.52	N/A	32,666	31,516
07/01/05 TO 09/30/05	4	99.85	105.85	100.88	6.12	104.92	99.67	124.00	N/A	57,875	58,385
10/01/05 TO 12/31/05	2	80.78	80.78	81.22	22.62	99.45	62.50	99.05	N/A	20,500	16,650
01/01/06 TO 03/31/06	2	108.40	108.40	117.62	9.59	92.16	98.00	118.80	N/A	132,500	155,850
04/01/06 TO 06/30/06	2	96.97	96.97	97.14	1.00	99.82	96.00	97.93	N/A	12,250	11,900
07/01/06 TO 09/30/06	2	99.41	99.41	99.38	0.09	100.04	99.33	99.50	N/A	200,000	198,750
10/01/06 TO 12/31/06	3	103.20	102.49	102.65	1.72	99.85	99.47	104.81	N/A	65,666	67,408
01/01/07 TO 03/31/07	3	99.97	115.20	99.75	15.79	115.49	99.13	146.50	N/A	161,666	161,255
04/01/07 TO 06/30/07	2	98.54	98.54	98.92	0.71	99.61	97.84	99.23	N/A	83,500	82,600
<u>Study Years</u>											
07/01/04 TO 06/30/05	12	98.60	90.95	97.32	8.48	93.46	47.06	99.79	79.01 to 99.50	55,400	53,912
07/01/05 TO 06/30/06	10	99.36	99.57	107.18	8.93	92.90	62.50	124.00	96.00 to 118.80	56,200	60,234
07/01/06 TO 06/30/07	10	99.49	104.90	99.98	5.93	104.92	97.84	146.50	99.13 to 104.81	124,900	124,869
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	13	99.05	96.37	98.25	7.11	98.08	62.50	124.00	97.62 to 99.80	45,269	44,476
01/01/06 TO 12/31/06	9	99.47	101.89	105.50	3.92	96.58	96.00	118.80	97.93 to 104.81	98,500	103,913
<u>ALL</u>											
	32	99.28	98.00	100.90	7.89	97.13	47.06	146.50	98.33 to 99.76	77,368	78,062

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CENTRAL CITY	18	99.50	98.89	101.69	6.65	97.24	62.50	124.00	97.84 to 99.91	100,527	102,228
CHAPMAN	2	98.86	98.86	98.79	0.19	100.07	98.67	99.05	N/A	33,000	32,600
CLARKS	3	99.67	114.83	99.78	16.11	115.09	98.33	146.50	N/A	20,333	20,288
PALMER	4	98.99	86.11	97.23	13.33	88.56	47.06	99.38	N/A	44,200	42,975
RURAL	1	99.97	99.97	99.97			99.97	99.97	N/A	300,000	299,900
SILVER CREEK	3	97.93	90.48	95.37	8.01	94.88	75.00	98.52	N/A	15,833	15,100
WORMS	1	98.00	98.00	98.00			98.00	98.00	N/A	15,000	14,700
<u>ALL</u>											
	32	99.28	98.00	100.90	7.89	97.13	47.06	146.50	98.33 to 99.76	77,368	78,062

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Type: Qualified

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TOTAL Adj.Sales Price:	2,475,800	MEAN:	98	AVG.ABS.DEV:	7.84	95% Mean C.I.:	92.33 to 103.68
TOTAL Assessed Value:	2,497,985						
AVG. Adj. Sales Price:	77,368	COD:	7.89	MAX Sales Ratio:	146.50		
AVG. Assessed Value:	78,062	PRD:	97.13	MIN Sales Ratio:	47.06		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	29	99.23	97.88	100.99	8.64	96.92	47.06	146.50	98.33 to 99.79	79,510	80,299
3	3	99.67	99.14	99.59	0.59	99.55	98.00	99.76	N/A	56,666	56,433
____ALL____											
	32	99.28	98.00	100.90	7.89	97.13	47.06	146.50	98.33 to 99.76	77,368	78,062

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	27	99.23	97.97	101.57	5.30	96.45	47.06	124.00	98.33 to 99.76	87,770	89,149
2	4	91.11	97.80	80.33	29.69	121.75	62.50	146.50	N/A	19,000	15,262
3	1	99.67	99.67	99.67		99.67	99.67	99.67	N/A	30,000	29,900
____ALL____											
	32	99.28	98.00	100.90	7.89	97.13	47.06	146.50	98.33 to 99.76	77,368	78,062

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	32	99.28	98.00	100.90	7.89	97.13	47.06	146.50	98.33 to 99.76	77,368	78,062
04											
____ALL____											
	32	99.28	98.00	100.90	7.89	97.13	47.06	146.50	98.33 to 99.76	77,368	78,062

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
40-0002											
40-0082	2	98.86	98.86	98.79	0.19	100.07	98.67	99.05	N/A	33,000	32,600
61-0004	19	99.50	98.84	101.66	6.38	97.22	62.50	124.00	97.84 to 99.91	96,026	97,622
61-0049	4	98.99	86.11	97.23	13.33	88.56	47.06	99.38	N/A	44,200	42,975
63-0001											
63-0030	3	97.93	90.48	95.37	8.01	94.88	75.00	98.52	N/A	15,833	15,100
72-0075	4	99.82	111.12	99.93	12.14	111.19	98.33	146.50	N/A	90,250	90,191
NonValid School											
____ALL____											
	32	99.28	98.00	100.90	7.89	97.13	47.06	146.50	98.33 to 99.76	77,368	78,062

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	32	MEDIAN:	99	COV:	16.72	95% Median C.I.:	98.33 to 99.76
TOTAL Sales Price:	2,588,800	WGT. MEAN:	101	STD:	16.38	95% Wgt. Mean C.I.:	97.08 to 104.71
TOTAL Adj.Sales Price:	2,475,800	MEAN:	98	AVG.ABS.DEV:	7.84	95% Mean C.I.:	92.33 to 103.68
TOTAL Assessed Value:	2,497,985						
AVG. Adj. Sales Price:	77,368	COD:	7.89	MAX Sales Ratio:	146.50		
AVG. Assessed Value:	78,062	PRD:	97.13	MIN Sales Ratio:	47.06		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	5	103.20	99.20	94.64	21.28	104.82	62.50	146.50	N/A	36,600	34,639
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	5	98.00	83.61	95.22	15.50	87.80	47.06	99.47	N/A	25,960	24,720
1920 TO 1939	4	98.30	98.43	98.23	0.71	100.20	97.62	99.50	N/A	37,500	36,837
1940 TO 1949	2	110.97	110.97	108.57	11.75	102.20	97.93	124.00	N/A	12,250	13,300
1950 TO 1959	2	99.29	99.29	99.56	0.62	99.73	98.67	99.91	N/A	78,750	78,400
1960 TO 1969	4	99.45	98.67	99.51	1.06	99.16	96.00	99.79	N/A	102,500	102,000
1970 TO 1979	4	99.32	99.18	99.34	0.45	99.84	98.33	99.76	N/A	109,750	109,025
1980 TO 1989	2	99.88	99.88	99.93	0.09	99.95	99.80	99.97	N/A	189,500	189,370
1990 TO 1994	1	99.05	99.05	99.05			99.05	99.05	N/A	21,000	20,800
1995 TO 1999	2	99.35	99.35	99.34	0.03	100.02	99.33	99.38	N/A	166,000	164,900
2000 TO Present	1	118.80	118.80	118.80			118.80	118.80	N/A	250,000	297,000
ALL	32	99.28	98.00	100.90	7.89	97.13	47.06	146.50	98.33 to 99.76	77,368	78,062

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	146.50	146.50	146.50			146.50	146.50	N/A	1,000	1,465
5000 TO 9999	3	75.00	73.60	75.00	22.97	98.14	47.06	98.75	N/A	6,933	5,200
Total \$											
1 TO 9999	4	86.88	91.83	78.28	35.45	117.31	47.06	146.50	N/A	5,450	4,266
10000 TO 29999	8	98.26	97.40	95.31	8.95	102.20	62.50	124.00	62.50 to 124.00	16,562	15,785
30000 TO 59999	7	98.67	96.06	95.75	3.38	100.32	79.01	99.67	79.01 to 99.67	36,285	34,743
60000 TO 99999	3	99.47	98.96	99.04	0.73	99.93	97.62	99.80	N/A	73,000	72,296
100000 TO 149999	5	99.76	100.64	100.56	1.20	100.08	99.23	104.81	N/A	114,900	115,549
150000 TO 249999	2	99.46	99.46	99.50	0.33	99.96	99.13	99.79	N/A	212,000	210,950
250000 TO 499999	3	99.97	106.03	105.28	6.49	100.71	99.33	118.80	N/A	283,333	298,300
ALL	32	99.28	98.00	100.90	7.89	97.13	47.06	146.50	98.33 to 99.76	77,368	78,062

