

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

64 Nemaha

Residential Real Property - Current

Number of Sales	243	COD	11.10
Total Sales Price	\$15,875,760	PRD	104.30
Total Adj. Sales Price	\$15,875,760	COV	19.58
Total Assessed Value	\$14,701,105	STD	18.92
Avg. Adj. Sales Price	\$65,332	Avg. Abs. Dev.	10.62
Avg. Assessed Value	\$60,498	Min	32.50
Median	95.71	Max	190.10
Wgt. Mean	92.60	95% Median C.I.	95.03 to 96.48
Mean	96.59	95% Wgt. Mean C.I.	90.23 to 94.98
		95% Mean C.I.	94.21 to 98.96
% of Value of the Class of all Real Property Value in the County			29.85
% of Records Sold in the Study Period			7.84
% of Value Sold in the Study Period			9.54
Average Assessed Value of the Base			49,710

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	243	95.71	11.10	104.30
2007	258	95.99	10.89	103.52
2006	258	95.58	14.42	104.81
2005	277	96.14	10.72	104.86
2004	260	96.39	8.69	102.35
2003	267	94	16.84	103.65
2002	272	95	12.38	101.24
2001	292	95	12.73	98.58

2008 Commission Summary

64 Nemaha

Commercial Real Property - Current

Number of Sales	38	COD	10.19
Total Sales Price	\$2,400,640	PRD	100.65
Total Adj. Sales Price	\$2,400,640	COV	17.06
Total Assessed Value	\$2,292,285	STD	16.40
Avg. Adj. Sales Price	\$63,175	Avg. Abs. Dev.	9.85
Avg. Assessed Value	\$60,323	Min	58.68
Median	96.60	Max	136.44
Wgt. Mean	95.49	95% Median C.I.	95.00 to 97.86
Mean	96.10	95% Wgt. Mean C.I.	89.86 to 101.12
		95% Mean C.I.	90.89 to 101.32
% of Value of the Class of all Real Property Value in the County			5.43
% of Records Sold in the Study Period			8.15
% of Value Sold in the Study Period			8.18
Average Assessed Value of the Base			60,122

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	38	96.60	10.19	100.65
2007	45	95.37	22.80	97.84
2006	57	95.00	14.17	99.89
2005	55	96.09	15.96	103.36
2004	51	93.16	19.63	102.63
2003	54	95	17.33	103.09
2002	54	96	14.21	102.16
2001	54	95	17.11	99.21

2008 Commission Summary

64 Nemaha

Agricultural Land - Current

Number of Sales	50	COD	13.51
Total Sales Price	\$9,538,854	PRD	103.26
Total Adj. Sales Price	\$9,538,854	COV	19.02
Total Assessed Value	\$6,819,915	STD	14.04
Avg. Adj. Sales Price	\$190,777	Avg. Abs. Dev.	9.80
Avg. Assessed Value	\$136,398	Min	38.47
Median	72.53	Max	115.60
Wgt. Mean	71.50	95% Median C.I.	70.25 to 77.59
Mean	73.83	95% Wgt. Mean C.I.	68.42 to 74.57
		95% Mean C.I.	69.94 to 77.72
% of Value of the Class of all Real Property Value in the County			64.73
% of Records Sold in the Study Period			2.01
% of Value Sold in the Study Period			4.08
Average Assessed Value of the Base			134,109

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	50	72.53	13.51	103.26
2007	53	72.96	15.94	105.33
2006	52	76.04	17.37	106.15
2005	63	75.36	15.02	103.44
2004	60	76.55	15.89	96.30
2003	71	76	19.41	98.28
2002	64	75	20.61	102.92
2001	70	77	16.52	99.91

2008 Opinions of the Property Tax Administrator for Nemaha 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 Nemaha County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Nemaha County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Nemaha County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Nemaha 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 Nemaha County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Nemaha County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen

Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	258	MEDIAN:	95	COV:	27.93	95% Median C.I.:	94.00 to 96.00	(! : Derived)
TOTAL Sales Price:	16,424,182	WGT. MEAN:	89	STD:	26.21	95% Wgt. Mean C.I.:	86.74 to 91.71	
TOTAL Adj.Sales Price:	16,424,182	MEAN:	94	AVG.ABS.DEV:	16.07	95% Mean C.I.:	90.66 to 97.06	
TOTAL Assessed Value:	14,654,605							
AVG. Adj. Sales Price:	63,659	COD:	16.84	MAX Sales Ratio:	222.50			
AVG. Assessed Value:	56,800	PRD:	105.19	MIN Sales Ratio:	8.83			

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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	30	96.47	94.62	91.53	11.23	103.37	37.50	132.25	94.33 to 99.70	80,655	73,827
10/01/05 TO 12/31/05	31	95.68	99.01	94.41	15.28	104.87	37.31	179.94	93.77 to 99.69	58,148	54,895
01/01/06 TO 03/31/06	33	97.61	100.47	97.39	10.77	103.17	70.52	129.35	94.41 to 100.68	40,102	39,053
04/01/06 TO 06/30/06	36	95.97	98.38	93.25	10.67	105.51	69.73	158.80	93.68 to 99.39	77,029	71,828
07/01/06 TO 09/30/06	40	94.77	91.92	92.53	11.93	99.34	32.50	137.30	91.49 to 96.54	60,835	56,290
10/01/06 TO 12/31/06	29	94.53	93.56	88.16	16.96	106.13	46.99	222.50	84.05 to 98.33	54,424	47,980
01/01/07 TO 03/31/07	20	86.10	91.53	80.32	26.10	113.95	36.52	191.91	75.04 to 98.21	69,463	55,794
04/01/07 TO 06/30/07	39	77.67	82.81	77.81	34.31	106.41	8.83	200.93	69.37 to 90.03	69,345	53,961
<u>Study Years</u>											
07/01/05 TO 06/30/06	130	96.41	98.19	93.66	11.98	104.84	37.31	179.94	95.59 to 97.61	63,990	59,932
07/01/06 TO 06/30/07	128	91.44	89.45	84.68	22.05	105.64	8.83	222.50	86.07 to 94.51	63,323	53,620
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	138	95.88	96.00	92.72	12.44	103.54	32.50	222.50	94.41 to 96.76	58,754	54,475
<u>ALL</u>											
	258	95.44	93.86	89.23	16.84	105.19	8.83	222.50	94.00 to 96.00	63,659	56,800

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AUBURN	156	95.44	93.77	90.95	13.60	103.10	8.83	222.50	94.06 to 96.16	72,305	65,759
BROCK	2	121.22	121.22	99.38	19.62	121.97	97.43	145.00	N/A	3,650	3,627
BROWNVILLE	11	95.68	93.21	95.89	10.99	97.21	62.60	130.29	62.67 to 100.86	43,109	41,335
JOHNSON	14	88.00	97.20	87.19	24.55	111.48	66.15	200.93	73.76 to 106.89	61,712	53,808
JULIAN	5	93.67	83.87	65.65	38.34	127.75	36.52	158.80	N/A	44,600	29,281
NEMAHA	7	83.14	89.96	84.56	20.80	106.40	54.19	128.35	54.19 to 128.35	31,371	26,526
PERU	27	95.95	94.51	86.57	20.67	109.17	32.50	132.26	73.87 to 117.66	36,881	31,928
RURAL	36	93.73	93.27	84.16	23.28	110.82	29.80	179.94	83.63 to 99.68	65,574	55,186
<u>ALL</u>											
	258	95.44	93.86	89.23	16.84	105.19	8.83	222.50	94.00 to 96.00	63,659	56,800

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	222	95.51	93.95	90.08	15.84	104.30	8.83	222.50	94.09 to 96.01	63,349	57,062
2	11	93.70	109.37	90.77	32.53	120.50	55.21	179.94	70.92 to 161.00	53,116	48,213
3	25	95.85	86.18	81.98	18.70	105.12	29.80	119.24	77.49 to 99.68	71,055	58,255
<u>ALL</u>											
	258	95.44	93.86	89.23	16.84	105.19	8.83	222.50	94.00 to 96.00	63,659	56,800