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	32	MEDIAN:	99	COV:	16.72	95% Median C.I.:	98.33 to 99.76
TOTAL Sales Price:	2,588,800	WGT. MEAN:	101	STD:	16.38	95% Wgt. Mean C.I.:	97.08 to 104.71
TOTAL Adj.Sales Price:	2,475,800	MEAN:	98	AVG.ABS.DEV:	7.84	95% Mean C.I.:	92.33 to 103.68
TOTAL Assessed Value:	2,497,985						
AVG. Adj. Sales Price:	77,368	COD:	7.89	MAX Sales Ratio:	146.50		
AVG. Assessed Value:	78,062	PRD:	97.13	MIN Sales Ratio:	47.06		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	75.00	89.52	66.41	44.20	134.79	47.06	146.50	N/A	4,600	3,055
5000 TO 9999	2	97.38	97.38	97.22	1.41	100.16	96.00	98.75	N/A	9,000	8,750
Total \$ _____											
1 TO 9999	5	96.00	92.66	83.85	25.66	110.51	47.06	146.50	N/A	6,360	5,333
10000 TO 29999	9	98.52	97.91	96.48	7.80	101.48	62.50	124.00	97.93 to 103.20	20,277	19,564
30000 TO 59999	5	98.67	94.88	94.74	4.47	100.14	79.01	99.50	N/A	38,800	36,761
60000 TO 99999	4	99.49	99.10	99.18	0.56	99.91	97.62	99.80	N/A	79,750	79,097
100000 TO 149999	4	99.84	100.93	100.79	1.43	100.14	99.23	104.81	N/A	118,625	119,561
150000 TO 249999	2	99.46	99.46	99.50	0.33	99.96	99.13	99.79	N/A	212,000	210,950
250000 TO 499999	3	99.97	106.03	105.28	6.49	100.71	99.33	118.80	N/A	283,333	298,300
ALL _____											
	32	99.28	98.00	100.90	7.89	97.13	47.06	146.50	98.33 to 99.76	77,368	78,062

COST RANK											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	103.20	99.20	94.64	21.28	104.82	62.50	146.50	N/A	36,600	34,639
10	10	98.90	98.95	99.57	0.59	99.38	97.93	99.97	98.00 to 99.76	62,750	62,480
20	17	99.33	97.09	102.08	7.74	95.11	47.06	124.00	97.62 to 99.80	97,958	99,999
ALL _____											
	32	99.28	98.00	100.90	7.89	97.13	47.06	146.50	98.33 to 99.76	77,368	78,062

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	32	MEDIAN:	99	COV:	16.72	95% Median C.I.:	98.33 to 99.76
TOTAL Sales Price:	2,588,800	WGT. MEAN:	101	STD:	16.38	95% Wgt. Mean C.I.:	97.08 to 104.71
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TOTAL Assessed Value:	2,497,985						
AVG. Adj. Sales Price:	77,368	COD:	7.89	MAX Sales Ratio:	146.50		
AVG. Assessed Value:	78,062	PRD:	97.13	MIN Sales Ratio:	47.06		

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	5	103.20	99.20	94.64	21.28	104.82	62.50	146.50	N/A	36,600	34,639
123	2	98.26	98.26	98.33	0.26	99.93	98.00	98.52	N/A	21,000	20,650
24	1	99.80	99.80	99.80			99.80	99.80	N/A	79,000	78,840
350	1	98.67	98.67	98.67			98.67	98.67	N/A	45,000	44,400
353	2	99.07	99.07	99.25	0.32	99.81	98.75	99.38	N/A	20,000	19,850
406	2	73.41	73.41	97.04	35.89	75.65	47.06	99.76	N/A	65,900	63,950
418	1	99.50	99.50	99.50			99.50	99.50	N/A	40,000	39,800
42	4	99.72	104.39	104.81	5.01	99.60	99.33	118.80	N/A	231,250	242,375
421	1	98.33	98.33	98.33			98.33	98.33	N/A	30,000	29,500
44	1	99.23	99.23	99.23			99.23	99.23	N/A	130,000	129,000
48	2	98.72	98.72	99.30	0.80	99.41	97.93	99.50	N/A	57,250	56,850
49	2	99.52	99.52	99.43	0.39	100.09	99.13	99.91	N/A	148,250	147,400
50	2	86.31	86.31	95.70	13.10	90.18	75.00	97.62	N/A	35,500	33,975
528	1	99.79	99.79	99.79			99.79	99.79	N/A	240,000	239,500
79	1	97.84	97.84	97.84			97.84	97.84	N/A	37,000	36,200
80	1	99.05	99.05	99.05			99.05	99.05	N/A	21,000	20,800
98	3	99.67	106.56	103.80	9.36	102.66	96.00	124.00	N/A	16,666	17,300
<u>ALL</u>	<u>32</u>	<u>99.28</u>	<u>98.00</u>	<u>100.90</u>	<u>7.89</u>	<u>97.13</u>	<u>47.06</u>	<u>146.50</u>	<u>98.33 to 99.76</u>	<u>77,368</u>	<u>78,062</u>

**2008 Correlation Section
for Merrick County**

Commerical Real Property

I. Correlation

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

The County conducted a commercial revaluation for 2008 and the results indicate that the assessor location of Clay Center is valued within the acceptable range. No other subclasses contained a sufficient number of sales to arrive at a meaningful level of value determination using the median ratio.

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

**2008 Correlation Section
for Merrick 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	69	32	46.38
2007	60	32	53.33
2006	62	28	45.16
2005	60	23	38.33
2004	67	24	35.82
2003	67	26	38.81
2002	72	34	47.22
2001	71	36	50.7

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

**2008 Correlation Section
for Merrick 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 Merrick 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	98.52	1.91	100.4	99.28
2007	94.56	0.88	95.4	96.20
2006	92.71	0.82	93.47	92.71
2005	91.43	-2.79	88.88	96.12
2004	92.56	9.84	101.67	98.89
2003	94	1.72	95.62	93
2002	93	1.92	94.79	95
2001	102	0.45	102.46	101

COMMERCIAL: The trended preliminary median ratio and the Reports and Opinions median ratio are similar, indicating the assessment actions are applied to the sold parcels and the population in a similar manner.

**2008 Correlation Section
for Merrick 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 Merrick 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)
16.68	2008	1.91
0	2007	0.88
-3.43	2006	0.82
22.89	2005	-2.79
11.23	2004	9.84
-2.22	2003	1.72
13.65	2002	1.92
50.61	2001	0.45

COMMERCIAL: The percent increase in the most current year of the sales file is significantly greater than the percent increase in the population. A further analysis revealed the primary difference displayed is attributable to the revaluation of a fertilizer plant in Merrick County. This large dollar sale was significantly increased in value as part of the reappraisal effort, and strongly influences the sales file percent change statistic. Analysis removing that influence suggests the statistical representations calculated from the sales file are an accurate measure of the population.

2008 Correlation Section for Merrick 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 Merrick County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	99.28	100.90	98.00

COMMERCIAL: Of the three measures of central tendency, the median and mean are within the acceptable parameters and the weighted mean is slightly above the acceptable parameters.

**2008 Correlation Section
for Merrick 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	7.89	97.13
Difference	0	-0.87

COMMERCIAL: The coefficient of dispersion is well within the acceptable range while the price related differential is below the acceptable range.

**2008 Correlation Section
for Merrick 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	33	32	-1
Median	98.52	99.28	0.76
Wgt. Mean	91.14	100.90	9.76
Mean	94.05	98.00	3.95
COD	18.37	7.89	-10.48
PRD	103.19	97.13	-6.06
Min Sales Ratio	49.33	47.06	-2.27
Max Sales Ratio	146.50	146.50	0

COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property. The County completed a reappraisal of all commercial properties in the county for 2008. The difference in the number of sales is attributable to the removal of two sales by the assessor that were not appropriate for the qualified sales file.

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:	67	MEDIAN:	64	COV:	34.48	95% Median C.I.:	57.61 to 70.07	(! : Derived)
(AgLand) TOTAL Sales Price:	13,535,013	WGT. MEAN:	56	STD:	22.71	95% Wgt. Mean C.I.:	47.39 to 65.60	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,497,183	MEAN:	66	AVG.ABS.DEV:	16.28	95% Mean C.I.:	60.43 to 71.31	
(AgLand) TOTAL Assessed Value:	7,625,063							
AVG. Adj. Sales Price:	201,450	COD:	25.63	MAX Sales Ratio:	152.89			
AVG. Assessed Value:	113,806	PRD:	116.60	MIN Sales Ratio:	16.04			

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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	97.55	97.55	97.55			97.55	97.55	N/A	84,000	81,940
10/01/04 TO 12/31/04	10	67.75	64.42	63.83	20.15	100.92	36.08	88.34	47.26 to 77.78	210,608	134,439
01/01/05 TO 03/31/05	10	69.81	67.83	61.15	21.21	110.93	40.62	110.42	43.57 to 86.51	194,594	118,992
04/01/05 TO 06/30/05	7	75.76	76.69	68.71	21.72	111.61	45.48	112.80	45.48 to 112.80	149,500	102,720
07/01/05 TO 09/30/05	4	73.91	71.71	69.07	3.85	103.82	64.20	74.81	N/A	133,636	92,302
10/01/05 TO 12/31/05	3	131.76	113.11	89.94	24.85	125.77	54.68	152.89	N/A	102,451	92,140
01/01/06 TO 03/31/06	9	61.15	62.38	61.85	18.71	100.86	34.34	95.90	48.13 to 74.70	182,968	113,162
04/01/06 TO 06/30/06	2	77.78	77.78	82.62	11.03	94.13	69.20	86.35	N/A	86,250	71,262
07/01/06 TO 09/30/06	1	52.42	52.42	52.42			52.42	52.42	N/A	31,000	16,250
10/01/06 TO 12/31/06	10	61.49	54.78	42.15	16.60	129.96	16.04	69.62	40.56 to 67.31	346,407	146,012
01/01/07 TO 03/31/07	6	51.08	53.93	52.59	12.79	102.54	43.14	77.44	43.14 to 77.44	187,542	98,632
04/01/07 TO 06/30/07	4	42.52	47.39	40.16	23.61	118.00	34.47	70.07	N/A	258,303	103,746
<u>Study Years</u>											
07/01/04 TO 06/30/05	28	71.34	69.89	64.36	21.91	108.60	36.08	112.80	58.78 to 76.16	185,090	119,117
07/01/05 TO 06/30/06	18	68.06	74.62	67.89	26.43	109.91	34.34	152.89	58.57 to 74.81	147,839	100,367
07/01/06 TO 06/30/07	21	52.42	53.02	43.92	20.20	120.71	16.04	77.44	44.79 to 62.90	269,216	118,245
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	24	72.97	76.72	66.62	25.54	115.15	40.62	152.89	58.78 to 76.16	159,764	106,441
01/01/06 TO 12/31/06	22	61.49	59.87	49.63	18.26	120.64	16.04	95.90	52.42 to 67.31	241,558	119,879
<u>ALL</u>											
	67	63.52	65.87	56.49	25.63	116.60	16.04	152.89	57.61 to 70.07	201,450	113,806

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

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(AgLand) TOTAL Assessed Value:	7,625,063							
AVG. Adj. Sales Price:	201,450	COD:	25.63	MAX Sales Ratio:	152.89			
AVG. Assessed Value:	113,806	PRD:	116.60	MIN Sales Ratio:	16.04			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2635	11	63.52	63.08	58.70	19.53	107.46	36.08	95.90	40.62 to 75.76	218,824	128,449	
2705	1	54.99	54.99	54.99			54.99	54.99	N/A	244,000	134,175	
2707	7	74.70	72.27	71.69	17.01	100.81	52.37	97.55	52.37 to 97.55	127,009	91,049	
2709	3	70.28	72.40	70.05	14.12	103.35	58.57	88.34	N/A	322,666	226,036	
2711	4	74.17	75.89	69.64	23.31	108.96	44.79	110.42	N/A	151,710	105,655	
2713	2	60.53	60.53	54.13	15.76	111.82	50.99	70.07	N/A	182,000	98,520	
2715	1	51.16	51.16	51.16			51.16	51.16	N/A	332,000	169,855	
2921	6	62.26	61.87	59.48	18.70	104.00	43.57	77.44	43.57 to 77.44	178,253	106,033	
2923	2	60.49	60.49	45.97	43.02	131.59	34.47	86.51	N/A	317,425	145,917	
2925	7	74.76	89.91	71.81	40.79	125.21	52.79	152.89	52.79 to 152.89	169,082	121,412	
2927	1	73.53	73.53	73.53			73.53	73.53	N/A	90,000	66,180	
3007	2	42.62	42.62	17.43	62.37	244.55	16.04	69.20	N/A	718,750	125,262	
3009	4	58.64	57.40	56.52	9.92	101.55	48.13	64.20	N/A	245,410	138,715	
3011	2	69.21	69.21	67.12	7.34	103.12	64.13	74.29	N/A	113,382	76,100	
3217	8	58.39	63.09	61.00	31.43	103.42	34.34	112.80	34.34 to 112.80	149,362	91,110	
3219	4	41.85	50.43	48.25	23.97	104.52	40.24	77.78	N/A	135,589	65,421	
3307	2	55.47	55.47	55.59	13.38	99.79	48.05	62.90	N/A	162,550	90,362	
ALL	67	63.52	65.87	56.49	25.63	116.60	16.04	152.89	57.61 to 70.07	201,450	113,806	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	49	64.20	67.71	56.02	26.06	120.88	16.04	152.89	58.57 to 72.40	225,368	126,244	
2	18	62.57	60.86	58.64	23.89	103.78	34.34	112.80	45.48 to 74.29	136,340	79,950	
ALL	67	63.52	65.87	56.49	25.63	116.60	16.04	152.89	57.61 to 70.07	201,450	113,806	

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	67	63.52	65.87	56.49	25.63	116.60	16.04	152.89	57.61 to 70.07	201,450	113,806	
ALL	67	63.52	65.87	56.49	25.63	116.60	16.04	152.89	57.61 to 70.07	201,450	113,806	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	113,806	PRD:	116.60	MIN Sales Ratio:	16.04			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	49.27	49.27	49.27			49.27	49.27	N/A	278,979	137,455
DRY-N/A	4	49.82	54.42	48.25	21.04	112.79	40.62	77.44	N/A	181,260	87,458
GRASS	4	65.61	64.89	64.61	12.36	100.43	52.42	75.93	N/A	71,300	46,070
GRASS-N/A	10	64.24	60.11	45.00	33.54	133.58	16.04	99.39	34.34 to 88.34	354,172	159,382
IRRGTD	27	62.90	67.57	59.68	25.37	113.21	34.47	152.89	54.68 to 73.53	171,925	102,611
IRRGTD-N/A	21	69.83	69.59	64.34	21.35	108.17	40.56	112.80	54.99 to 75.76	191,631	123,293
ALL	67	63.52	65.87	56.49	25.63	116.60	16.04	152.89	57.61 to 70.07	201,450	113,806

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	4	50.82	56.59	52.72	16.37	107.33	47.26	77.44	N/A	164,119	86,526
DRY-N/A	1	40.62	40.62	40.62			40.62	40.62	N/A	347,542	141,185
GRASS	6	56.79	55.00	50.03	24.75	109.93	34.34	75.93	34.34 to 75.93	95,866	47,963
GRASS-N/A	8	67.11	66.34	45.83	28.33	144.74	16.04	99.39	16.04 to 99.39	406,465	186,291
IRRGTD	42	63.83	67.62	60.87	24.31	111.09	34.47	152.89	58.57 to 72.40	185,920	113,168
IRRGTD-N/A	6	72.93	74.30	70.73	22.97	105.05	48.05	110.42	48.05 to 110.42	142,931	101,098
ALL	67	63.52	65.87	56.49	25.63	116.60	16.04	152.89	57.61 to 70.07	201,450	113,806

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	49.27	53.39	48.53	17.02	110.01	40.62	77.44	N/A	200,804	97,458
GRASS	12	64.24	63.03	61.09	22.78	103.16	34.34	99.39	44.79 to 75.93	180,576	110,320
GRASS-N/A	2	52.19	52.19	27.37	69.27	190.71	16.04	88.34	N/A	830,000	227,134
IRRGTD	45	64.20	68.27	61.67	23.94	110.70	34.47	152.89	58.78 to 73.25	181,183	111,739
IRRGTD-N/A	3	54.99	71.15	64.60	37.81	110.14	48.05	110.42	N/A	171,000	110,468
ALL	67	63.52	65.87	56.49	25.63	116.60	16.04	152.89	57.61 to 70.07	201,450	113,806

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	113,806	PRD:	116.60	MIN Sales Ratio:	16.04			

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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)												
40-0002												
40-0082	12	48.66	52.23	52.85	21.09	98.83	34.34	76.24	40.56 to 66.91	155,159	82,002	
61-0004	24	72.97	74.62	52.04	28.79	143.39	16.04	152.89	58.78 to 77.78	223,900	116,515	
61-0049	8	59.41	59.89	57.59	15.88	103.99	43.57	73.25	43.57 to 73.25	192,064	110,609	
63-0001	1	44.79	44.79	44.79			44.79	44.79	N/A	217,000	97,205	
63-0030	15	63.52	64.50	60.54	19.41	106.55	36.08	95.90	54.99 to 74.81	207,556	125,644	
72-0075	7	70.28	72.06	70.11	18.29	102.78	52.37	97.55	52.37 to 97.55	199,255	139,700	
NonValid School												
ALL	67	63.52	65.87	56.49	25.63	116.60	16.04	152.89	57.61 to 70.07	201,450	113,806	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	4	60.81	58.60	57.06	17.78	102.68	43.14	69.62	N/A	36,634	20,905	
30.01 TO 50.00	6	53.86	54.45	52.56	26.59	103.60	34.34	74.29	34.34 to 74.29	86,235	45,323	
50.01 TO 100.00	28	71.80	74.71	67.14	24.91	111.28	40.24	152.89	61.41 to 76.16	128,966	86,592	
100.01 TO 180.00	23	59.01	62.08	58.08	23.29	106.89	34.47	110.42	50.99 to 72.40	252,940	146,911	
180.01 TO 330.00	3	58.57	62.51	60.04	27.16	104.12	40.62	88.34	N/A	342,514	205,628	
330.01 TO 650.00	2	64.44	64.44	63.92	4.45	100.81	61.57	67.31	N/A	488,500	312,250	
650.01 +	1	16.04	16.04	16.04			16.04	16.04	N/A	1,400,000	224,574	
ALL	67	63.52	65.87	56.49	25.63	116.60	16.04	152.89	57.61 to 70.07	201,450	113,806	

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	69.62	69.62	69.62			69.62	69.62	N/A	29,286	20,390	
30000 TO 59999	5	69.20	78.72	84.14	38.51	93.55	43.14	152.89	N/A	44,729	37,637	
60000 TO 99999	13	74.29	80.88	81.37	26.14	99.40	34.34	131.76	62.24 to 99.39	77,945	63,421	
100000 TO 149999	12	75.29	71.87	71.50	18.10	100.52	40.56	110.42	57.61 to 86.35	121,584	86,930	
150000 TO 249999	18	58.20	58.53	58.09	17.21	100.76	36.08	76.24	48.13 to 66.91	195,775	113,734	
250000 TO 499999	16	56.81	56.57	55.43	19.19	102.05	34.47	88.34	43.57 to 67.31	329,437	182,611	
500000 +	2	38.81	38.81	29.33	58.67	132.31	16.04	61.57	N/A	988,500	289,922	
ALL	67	63.52	65.87	56.49	25.63	116.60	16.04	152.89	57.61 to 70.07	201,450	113,806	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	113,806	PRD:	116.60	MIN Sales Ratio:	16.04			

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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 \$ _____	_____											
Total \$ _____	_____											
10000 TO 29999	5	52.42	53.74	50.08	23.40	107.31	34.34	69.62	N/A	42,307	21,188	
30000 TO 59999	8	66.02	61.34	57.72	16.93	106.27	40.56	75.93	40.56 to 75.93	81,426	46,999	
60000 TO 99999	20	74.17	75.69	66.42	27.31	113.96	36.08	152.89	57.61 to 77.78	126,794	84,213	
100000 TO 149999	17	63.52	67.08	61.14	25.86	109.72	40.24	112.80	49.27 to 86.35	193,569	118,343	
150000 TO 249999	15	58.78	58.06	48.41	21.82	119.93	16.04	88.34	50.99 to 72.40	388,709	188,168	
250000 TO 499999	2	64.44	64.44	63.92	4.45	100.81	61.57	67.31	N/A	488,500	312,250	
ALL	67	63.52	65.87	56.49	25.63	116.60	16.04	152.89	57.61 to 70.07	201,450	113,806	

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

Agricultural

For the 2008 assessment year the county conducted a market study of the agricultural class of property. Using unimproved agricultural sales, the market information displayed in the preliminary statistics indicated the median ratio for the class was below the statutory range at 64 percent. The assessor analyzed the agricultural land based on the market indication for dry crop, irrigated, and grass use in each of the two market areas.