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	56,800	PRD:	105.19	MIN Sales Ratio:	8.83			

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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	227	95.41	94.43	90.03	14.20	104.89	29.80	222.50	93.94 to 95.95	70,207	63,204
2	31	97.50	89.65	63.05	35.39	142.19	8.83	179.94	70.31 to 108.81	15,714	9,907
____ALL____											
	258	95.44	93.86	89.23	16.84	105.19	8.83	222.50	94.00 to 96.00	63,659	56,800

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	251	95.46	94.04	89.48	16.25	105.10	8.83	222.50	94.06 to 96.00	64,550	57,758
06	3	53.95	90.46	68.28	88.01	132.48	37.50	179.94	N/A	56,683	38,705
07	4	88.85	85.02	78.91	19.89	107.74	54.19	108.20	N/A	13,000	10,258
____ALL____											
	258	95.44	93.86	89.23	16.84	105.19	8.83	222.50	94.00 to 96.00	63,659	56,800

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0050	1	70.31	70.31	70.31			70.31	70.31	N/A	3,200	2,250
64-0023	24	93.71	93.89	83.76	22.24	112.10	29.80	200.93	77.67 to 100.79	55,633	46,595
64-0029	225	95.46	94.05	89.79	16.21	104.74	8.83	222.50	94.09 to 96.00	66,051	59,305
66-0111											
74-0056											
74-0070											
74-0501	8	90.74	91.43	84.90	19.23	107.69	54.19	128.35	54.19 to 128.35	28,012	23,782
NonValid School											
____ALL____											
	258	95.44	93.86	89.23	16.84	105.19	8.83	222.50	94.00 to 96.00	63,659	56,800

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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	33	94.41	86.97	60.78	37.57	143.11	8.83	179.94	61.29 to 101.67	23,852	14,496	
Prior TO 1860												
1860 TO 1899	10	78.03	80.62	81.31	15.34	99.15	62.60	97.43	62.67 to 96.22	42,462	34,525	
1900 TO 1919	93	95.75	99.18	91.51	18.71	108.38	36.52	222.50	93.53 to 98.21	45,747	41,863	
1920 TO 1939	26	95.66	95.55	93.82	12.37	101.85	50.45	158.80	92.39 to 98.88	59,670	55,982	
1940 TO 1949	11	95.80	93.45	94.14	5.06	99.27	73.33	100.79	81.74 to 99.79	57,399	54,033	
1950 TO 1959	20	96.44	99.61	97.01	7.86	102.68	77.59	125.94	93.94 to 100.35	68,270	66,227	
1960 TO 1969	16	96.13	90.24	88.31	8.09	102.19	73.10	100.68	79.34 to 97.54	69,406	61,290	
1970 TO 1979	20	95.63	93.53	90.09	10.11	103.82	66.15	130.29	89.39 to 97.43	118,788	107,018	
1980 TO 1989	11	93.02	84.14	86.94	15.49	96.78	40.84	109.54	69.37 to 99.68	117,672	102,303	
1990 TO 1994	5	91.23	84.05	90.25	12.47	93.14	54.19	97.91	N/A	131,400	118,584	
1995 TO 1999	7	92.70	90.43	90.67	3.78	99.74	83.96	95.26	83.96 to 95.26	135,278	122,657	
2000 TO Present	6	84.25	86.20	84.41	6.67	102.11	74.56	96.49	74.56 to 96.49	170,850	144,220	
ALL	258	95.44	93.86	89.23	16.84	105.19	8.83	222.50	94.00 to 96.00	63,659	56,800	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	16	106.84	105.44	100.87	24.16	104.53	32.50	161.00	77.50 to 132.25	1,878	1,894	
5000 TO 9999	12	97.91	112.56	113.29	23.51	99.36	70.94	222.50	93.67 to 100.82	7,001	7,931	
Total \$												
1 TO 9999	28	98.82	108.49	110.01	25.15	98.62	32.50	222.50	94.31 to 116.00	4,074	4,481	
10000 TO 29999	50	98.54	96.73	92.70	25.33	104.35	8.83	200.93	93.53 to 107.16	20,148	18,677	
30000 TO 59999	65	95.59	94.79	94.92	14.63	99.86	29.80	179.94	94.09 to 97.67	43,537	41,328	
60000 TO 99999	61	95.57	90.36	89.63	11.29	100.81	26.22	178.19	92.99 to 96.33	76,343	68,427	
100000 TO 149999	38	91.86	86.84	87.22	11.70	99.57	37.50	119.24	83.96 to 95.55	123,105	107,368	
150000 TO 249999	14	89.96	87.99	88.24	6.81	99.72	66.50	95.98	81.88 to 95.06	182,698	161,209	
250000 TO 499999	2	67.93	67.93	68.61	9.77	99.00	61.29	74.56	N/A	290,000	198,975	
ALL	258	95.44	93.86	89.23	16.84	105.19	8.83	222.50	94.00 to 96.00	63,659	56,800	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	258	MEDIAN:	95	COV:	27.93	95% Median C.I.:	94.00 to 96.00	(/: Derived)
TOTAL Sales Price:	16,424,182	WGT. MEAN:	89	STD:	26.21	95% Wgt. Mean C.I.:	86.74 to 91.71	
TOTAL Adj.Sales Price:	16,424,182	MEAN:	94	AVG.ABS.DEV:	16.07	95% Mean C.I.:	90.66 to 97.06	
TOTAL Assessed Value:	14,654,605							
AVG. Adj. Sales Price:	63,659	COD:	16.84	MAX Sales Ratio:	222.50			
AVG. Assessed Value:	56,800	PRD:	105.19	MIN Sales Ratio:	8.83			