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

- In Market Area One, the irrigated average acre value increased by 7.78 percent, and the average dry per acre value increased 3.75 percent. The average grass per acre value increased by 10.1 percent.
- In Market Area Two, the irrigated average acre value increased by 10.7 percent, and the average dry per acre value increased 5.86 percent. The average grass per acre value increased by 6.63 percent.

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

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

2008 Assessment Survey for Merrick 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?
	Yes
a.	How is agricultural land defined in this county?
	By Statute and Regulations set by the state, and must have more than 20 acres to be classified as ag. Parcels less than 20 acres may be classified as ag if no residential improvements exist and the parcel is primarily used as agricultural.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	What is the date of the soil survey currently used?
	1981
7.	What date was the last countywide land use study completed?
	Land use is currently being updated.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection and FSA maps
b.	By whom?
	Assessment Staff
c.	What proportion is complete / implemented at this time?
	Land use is reviewed and updated every year
8.	Number of market areas/neighborhoods in the agricultural property class:
	2

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9.	How are market areas/neighborhoods defined in this property class?
	By similar soil types and water availability
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	Applications are on file, but for 2008 the assessor did not recognize a difference in value.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
254			254

*Permits numbers represent those reported for all property classes

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:	66	MEDIAN:	72	COV:	32.58	95% Median C.I.:	64.09 to 77.68	(! : Derived)
(AgLand) TOTAL Sales Price:	12,135,013	WGT. MEAN:	67	STD:	23.87	95% Wgt. Mean C.I.:	62.46 to 71.86	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,097,183	MEAN:	73	AVG.ABS.DEV:	17.07	95% Mean C.I.:	67.51 to 79.03	
(AgLand) TOTAL Assessed Value:	8,124,600							
AVG. Adj. Sales Price:	183,290	COD:	23.60	MAX Sales Ratio:	167.08			
AVG. Assessed Value:	123,100	PRD:	109.10	MIN Sales Ratio:	37.87			

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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	107.08	107.08	107.08			107.08	107.08	N/A	84,000	89,950
10/01/04 TO 12/31/04	10	74.83	71.21	70.24	19.29	101.38	40.75	97.49	51.60 to 86.49	210,608	147,936
01/01/05 TO 03/31/05	10	75.29	74.16	66.76	22.58	111.09	44.74	120.66	47.67 to 94.36	194,594	129,903
04/01/05 TO 06/30/05	7	83.19	84.06	74.80	21.66	112.39	52.58	122.06	52.58 to 122.06	149,500	111,826
07/01/05 TO 09/30/05	4	81.01	79.27	75.97	5.21	104.34	70.24	84.83	N/A	133,636	101,523
10/01/05 TO 12/31/05	3	144.40	123.50	97.93	24.95	126.11	59.01	167.08	N/A	102,451	100,330
01/01/06 TO 03/31/06	9	69.00	67.98	67.34	18.31	100.95	37.87	104.07	51.74 to 78.12	182,968	123,215
04/01/06 TO 06/30/06	2	85.77	85.77	91.23	11.25	94.02	76.12	95.42	N/A	86,250	78,682
07/01/06 TO 09/30/06	1	58.26	58.26	58.26			58.26	58.26	N/A	31,000	18,060
10/01/06 TO 12/31/06	9	67.90	65.12	66.16	10.15	98.43	46.33	74.48	54.11 to 73.58	229,341	151,736
01/01/07 TO 03/31/07	6	56.43	60.19	58.37	11.54	103.12	49.74	82.47	49.74 to 82.47	187,542	109,475
04/01/07 TO 06/30/07	4	47.27	52.53	44.48	22.89	118.10	37.91	77.68	N/A	258,303	114,887
<u>Study Years</u>											
07/01/04 TO 06/30/05	28	77.82	76.76	70.45	21.95	108.95	40.75	122.06	64.36 to 84.02	185,090	130,397
07/01/05 TO 06/30/06	18	74.66	81.72	74.16	26.28	110.20	37.87	167.08	64.09 to 84.83	147,839	109,632
07/01/06 TO 06/30/07	20	59.23	60.78	58.78	16.63	103.41	37.91	82.47	54.11 to 69.18	212,677	125,004
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	24	80.39	84.07	72.73	25.72	115.58	44.74	167.08	64.36 to 84.83	159,764	116,204
01/01/06 TO 12/31/06	21	69.00	67.99	67.70	15.26	100.42	37.87	104.07	60.20 to 73.58	186,395	126,189
<u>ALL</u>											
	66	72.35	73.27	67.16	23.60	109.10	37.87	167.08	64.09 to 77.68	183,290	123,100

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:	66	MEDIAN:	72	COV:	32.58	95% Median C.I.:	64.09 to 77.68	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	12,097,183	MEAN:	73	AVG.ABS.DEV:	17.07	95% Mean C.I.:	67.51 to 79.03	
(AgLand) TOTAL Assessed Value:	8,124,600							
AVG. Adj. Sales Price:	183,290	COD:	23.60	MAX Sales Ratio:	167.08			
AVG. Assessed Value:	123,100	PRD:	109.10	MIN Sales Ratio:	37.87			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2635	11	69.18	69.01	64.60	19.06	106.83	40.75	104.07	44.74 to 83.19	218,824	141,359	
2705	1	60.20	60.20	60.20			60.20	60.20	N/A	244,000	146,900	
2707	7	78.12	78.40	77.62	18.57	101.01	54.69	107.08	54.69 to 107.08	127,009	98,580	
2709	3	76.22	79.27	76.67	14.61	103.38	64.09	97.49	N/A	322,666	247,393	
2711	4	80.91	82.88	75.71	24.06	109.46	49.02	120.66	N/A	151,710	114,860	
2713	2	66.63	66.63	59.21	16.59	112.52	55.57	77.68	N/A	182,000	107,770	
2715	1	55.74	55.74	55.74			55.74	55.74	N/A	332,000	185,050	
2921	6	66.68	66.60	63.93	17.42	104.18	47.67	82.47	47.67 to 82.47	178,253	113,952	
2923	2	66.13	66.13	50.39	42.68	131.25	37.91	94.36	N/A	317,425	159,942	
2925	7	82.03	98.46	78.59	40.92	125.29	57.11	167.08	57.11 to 167.08	169,082	132,877	
2927	1	79.86	79.86	79.86			79.86	79.86	N/A	90,000	71,875	
3007	1	76.12	76.12	76.12			76.12	76.12	N/A	37,500	28,545	
3009	4	64.72	63.25	61.52	12.03	102.82	51.74	71.83	N/A	245,410	150,965	
3011	2	79.01	79.01	76.62	7.37	103.12	73.19	84.83	N/A	113,382	86,872	
3217	8	63.97	69.98	67.47	31.39	103.72	37.87	122.06	37.87 to 122.06	149,362	100,777	
3219	4	48.04	57.02	54.45	23.10	104.71	45.51	86.49	N/A	135,589	73,833	
3307	2	66.69	66.69	66.79	9.24	99.85	60.53	72.86	N/A	162,550	108,575	
ALL	66	72.35	73.27	67.16	23.60	109.10	37.87	167.08	64.09 to 77.68	183,290	123,100	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	48	71.91	75.05	67.45	24.34	111.25	37.91	167.08	64.09 to 77.83	200,897	135,512	
2	18	72.35	68.54	66.01	22.00	103.82	37.87	122.06	52.58 to 82.47	136,340	90,000	
ALL	66	72.35	73.27	67.16	23.60	109.10	37.87	167.08	64.09 to 77.68	183,290	123,100	

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	66	72.35	73.27	67.16	23.60	109.10	37.87	167.08	64.09 to 77.68	183,290	123,100	
ALL	66	72.35	73.27	67.16	23.60	109.10	37.87	167.08	64.09 to 77.68	183,290	123,100	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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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	1	55.06	55.06	55.06			55.06	55.06	N/A	278,979	153,595
DRY-N/A	4	53.15	58.38	52.31	19.20	111.58	44.74	82.47	N/A	181,260	94,826
GRASS	4	73.34	72.24	72.24	11.74	100.00	58.26	84.02	N/A	71,300	51,507
GRASS-N/A	9	72.87	71.71	70.55	27.67	101.65	37.87	109.61	40.75 to 97.49	237,968	167,885
IRRGTD	27	71.83	74.54	65.53	24.52	113.74	37.91	167.08	59.01 to 79.86	171,925	112,669
IRRGTD-N/A	21	74.35	76.21	70.39	21.55	108.27	46.33	122.06	60.53 to 84.38	191,631	134,887
ALL	66	72.35	73.27	67.16	23.60	109.10	37.87	167.08	64.09 to 77.68	183,290	123,100