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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	18	95.91	92.82	44.74	34.49	207.48	8.83	161.00	75.00 to 128.00	4,141	1,853
5000 TO 9999	12	97.47	89.24	79.14	13.19	112.76	36.52	116.00	70.94 to 100.60	8,518	6,741
Total \$ _____											
1 TO 9999	30	97.47	91.39	64.63	25.64	141.40	8.83	161.00	80.50 to 100.82	5,892	3,808
10000 TO 29999	53	95.80	94.77	82.42	27.32	114.98	26.22	222.50	83.14 to 100.84	22,688	18,700
30000 TO 59999	71	95.68	96.91	90.69	16.31	106.85	36.54	200.93	94.09 to 97.77	48,357	43,855
60000 TO 99999	61	95.57	91.59	89.73	8.52	102.07	51.08	123.89	93.02 to 96.33	82,957	74,440
100000 TO 149999	32	93.22	94.48	92.22	10.11	102.45	66.50	178.19	89.39 to 96.35	132,896	122,553
150000 TO 249999	11	92.70	87.29	85.83	8.01	101.69	61.29	95.98	74.56 to 95.26	208,954	179,355
ALL _____											
	258	95.44	93.86	89.23	16.84	105.19	8.83	222.50	94.00 to 96.00	63,659	56,800

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	35	94.31	85.55	61.03	37.42	140.17	8.83	179.94	61.29 to 100.86	24,278	14,817
10	4	97.56	114.49	103.86	31.03	110.23	70.94	191.91	N/A	11,650	12,100
20	56	94.08	91.03	88.27	13.86	103.13	36.52	137.30	93.13 to 96.53	37,865	33,422
30	149	95.60	96.25	90.81	13.65	105.98	36.54	222.50	93.84 to 96.28	74,818	67,945
40	13	95.26	94.58	92.34	8.17	102.42	74.56	119.24	81.04 to 98.58	158,038	145,940
50	1	95.06	95.06	95.06			95.06	95.06	N/A	205,000	194,870
ALL _____											
	258	95.44	93.86	89.23	16.84	105.19	8.83	222.50	94.00 to 96.00	63,659	56,800