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	4	54.88	60.96	57.49	14.23	106.03	51.60	82.47	N/A	164,119	94,350
DRY-N/A	1	44.74	44.74	44.74			44.74	44.74	N/A	347,542	155,500
GRASS	6	63.63	61.26	56.04	24.57	109.33	37.87	84.02	37.87 to 84.02	95,866	53,720
GRASS-N/A	7	74.48	80.97	75.32	21.62	107.50	49.02	109.61	49.02 to 109.61	264,531	199,238
IRRGTD	42	72.35	74.27	66.56	23.35	111.57	37.91	167.08	64.09 to 77.83	185,920	123,757
IRRGTD-N/A	6	78.98	82.29	78.93	22.18	104.25	60.20	120.66	60.20 to 120.66	142,931	112,813
ALL	66	72.35	73.27	67.16	23.60	109.10	37.87	167.08	64.09 to 77.68	183,290	123,100

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	54.69	57.71	53.08	15.06	108.73	44.74	82.47	N/A	200,804	106,580
GRASS	12	70.94	69.74	67.54	22.47	103.26	37.87	109.61	49.02 to 84.02	180,576	121,960
GRASS-N/A	1	97.49	97.49	97.49			97.49	97.49	N/A	260,000	253,470
IRRGTD	46	73.03	74.61	67.32	22.49	110.83	37.91	167.08	64.09 to 78.12	180,722	121,658
IRRGTD-N/A	2	90.43	90.43	78.87	33.43	114.65	60.20	120.66	N/A	176,500	139,210
ALL	66	72.35	73.27	67.16	23.60	109.10	37.87	167.08	64.09 to 77.68	183,290	123,100

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
40-0002												
40-0082	12	54.59	59.40	59.80	21.45	99.32	37.87	84.38	46.33 to 72.87	155,159	92,792	
61-0004	23	79.86	84.54	70.67	26.76	119.62	37.91	167.08	64.66 to 86.49	172,765	122,097	
61-0049	8	66.10	65.47	62.63	15.58	104.52	47.67	77.83	47.67 to 77.83	192,064	120,297	
63-0001	1	49.02	49.02	49.02			49.02	49.02	N/A	217,000	106,370	
63-0030	15	69.18	70.25	66.25	19.03	106.03	40.75	104.07	60.20 to 82.15	207,556	137,506	
72-0075	7	76.22	78.88	76.82	18.82	102.68	54.69	107.08	54.69 to 107.08	199,255	153,070	
NonValid School												
ALL	66	72.35	73.27	67.16	23.60	109.10	37.87	167.08	64.09 to 77.68	183,290	123,100	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	4	65.92	64.43	63.06	15.81	102.17	49.74	76.12	N/A	36,634	23,101	
30.01 TO 50.00	6	62.21	62.39	60.28	27.01	103.51	37.87	84.83	37.87 to 84.83	86,235	51,980	
50.01 TO 100.00	28	77.90	81.87	73.66	24.57	111.14	45.51	167.08	67.46 to 83.61	128,966	95,003	
100.01 TO 180.00	23	64.66	67.94	63.47	23.11	107.04	37.91	120.66	55.57 to 77.80	252,940	160,538	
180.01 TO 330.00	3	64.09	68.77	66.00	27.44	104.20	44.74	97.49	N/A	342,514	226,053	
330.01 TO 650.00	2	71.19	71.19	70.59	4.62	100.85	67.90	74.48	N/A	488,500	344,840	
ALL	66	72.35	73.27	67.16	23.60	109.10	37.87	167.08	64.09 to 77.68	183,290	123,100	

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	73.58	73.58	73.58			73.58	73.58	N/A	29,286	21,550	
30000 TO 59999	5	76.12	87.04	92.97	37.60	93.63	49.74	167.08	N/A	44,729	41,584	
60000 TO 99999	13	82.47	89.03	89.38	25.11	99.61	37.87	144.40	71.83 to 109.61	77,945	69,666	
100000 TO 149999	12	82.67	79.08	78.65	17.99	100.56	46.33	120.66	60.86 to 94.36	121,584	95,621	
150000 TO 249999	18	64.00	64.55	63.92	16.83	101.00	40.75	84.38	54.11 to 73.19	195,775	125,133	
250000 TO 499999	16	61.64	61.92	60.67	19.06	102.07	37.91	97.49	47.67 to 74.48	329,437	199,865	
500000 +	1	67.90	67.90	67.90			67.90	67.90	N/A	577,000	391,765	
ALL	66	72.35	73.27	67.16	23.60	109.10	37.87	167.08	64.09 to 77.68	183,290	123,100	

PAD 2008 R&O Statistics

Base Stat

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	5	58.26	59.11	55.32	21.31	106.86	37.87	76.12	N/A	42,307	23,404
30000 TO 59999	8	74.76	69.11	65.13	17.06	106.11	46.33	84.83	46.33 to 84.83	81,426	53,033
60000 TO 99999	14	82.83	90.17	80.11	25.91	112.56	40.75	167.08	60.86 to 109.61	109,363	87,608
100000 TO 149999	21	69.18	73.90	68.92	24.31	107.23	45.51	122.06	57.11 to 84.38	174,713	120,414
150000 TO 249999	14	61.78	62.07	59.76	18.18	103.87	37.91	82.03	47.67 to 77.80	312,654	186,839
250000 TO 499999	4	71.19	75.99	73.16	14.04	103.86	64.09	97.49	N/A	414,250	303,085
ALL	66	72.35	73.27	67.16	23.60	109.10	37.87	167.08	64.09 to 77.68	183,290	123,100

**2008 Correlation Section
for Merrick County**

Agricultural Land

I. Correlation

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

The agricultural market in Merrick County has been determined by the assessor to have two distinct market areas. The systematic valuation methodology the County uses to analyze sales and determine a schedule of values assures that the sold and unsold parcels are treated in a similar manner. Based on the assessment practices demonstrated by the county, the agricultural land class of property is considered to have been valued uniformly and proportionately.

**2008 Correlation Section
for Merrick 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	137	66	48.18
2007	157	84	53.5
2006	153	86	56.21
2005	139	75	53.96
2004	108	57	52.78
2003	104	45	43.27
2002	96	47	48.96
2001	102	54	52.94

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

**2008 Correlation Section
for Merrick 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 Merrick 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	63.52	9.42	69.51	72.35
2007	72.72	-1.26	71.8	72.77
2006	73.40	2.11	74.95	75.68
2005	75.56	0.17	75.69	76.70
2004	72.99	5.79	77.22	78.78
2003	75	-0.19	74.86	75
2002	76	0.06	76.05	76
2001	78	0.67	78.52	78

AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary median ratio and the R&O median ratio is similar especially for the historically large percentage increase in assessed value. Table III is consistent with the assessment actions reported by the county, and suggests that sold parcels and unsold parcels are addressed in the same manner.

**2008 Correlation Section
for Merrick 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 Merrick 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)
33.83	2008	9.42
-1.74	2007	-1.26
4.32	2006	2.11
1.32	2005	0.17
7.45	2004	5.79
3.23	2003	-0.19
0.22	2002	0.06
0	2001	0.67

AGRICULTURAL UNIMPROVED: The difference between the percent change in the sales file and in the base is significant enough to suggest disparate treatment between the sold parcels and the unsold parcels. Further analysis however confirmed that Merrick County values agricultural land using a common methodology of establishing per acre value schedules based on the sales, and applying the schedules of values uniformly to the population. The difference displayed in the table may have been a result of a slightly over-representative sales file. Information such as the trended preliminary median ratio, historical results displayed in this table, and the methodology used by Merrick County, indicates that the sold and unsold parcels are treated in a similar fashion for assessment purposes.

2008 Correlation Section for Merrick 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 Merrick County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.35	67.16	73.27

AGRICULTURAL UNIMPROVED: Of the three measures of central tendency, the median and mean are within the acceptable parameters and the weighted mean is below the acceptable parameters. The difference between the weighted mean and mean suggests regressivity in assessment, but does not disprove the median as the best measure for direct equalization purposes in Merrick County.

**2008 Correlation Section
for Merrick County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	23.60	109.10
Difference	3.6	6.1

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price related differential are outside the acceptable range. Based on the assessment practices demonstrated by the county, the agricultural land class of property is considered to have been valued uniformly and proportionately.

**2008 Correlation Section
for Merrick 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	67	66	-1
Median	63.52	72.35	8.83
Wgt. Mean	56.49	67.16	10.67
Mean	65.87	73.27	7.4
COD	25.63	23.60	-2.03
PRD	116.60	109.10	-7.5
Min Sales Ratio	16.04	37.87	21.83
Max Sales Ratio	152.89	167.08	14.19

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property. Several per acre value increases were implemented in the county for 2008.

**JANET L. PLACKE
MERRICK COUNTY ASSESSOR
MERRICK COUNTY COURT HOUSE
P.O. BOX 27
CENTRAL CITY, NE 68826
(308) 946-2443**

February 28, 2008

Re: Special Value for 2008

I have reviewed the Special Valuation Applications for Merrick County for the 2008 tax year. All of the properties are valued as Ag-land and have no other probable use.

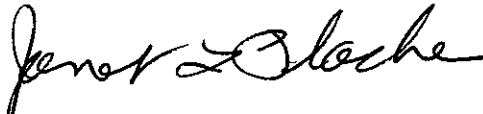
They are not near any residential, commercial or industrial developments.

They are not suburban or urban in nature and are not within any town or village's zoning jurisdiction. They are not near a hard surfaced road or body of water such as river or sand pit.