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	35	94.41	85.93	62.97	37.10	136.45	8.83	179.94	61.29 to 100.86	25,289	15,926
100	4	95.76	95.05	96.28	7.98	98.73	80.50	108.20	N/A	20,750	19,977
101	131	95.68	96.32	90.33	14.55	106.63	36.52	222.50	94.06 to 96.79	64,498	58,263
102	29	95.60	94.53	93.10	13.72	101.54	49.39	132.26	87.75 to 98.58	85,221	79,340
103	3	87.27	82.20	80.35	10.06	102.31	66.50	92.84	N/A	146,300	117,551
104	42	94.54	93.09	90.31	10.79	103.08	62.60	158.80	92.02 to 96.00	61,983	55,976
106	4	89.55	102.87	113.33	38.20	90.77	54.19	178.19	N/A	53,625	60,771
111	9	93.02	90.69	89.53	7.37	101.29	75.04	100.68	81.88 to 99.69	127,066	113,767
301	1	83.96	83.96	83.96			83.96	83.96	N/A	134,950	113,300
ALL _____											
	258	95.44	93.86	89.23	16.84	105.19	8.83	222.50	94.00 to 96.00	63,659	56,800

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	258	MEDIAN:	95	COV:	27.93	95% Median C.I.:	94.00 to 96.00	(!: Derived)
TOTAL Sales Price:	16,424,182	WGT. MEAN:	89	STD:	26.21	95% Wgt. Mean C.I.:	86.74 to 91.71	
TOTAL Adj.Sales Price:	16,424,182	MEAN:	94	AVG.ABS.DEV:	16.07	95% Mean C.I.:	90.66 to 97.06	
TOTAL Assessed Value:	14,654,605							
AVG. Adj. Sales Price:	63,659	COD:	16.84	MAX Sales Ratio:	222.50			
AVG. Assessed Value:	56,800	PRD:	105.19	MIN Sales Ratio:	8.83			

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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)	35	94.31	85.55	61.03	37.42	140.17	8.83	179.94	61.29 to 100.86	24,278	14,817
10	4	82.07	82.37	85.70	13.18	96.11	62.60	102.75	N/A	14,250	12,212
20	25	97.50	101.27	92.71	17.62	109.23	62.67	191.91	93.53 to 108.20	23,947	22,202
30	94	95.97	97.98	94.72	14.80	103.44	36.52	222.50	94.34 to 97.77	47,869	45,343
40	89	94.73	91.76	89.10	11.84	102.99	36.54	178.19	92.23 to 95.98	95,545	85,126
50	11	92.70	89.43	88.42	5.61	101.15	74.56	96.49	83.96 to 95.26	174,131	153,962
ALL	258	95.44	93.86	89.23	16.84	105.19	8.83	222.50	94.00 to 96.00	63,659	56,800

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

Residential

Pickup work was completed. On site revaluations were completed for remainder of Auburn as well as the towns of Johnson, Peru, and Nemaha.

2008 Assessment Survey for Nemaha County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Assessor and Part time contract appraiser
2.	Valuation done by:
	Assessor and occasionally the contracted appraiser assists.
3.	Pickup work done by whom:
	Res. Urban-Assessor Res. Ag-Contractor Res. Sub & Res. Rural-Contractor
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	06/01/07
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2005-Res. Ag 2006-Res. Auburn 2007-Res.Small towns 2005-Res. Suburban 2005-Res. Rural
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?
	2005-Res. Ag 2006-Res. Auburn 2007-Res.Small towns 2005-Res. Suburban 2005-Res. Rural
7.	Number of market areas/neighborhoods for this property class:
	Res. Urban-2(auburn and the small towns) Res. Sub-Same as rural Res. Rural-1
8.	How are these defined?

	The market areas are defined by geographical location.		
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, We have no suburban Assessor Location		
11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (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.)		
	There is no significant difference in the market. This is used as classification only.		
12.	Are the county’s ag residential and rural residential improvements classified and valued in the same manner?		
	Yes		
	Permits	Information Statements	Other
	183	40	223

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	243	MEDIAN:	96	COV:	19.58	95% Median C.I.:	95.03 to 96.48	(! : Derived)
TOTAL Sales Price:	15,875,760	WGT. MEAN:	93	STD:	18.92	95% Wgt. Mean C.I.:	90.23 to 94.98	
TOTAL Adj.Sales Price:	15,875,760	MEAN:	97	AVG.ABS.DEV:	10.62	95% Mean C.I.:	94.21 to 98.96	
TOTAL Assessed Value:	14,701,105							
AVG. Adj. Sales Price:	65,332	COD:	11.10	MAX Sales Ratio:	190.10			
AVG. Assessed Value:	60,498	PRD:	104.30	MIN Sales Ratio:	32.50			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	30	95.86	93.94	92.05	9.49	102.05	37.50	132.25	93.76 to 97.43	80,655	74,246
10/01/05 TO 12/31/05	27	97.28	103.18	97.74	10.91	105.57	77.50	179.94	94.73 to 100.35	61,959	60,559
01/01/06 TO 03/31/06	31	97.61	99.31	98.40	7.22	100.93	70.94	128.42	94.41 to 99.79	37,399	36,800
04/01/06 TO 06/30/06	35	96.48	98.11	93.71	7.50	104.70	70.72	135.22	95.14 to 98.70	76,859	72,023
07/01/06 TO 09/30/06	38	95.76	95.29	96.75	10.90	98.49	32.50	141.85	93.46 to 97.50	63,168	61,114
10/01/06 TO 12/31/06	23	96.00	95.27	93.23	6.59	102.19	46.99	125.94	94.06 to 97.76	61,046	56,912
01/01/07 TO 03/31/07	20	91.61	93.43	85.96	13.44	108.69	70.92	152.40	81.88 to 96.83	73,538	63,212
04/01/07 TO 06/30/07	39	92.28	94.18	85.82	19.92	109.75	50.45	190.10	82.96 to 96.43	68,166	58,496
<u>Study Years</u>											
07/01/05 TO 06/30/06	123	96.49	98.51	94.74	8.73	103.98	37.50	179.94	95.63 to 97.66	64,569	61,171
07/01/06 TO 06/30/07	120	94.48	94.61	90.46	13.45	104.59	32.50	190.10	93.46 to 96.16	66,114	59,808
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	127	96.28	97.05	95.28	8.34	101.85	32.50	141.85	95.46 to 97.43	60,267	57,425
<u>ALL</u>											
	243	95.71	96.59	92.60	11.10	104.30	32.50	190.10	95.03 to 96.48	65,332	60,498

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AUBURN	144	95.57	95.51	92.83	10.28	102.89	40.84	178.19	94.33 to 96.46	75,667	70,239
BROCK	2	121.22	121.22	99.38	19.62	121.97	97.43	145.00	N/A	3,650	3,627
BROWNVILLE	11	95.68	93.21	95.89	10.99	97.21	62.60	130.29	62.67 to 100.86	43,109	41,335
JOHNSON	14	96.53	97.16	97.09	2.24	100.07	94.23	105.10	94.75 to 98.92	61,712	59,915
JULIAN	4	97.06	102.36	93.90	9.39	109.01	89.66	125.65	N/A	35,000	32,863
NEMAHA	6	96.58	100.00	98.31	4.93	101.71	93.63	111.65	93.63 to 111.65	35,766	35,163
PERU	26	95.75	95.21	95.98	6.57	99.20	32.50	132.25	93.73 to 97.76	37,203	35,709
RURAL	36	95.89	100.11	87.14	21.29	114.88	37.50	190.10	91.57 to 100.82	64,228	55,970
<u>ALL</u>											
	243	95.71	96.59	92.60	11.10	104.30	32.50	190.10	95.03 to 96.48	65,332	60,498

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	207	95.71	95.97	93.53	9.31	102.61	32.50	178.19	95.06 to 96.47	65,524	61,285
2	10	93.73	114.79	93.13	31.66	123.25	70.92	179.94	77.50 to 161.00	54,785	51,023
3	26	97.54	94.46	85.28	17.00	110.76	37.50	190.10	88.38 to 100.82	67,861	57,872
<u>ALL</u>											
	243	95.71	96.59	92.60	11.10	104.30	32.50	190.10	95.03 to 96.48	65,332	60,498