According to Reg- 11-005.04A, it is my determination that the highest and best use of the properties was and still is agricultural or horticultural. Therefore there is no difference between actual and special value.

Also, as a result the other provisions of Reg- 11-005.04 do not apply.

Sincerely,



Janet L. Placke
Merrick County Assessor

RECEIVED
FEB 28 2008
NEBRASKA DEPT. OF REVENUE
PROPERTY ASSESSMENT DIVISION

County 61 - Merrick

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,856	Value 627,985,650	Total Growth 6,141,365 (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	271	1,146,165	19	192,860	72	869,720	362	2,208,745	
2. Res Improv Land	1,810	10,945,850	150	2,124,935	676	13,175,170	2,636	26,245,955	
3. Res Improvements	1,893	87,203,415	175	9,426,365	687	55,609,005	2,755	152,238,785	
4. Res Total	2,164	99,295,430	194	11,744,160	759	69,653,895	3,117	180,693,485	2,483,230
% of Total	69.42	54.95	6.22	6.49	24.35	38.54	45.46	28.77	40.43
5. Rec UnImp Land	0	0	0	0	123	3,118,575	123	3,118,575	
6. Rec Improv Land	0	0	0	0	242	6,989,470	242	6,989,470	
7. Rec Improvements	0	0	0	0	277	22,778,810	277	22,778,810	
8. Rec Total	0	0	0	0	400	32,886,855	400	32,886,855	1,317,080
% of Total	0.00	0.00	0.00	0.00	***	***	5.83	5.23	21.44
Res+Rec Total	2,164	99,295,430	194	11,744,160	1,159	102,540,750	3,517	213,580,340	3,800,310
% of Total	61.52	46.49	5.51	5.49	32.95	48.01	51.29	34.01	61.88

County 61 - Merrick

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,856	Value 627,985,650	Total Growth 6,141,365 (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	69	538,555	1	6,640	18	364,060	88	909,255	
10. Comm Improv Land	325	3,302,405	3	41,350	59	769,125	387	4,112,880	
11. Comm Improvements	325	22,879,050	3	722,050	57	13,335,080	385	36,936,180	
12. Comm Total	394	26,720,010	4	770,040	75	14,468,265	473	41,958,315	1,016,445
% of Total	83.29	63.68	0.84	1.83	15.85	34.48	6.89	6.68	16.55
13. Ind UnImp Land	0	0	1	173,650	0	0	1	173,650	
14. Ind Improv Land	1	113,900	0	0	0	0	1	113,900	
15. Ind Improvements	1	684,800	0	0	0	0	1	684,800	
16. Ind Total	1	798,700	1	173,650	0	0	2	972,350	0
% of Total	50.00	82.14	50.00	17.85	0.00	0.00	0.02	0.15	0.00
Comm+Ind Total	395	27,518,710	5	943,690	75	14,468,265	475	42,930,665	1,016,445
% of Total	83.15	64.10	1.05	2.19	15.78	33.70	6.92	6.83	16.55
17. Taxable Total	2,559	126,814,140	199	12,687,850	1,234	117,009,015	3,992	256,511,005	4,816,755
% of Total	64.10	49.43	4.98	4.57	30.91	39.97	58.22	40.84	78.43

County 61 - Merrick

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	18	79,150	2,196,730	0	0	0
19. Commercial	3	34,190	2,149,210	0	0	0
20. Industrial	0	0	0	1	173,650	35,592,150
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	9,700	0	18	88,850	2,196,730
19. Commercial	0	0	0	3	34,190	2,149,210
20. Industrial	0	0	0	1	173,650	35,592,150
21. Other	0	0	0	0	0	0
22. Total Sch II				22	296,690	39,938,090

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	4	585
	Records	Total Value	Growth			
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	4	585	0			
25. Mineral Interest Total	4	585	0			

Schedule IV: Exempt Records: Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	238	3	655	896

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	1	65,555	2	11,730	1,973	196,282,645	1,976	196,359,930
28. Ag-Improved Land	2	24,155	1	70,660	881	124,675,930	884	124,770,745
29. Ag-Improvements	2	119,060	1	240,335	881	49,983,990	884	50,343,385
30. Ag-Total Taxable							2,860	371,474,060

County 61 - Merrick

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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	1	1.000	12,000	1	1.000	12,000	
33. HomeSite Improvements	2		115,480	1		112,340	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	1	6.893	12,065	1	1.000	1,750	
37. FarmSite Improv	2		3,580	1		127,995	
38. FarmSite Total							
39. Road & Ditches		0.000			1.830		
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	36	59.528	432,180	36	59.528	432,180	
32. HomeSite Improv Land	504	601.653	6,331,230	506	603.653	6,355,230	
33. HomeSite Improvements	514		33,817,040	517		34,044,860	974,515
34. HomeSite Total				553	663.181	40,832,270	
35. FarmSite UnImp Land	67	201.267	352,225	67	201.267	352,225	
36. FarmSite Impr Land	728	2,828.503	4,949,950	730	2,836.396	4,963,765	
37. FarmSite Improv	837		16,166,950	840		16,298,525	350,095
38. FarmSite Total				907	3,037.663	21,614,515	
39. Road & Ditches		5,361.405			5,363.235		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,460	9,064.079	62,446,785	1,324,610

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	3	232.170	81,615	3	232.170	81,615

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	5	229.250	220,175	5	229.250	220,175
44. Recapture Val			220,175			220,175

County 61 - Merrick

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	7,474.364	12,893,305	7,474.364	12,893,305
46. 1A	0.000	0	34.280	56,560	2,955.772	4,877,020	2,990.052	4,933,580
47. 2A1	18.000	26,910	0.000	0	21,173.022	31,653,745	21,191.022	31,680,655
48. 2A	15.022	19,755	0.000	0	31,577.092	41,524,000	31,592.114	41,543,755
49. 3A1	0.000	0	0.000	0	2,197.939	2,659,505	2,197.939	2,659,505
50. 3A	15.611	18,890	0.000	0	40,916.898	49,509,450	40,932.509	49,528,340
51. 4A1	0.000	0	0.000	0	12,024.149	13,707,535	12,024.149	13,707,535
52. 4A	0.000	0	0.000	0	1,506.856	1,393,845	1,506.856	1,393,845
53. Total	48.633	65,555	34.280	56,560	119,826.092	158,218,405	119,909.005	158,340,520
Dryland:								
54. 1D1	0.000	0	0.000	0	1,073.373	944,565	1,073.373	944,565
55. 1D	0.000	0	0.000	0	331.389	291,625	331.389	291,625
56. 2D1	0.000	0	0.000	0	3,025.520	2,526,330	3,025.520	2,526,330
57. 2D	0.000	0	0.000	0	5,670.067	4,167,535	5,670.067	4,167,535
58. 3D1	0.000	0	0.000	0	467.280	343,460	467.280	343,460
59. 3D	0.000	0	0.000	0	6,294.101	4,626,220	6,294.101	4,626,220
60. 4D1	0.000	0	0.000	0	3,068.864	1,764,640	3,068.864	1,764,640
61. 4D	0.000	0	0.000	0	275.349	118,395	275.349	118,395
62. Total	0.000	0	0.000	0	20,205.943	14,782,770	20,205.943	14,782,770
Grass:								
63. 1G1	0.000	0	0.000	0	288.077	186,330	288.077	186,330
64. 1G	0.000	0	0.000	0	54.520	34,845	54.520	34,845
65. 2G1	0.000	0	0.000	0	1,768.272	1,148,275	1,768.272	1,148,275
66. 2G	0.000	0	0.000	0	9,302.471	6,046,875	9,302.471	6,046,875
67. 3G1	0.000	0	0.000	0	1,370.179	860,170	1,370.179	860,170
68. 3G	0.000	0	0.000	0	20,029.942	12,522,640	20,029.942	12,522,640
69. 4G1	0.000	0	0.000	0	19,080.095	10,690,240	19,080.095	10,690,240
70. 4G	0.000	0	0.000	0	8,680.161	4,295,480	8,680.161	4,295,480
71. Total	0.000	0	0.000	0	60,573.717	35,784,855	60,573.717	35,784,855
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.500	90	2.000	350	7,200.300	1,260,140	7,202.800	1,260,580
74. Exempt	131.875		0.000		2,713.792		2,845.667	
75. Total	49.133	65,645	36.280	56,910	207,806.052	210,046,170	207,891.465	210,168,725