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	243	MEDIAN:	96	COV:	19.58	95% Median C.I.:	95.03 to 96.48	(! : Derived)
TOTAL Sales Price:	15,875,760	WGT. MEAN:	93	STD:	18.92	95% Wgt. Mean C.I.:	90.23 to 94.98	
TOTAL Adj.Sales Price:	15,875,760	MEAN:	97	AVG.ABS.DEV:	10.62	95% Mean C.I.:	94.21 to 98.96	
TOTAL Assessed Value:	14,701,105							
AVG. Adj. Sales Price:	65,332	COD:	11.10	MAX Sales Ratio:	190.10			
AVG. Assessed Value:	60,498	PRD:	104.30	MIN Sales Ratio:	32.50			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	215	95.68	95.43	92.57	9.21	103.10	40.84	178.19	95.03 to 96.46	72,242	66,872
2	28	97.63	105.42	94.18	24.96	111.94	32.50	190.10	94.12 to 108.81	12,268	11,554
____ALL____											
	243	95.71	96.59	92.60	11.10	104.30	32.50	190.10	95.03 to 96.48	65,332	60,498

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	237	95.71	96.06	92.64	10.27	103.69	32.50	178.19	95.03 to 96.48	66,087	61,224
06	5	94.48	119.27	88.18	50.42	135.27	37.50	190.10	N/A	39,610	34,927
07	1	108.20	108.20	108.20			108.20	108.20	N/A	15,000	16,230
____ALL____											
	243	95.71	96.59	92.60	11.10	104.30	32.50	190.10	95.03 to 96.48	65,332	60,498

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0050	1	70.31	70.31	70.31			70.31	70.31	N/A	3,200	2,250
64-0023	23	97.30	96.92	92.16	6.55	105.17	51.08	145.00	94.86 to 97.87	56,312	51,895
64-0029	212	95.58	96.55	92.56	11.68	104.32	32.50	190.10	94.48 to 96.35	67,727	62,687
66-0111											
74-0056											
74-0070											
74-0501	7	96.73	100.23	98.38	4.95	101.88	93.63	111.65	93.63 to 111.65	31,300	30,793
NonValid School											
____ALL____											
	243	95.71	96.59	92.60	11.10	104.30	32.50	190.10	95.03 to 96.48	65,332	60,498

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	243	MEDIAN:	96	COV:	19.58	95% Median C.I.:	95.03 to 96.48	(! : Derived)
TOTAL Sales Price:	15,875,760	WGT. MEAN:	93	STD:	18.92	95% Wgt. Mean C.I.:	90.23 to 94.98	
TOTAL Adj.Sales Price:	15,875,760	MEAN:	97	AVG.ABS.DEV:	10.62	95% Mean C.I.:	94.21 to 98.96	
TOTAL Assessed Value:	14,701,105							
AVG. Adj. Sales Price:	65,332	COD:	11.10	MAX Sales Ratio:	190.10			
AVG. Assessed Value:	60,498	PRD:	104.30	MIN Sales Ratio:	32.50			

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YEAR BUILT *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
0 OR Blank	30	97.40	103.68	81.08	24.60	127.87	32.50	190.10	94.12 to 101.67	21,450	17,392
Prior TO 1860											
1860 TO 1899	10	93.88	88.73	91.17	8.09	97.32	62.60	98.70	62.67 to 97.43	42,462	38,713
1900 TO 1919	88	96.46	98.63	96.18	9.61	102.54	46.99	178.19	94.75 to 97.50	47,519	45,705
1920 TO 1939	24	95.87	95.03	94.44	10.83	100.63	50.45	127.47	94.06 to 99.75	60,267	56,917
1940 TO 1949	10	95.25	92.62	93.17	5.13	99.42	73.33	99.79	81.74 to 99.39	60,639	56,496
1950 TO 1959	20	96.44	100.43	98.32	7.01	102.14	85.36	125.94	94.48 to 100