County 61 - Merrick

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	6,938.091	12,731,435	6,938.091	12,731,435
46. 1A	0.000	0	0.000	0	2,517.598	4,619,790	2,517.598	4,619,790
47. 2A1	0.000	0	0.000	0	15,471.269	26,146,475	15,471.269	26,146,475
48. 2A	0.000	0	0.000	0	11,678.677	18,218,725	11,678.677	18,218,725
49. 3A1	0.000	0	0.000	0	280.000	417,200	280.000	417,200
50. 3A	0.000	0	0.000	0	12,076.325	17,993,715	12,076.325	17,993,715
51. 4A1	0.000	0	0.000	0	3,006.461	4,088,795	3,006.461	4,088,795
52. 4A	0.000	0	0.000	0	210.589	230,590	210.589	230,590
53. Total	0.000	0	0.000	0	52,179.010	84,446,725	52,179.010	84,446,725
Dryland:								
54. 1D1	0.000	0	0.000	0	551.670	565,475	551.670	565,475
55. 1D	0.000	0	0.000	0	350.818	350,820	350.818	350,820
56. 2D1	0.000	0	0.000	0	1,085.172	1,052,630	1,085.172	1,052,630
57. 2D	0.000	0	3.000	2,910	1,681.819	1,631,365	1,684.819	1,634,275
58. 3D1	0.000	0	0.000	0	64.000	47,040	64.000	47,040
59. 3D	0.000	0	12.000	8,820	1,438.480	1,057,280	1,450.480	1,066,100
60. 4D1	0.000	0	0.000	0	1,059.804	667,685	1,059.804	667,685
61. 4D	0.000	0	0.000	0	80.300	42,560	80.300	42,560
62. Total	0.000	0	15.000	11,730	6,312.063	5,414,855	6,327.063	5,426,585
Grass:								
63. 1G1	0.000	0	0.000	0	209.611	133,350	209.611	133,350
64. 1G	0.000	0	0.000	0	294.997	184,375	294.997	184,375
65. 2G1	0.000	0	0.000	0	459.178	275,710	459.178	275,710
66. 2G	0.000	0	0.000	0	3,462.536	2,097,215	3,462.536	2,097,215
67. 3G1	0.000	0	0.000	0	50.806	26,925	50.806	26,925
68. 3G	0.000	0	0.000	0	3,750.897	1,996,735	3,750.897	1,996,735
69. 4G1	0.000	0	0.000	0	5,419.788	2,828,195	5,419.788	2,828,195
70. 4G	0.000	0	0.000	0	3,301.609	1,287,910	3,301.609	1,287,910
71. Total	0.000	0	0.000	0	16,949.422	8,830,415	16,949.422	8,830,415
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.000	0	0.000	0	884.520	154,825	884.520	154,825
74. Exempt	0.000		1.620		365.355		366.975	
75. Total	0.000	0	15.000	11,730	76,325.015	98,846,820	76,340.015	98,858,550

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	48.633	65,555	34.280	56,560	172,005.102	242,665,130	172,088.015	242,787,245
77.Dry Land	0.000	0	15.000	11,730	26,518.006	20,197,625	26,533.006	20,209,355
78.Grass	0.000	0	0.000	0	77,523.139	44,615,270	77,523.139	44,615,270
79.Waste	0.000	0	0.000	0	0.000	0	0.000	0
80.Other	0.500	90	2.000	350	8,084.820	1,414,965	8,087.320	1,415,405
81.Exempt	131.875	0	1.620	0	3,079.147	0	3,212.642	0
82.Total	49.133	65,645	51.280	68,640	284,131.067	308,892,990	284,231.480	309,027,275

2008 Agricultural Land Detail

County 61 - Merrick

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	7,474.364	6.23%	12,893,305	8.14%	1,725.003
1A	2,990.052	2.49%	4,933,580	3.12%	1,649.998
2A1	21,191.022	17.67%	31,680,655	20.01%	1,495.003
2A	31,592.114	26.35%	41,543,755	26.24%	1,315.003
3A1	2,197.939	1.83%	2,659,505	1.68%	1,209.999
3A	40,932.509	34.14%	49,528,340	31.28%	1,210.000
4A1	12,024.149	10.03%	13,707,535	8.66%	1,140.000
4A	1,506.856	1.26%	1,393,845	0.88%	925.002
Irrigated Total	119,909.005	100.00%	158,340,520	100.00%	1,320.505

Dry:

1D1	1,073.373	5.31%	944,565	6.39%	879.996
1D	331.389	1.64%	291,625	1.97%	880.008
2D1	3,025.520	14.97%	2,526,330	17.09%	835.006
2D	5,670.067	28.06%	4,167,535	28.19%	735.006
3D1	467.280	2.31%	343,460	2.32%	735.019
3D	6,294.101	31.15%	4,626,220	31.29%	735.008
4D1	3,068.864	15.19%	1,764,640	11.94%	575.014
4D	275.349	1.36%	118,395	0.80%	429.981
Dry Total	20,205.943	100.00%	14,782,770	100.00%	731.605

Grass:

1G1	288.077	0.48%	186,330	0.52%	646.806
1G	54.520	0.09%	34,845	0.10%	639.123
2G1	1,768.272	2.92%	1,148,275	3.21%	649.376
2G	9,302.471	15.36%	6,046,875	16.90%	650.028
3G1	1,370.179	2.26%	860,170	2.40%	627.779
3G	20,029.942	33.07%	12,522,640	34.99%	625.196
4G1	19,080.095	31.50%	10,690,240	29.87%	560.282
4G	8,680.161	14.33%	4,295,480	12.00%	494.861
Grass Total	60,573.717	100.00%	35,784,855	100.00%	590.765

Irrigated Total	119,909.005	57.68%	158,340,520	75.34%	1,320.505
Dry Total	20,205.943	9.72%	14,782,770	7.03%	731.605
Grass Total	60,573.717	29.14%	35,784,855	17.03%	590.765
Waste	0.000	0.00%	0	0.00%	0.000
Other	7,202.800	3.46%	1,260,580	0.60%	175.012
Exempt	2,845.667	1.37%			
Market Area Total	207,891.465	100.00%	210,168,725	100.00%	1,010.954

As Related to the County as a Whole

Irrigated Total	119,909.005	69.68%	158,340,520	65.22%	
Dry Total	20,205.943	76.15%	14,782,770	73.15%	
Grass Total	60,573.717	78.14%	35,784,855	80.21%	
Waste	0.000	0.00%	0	0.00%	
Other	7,202.800	89.06%	1,260,580	89.06%	
Exempt	2,845.667	88.58%			
Market Area Total	207,891.465	73.14%	210,168,725	68.01%	

2008 Agricultural Land Detail

County 61 - Merrick

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	6,938.091	13.30%	12,731,435	15.08%	1,835.005
1A	2,517.598	4.82%	4,619,790	5.47%	1,834.999
2A1	15,471.269	29.65%	26,146,475	30.96%	1,690.001
2A	11,678.677	22.38%	18,218,725	21.57%	1,559.999
3A1	280.000	0.54%	417,200	0.49%	1,490.000
3A	12,076.325	23.14%	17,993,715	21.31%	1,489.999
4A1	3,006.461	5.76%	4,088,795	4.84%	1,360.002
4A	210.589	0.40%	230,590	0.27%	1,094.976
Irrigated Total	52,179.010	100.00%	84,446,725	100.00%	1,618.404

Dry:

1D1	551.670	8.72%	565,475	10.42%	1,025.024
1D	350.818	5.54%	350,820	6.46%	1,000.005
2D1	1,085.172	17.15%	1,052,630	19.40%	970.012
2D	1,684.819	26.63%	1,634,275	30.12%	970.000
3D1	64.000	1.01%	47,040	0.87%	735.000
3D	1,450.480	22.93%	1,066,100	19.65%	734.998
4D1	1,059.804	16.75%	667,685	12.30%	630.008
4D	80.300	1.27%	42,560	0.78%	530.012
Dry Total	6,327.063	100.00%	5,426,585	100.00%	857.678

Grass:

1G1	209.611	1.24%	133,350	1.51%	636.178
1G	294.997	1.74%	184,375	2.09%	625.006
2G1	459.178	2.71%	275,710	3.12%	600.442
2G	3,462.536	20.43%	2,097,215	23.75%	605.687
3G1	50.806	0.30%	26,925	0.30%	529.957
3G	3,750.897	22.13%	1,996,735	22.61%	532.335
4G1	5,419.788	31.98%	2,828,195	32.03%	521.827
4G	3,301.609	19.48%	1,287,910	14.58%	390.085
Grass Total	16,949.422	100.00%	8,830,415	100.00%	520.986

Irrigated Total	52,179.010	68.35%	84,446,725	85.42%	1,618.404
Dry Total	6,327.063	8.29%	5,426,585	5.49%	857.678
Grass Total	16,949.422	22.20%	8,830,415	8.93%	520.986
Waste	0.000	0.00%	0	0.00%	0.000
Other	884.520	1.16%	154,825	0.16%	175.038
Exempt	366.975	0.48%			
Market Area Total	76,340.015	100.00%	98,858,550	100.00%	1,294.976

As Related to the County as a Whole

Irrigated Total	52,179.010	30.32%	84,446,725	34.78%	
Dry Total	6,327.063	23.85%	5,426,585	26.85%	
Grass Total	16,949.422	21.86%	8,830,415	19.79%	
Waste	0.000	0.00%	0	0.00%	
Other	884.520	10.94%	154,825	10.94%	
Exempt	366.975	11.42%			
Market Area Total	76,340.015	26.86%	98,858,550	31.99%	

2008 Agricultural Land Detail

County 61 - Merrick

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	48.633	65,555	34.280	56,560	172,005.102	242,665,130
Dry	0.000	0	15.000	11,730	26,518.006	20,197,625
Grass	0.000	0	0.000	0	77,523.139	44,615,270
Waste	0.000	0	0.000	0	0.000	0
Other	0.500	90	2.000	350	8,084.820	1,414,965
Exempt	131.875	0	1.620	0	3,079.147	0
Total	49.133	65,645	51.280	68,640	284,131.067	308,892,990

AgLand	Total Acres	Total Value	Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	172,088.015	242,787,245	172,088.015	60.55%	242,787,245	78.56%	1,410.831
Dry	26,533.006	20,209,355	26,533.006	9.33%	20,209,355	6.54%	761.668
Grass	77,523.139	44,615,270	77,523.139	27.27%	44,615,270	14.44%	575.509
Waste	0.000	0	0.000	0.00%	0	0.00%	0.000
Other	8,087.320	1,415,405	8,087.320	2.85%	1,415,405	0.46%	175.015
Exempt	3,212.642	0	3,212.642	1.13%	0	0.00%	0.000
Total	284,231.480	309,027,275	284,231.480	100.00%	309,027,275	100.00%	1,087.238

* 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)**

61 Merrick

	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	174,381,510	180,693,485	6,311,975	3.62	2,483,230	2.2
2. Recreational	30,285,775	32,886,855	2,601,080	8.59	1,317,080	4.24
3. Ag-Homesite Land, Ag-Res Dwellings	38,333,075	40,832,270	2,499,195	6.52	*-----	6.52
4. Total Residential (sum lines 1-3)	243,000,360	254,412,610	11,412,250	4.7	3,800,310	3.13
5. Commercial	39,705,460	41,958,315	2,252,855	5.67	1,016,445	3.11
6. Industrial	1,423,650	972,350	-451,300	-31.7	0	-31.7
7. Ag-Farmsite Land, Outbuildings	21,457,205	21,614,515	157,310	0.73	1,324,610	-5.44
8. Minerals	585	585	0	0	0	0
9. Total Commercial (sum lines 5-8)	62,586,900	64,545,765	1,958,865	3.13	1,366,540	0.95
10. Total Non-Agland Real Property	305,587,260	318,958,375	13,371,115	4.38	6,141,365	2.37
11. Irrigated	219,639,740	242,787,245	23,147,505	10.54		
12. Dryland	20,118,825	20,209,355	90,530	0.45		
13. Grassland	40,436,745	44,615,270	4,178,525	10.33		
14. Wasteland	0	0	0			
15. Other Agland	2,214,880	2,214,880	-799,475	-36.1		
16. Total Agricultural Land	282,410,190	309,027,275	26,617,085	9.42		
17. Total Value of All Real Property (Locally Assessed)	587,997,450	627,985,650	39,988,200	6.8	6,141,365	5.76

*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.

**2008 Plan of Assessment for Merrick County
Assessment Years 2008, 2009 and 2010**

Plan of Assessment Requirements:

Pursuant to Neb. Laws 2005, LB 263, Section 9, on or before June 15 each year, the assessor shall prepare a plan of assessment, (herein after referred to as the "plan"), which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land;

Reference, Nebraska Rev. Stat.77-201 and LB 968

General Description of Real Property in Merrick County:

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

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3107	45.39%	28.85%
Commercial	470	6.86%	6.78%
Industrial	2	.02%	.24%
Recreational	398	5.81%	5.21%
Agricultural	2863	41.83%	58.01%

Other pertinent facts:

New Property: For assessment year 2007, an estimated 241 building permits and/or information statements were filed for new property construction or additions in the county.

Current Resources

- A. Staff consists of Assessor, Deputy Assessor & Clerk. All currently hold assessor certificates. The deputy is a registered appraiser and has taken on more of the appraisal functions in consultation with an outside appraisal firm. The 2006-2007 office budget was \$113,760. An additional \$84,000 was budgeted for contract appraisal services.
- B. Merrick County currently uses 1989 Cadastral maps with ownership updates done on a monthly basis. Agricultural land is based on 1981 soil survey.
- C. Property Record Cards contain current listings along with a sketch of the dwelling and a 2003 digital aerial photo of rural improvements.
- D. Merrick County is currently using CAMA 2000 and County Solutions Administrative Software

Current Assessment Procedures for Real Property

- A. Real Estate Transfers and ownership changes are handled on a monthly basis by the clerk.
- B. Initial sales reviews are done by the staff with follow-up sales letters mailed both to the seller and the buyer.
- C. The county maintains a sales file that is available for staff and contract appraisal. Each sale is physically reviewed by staff or outside appraisal for verification. Building permits are required for the removal or additions of improvements
- D. Merrick County uses Market, Cost and/or Income approach to value according to IAAO standards. Modeling is handled by Stanard Appraisal Services. The county is currently using Marshall and Swift Cost information.
- E. Merrick County will work with Stanard Appraisal and Knoche Appraisal & Consulting in establishing market areas and land values.
- F. Reconciliation of final value, documentation and review of assessment sales ratios has been handled by Stanard Appraisal.
- G. Board of Supervisors is kept informed as to the actions of the assessor's office. Notices of valuation changes are sent to the property owner on or before June 1 of each year.

Level of Value, Quality, and Uniformity for assessment year 2006:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	98	10.44	101.48
Commercial	96	17.37	99.79
Agricultural Land	73	29.68	108.37

*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2006 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2008:

Residential

The county will do drive-by inspections of the Grand Island Subs. New digital photos will, also, be taken. These properties will be valued using the cost approach and market derived depreciation. Sales review and pick-up work will be completed for residential properties.

Commercial

The county will do a complete appraisal update of commercial and industrial properties. Properties will be physically inspected to verify current listings and new digital photos will be taken.

Agricultural

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is to be conducted in-house in consultation with a contract appraiser. Sales review and pick-up work will, be completed for agricultural properties.

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

The county plans to review the Clarks and Central City Lakes, Thunderbird, Flatwater, Riverside and Equineus. This will include a drive-by inspection along with taking new digital pictures. These properties will be valued using the cost approach with market derived depreciation. Sales review and pick-up will be completed for residential properties.

Commercial

Since commercial and industrial properties are to be re-appraised in 2008, a statistical analysis will be done to determine if an appraisal adjustment is necessary to comply with statistical measures as required by law. Sales review and pick-up work will be completed.

Agricultural Land

A market analysis of agricultural sales by land classification group will be conducted to determine any possible adjustments to comply with statistical measures. The market analysis is conducted in-house in consultation with a contract appraiser. Sales review and pick-up work will be completed for agricultural properties.

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

The county has plans to begin an appraisal update of rural improvements. All properties will include a drive-by-inspection and new digital pictures will be taken. This will include acreages and farms along with any outbuildings. There are approximately 1800 improved parcels in the rural area. Our goal is to review approximately 900 or a many as time and money will allow. Sales review and pick up will be completed. The towns-villages, Clarks Lakes and GI Subs statistics will be reviewed.

Commercial

There will be a statistical analysis done for commercial and industrial properties to determine if an assessment adjustment is necessary to comply with statistical measures as required by law. The commercial and industrial properties in Merrick County were to be re-appraised in 2008. Sales and pick up work will be completed.

Agricultural

We will begin appraisal update of agricultural improvements. As time permits a land use study will be conducted. There will be an annual sales analysis by land classification group of all agricultural sales to determine any possible adjustments to comply with statistical measures. Farm and Home site values

will be reviewed and adjusted if necessary. The market analysis is conducted in house with consultation by an outside appraiser.

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

1. Record Maintenance, Mapping updates, & Ownership changes done on a monthly basis
2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
 - a. Abstracts (Real & Personal Property)
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update w/Abstract
 - d. Certification of Value to Political Subdivisions
 - e. School District Taxable Value Report
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer)
 - g. Certificate of Taxes Levied Report
 - h. Report of current values for properties owned by Board of Education Lands & Funds
 - i. Report of all Exempt Property and Taxable Government Owned Property
 - j. Annual Plan of Assessment Report
3. Personal Property; administer annual filing of approximately 1,200 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions: administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property - annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions; administer approximately 400 annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.
7. Centrally Assessed - review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing - management of record/valuation information for properties in community redevelopment projects for proper reporting on administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates - management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
11. Tax List Corrections - prepare tax list correction documents for county board approval.
12. County Board of Equalization - attends county board of equalization meetings for valuation protests - assemble and provide information
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization - attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education: Assessor and/or Appraisal Education - attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification and/or appraiser license, etc. This is made available to all staff even though scheduling is difficult due to limited staff.

Additional Information:

In January 2006, the Assessor was successful in obtaining a \$25,000 grant from the Nebraska State Records Board for GIS implementation. Furthermore the Assessor was able to coordinate an inter-local agreement with the City of Central City and Merrick County. The City will contribute \$20,000 for the implementation of GIS. A contract was signed for professional services for building GIS data layers.

Katt Surveying in cooperation with the Merrick County Surveyor is continuing survey work along the Merrick/Hamilton County line on the Platte River from the Chapman Bridge to the western county line. Polk County Surveyor in cooperation with Merrick County Surveyor is continuing survey work along the Merrick/Polk County line on the Platte River to ascertain proper number of acres and boundary lines.

Conclusion:

In order to achieve assessment actions, \$126,145 was requested to be budgeted for the office including wages for permanent staff. An additional \$76,400 was requested for contract appraisal services including \$3000 for Terc review. The assessor requested that additional survey work be done on the Platte River along the Merrick/Hamilton County line from the Hwy 14 Bridge to the eastern county line to ascertain proper number of acres and boundary lines.

Respectfully submitted:

Assessor signature: _____ Date: _____

2008 Assessment Survey for Merrick 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
	1
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$126,143
7.	Part of the budget that is dedicated to the computer system
	\$3,150
8.	Adopted budget, or granted budget if different from above
	\$126,143
9.	Amount of the total budget set aside for appraisal work
	\$8,000
10.	Amount of the total budget set aside for education/workshops
	\$2,000
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$76,400
12.	Other miscellaneous funds
	\$3,000 in appeal costs come from the county general fund.

13.	Total budget
	\$202,543
a.	Was any of last year's budget not used:
	Yes, a minimal amount

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS/County Solutions
2.	CAMA software
	County Solutions/Microsolve
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor's Office
5.	Does the county have GIS software?
	Currently implementing
6.	Who maintains the GIS software and maps?
	GIS Workshop maintains the software and the county assessor's office maintains the maps.
7.	Personal Property software:
	MIPS/County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Central City, Chapman, Clarks, Palmer, Silver Creek

4.	When was zoning implemented?
	1970's

D. Contracted Services

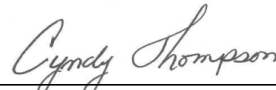
1.	Appraisal Services
	Stanard Appraisal
2.	Other services
	GIS Workshop

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 Merrick County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5838.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts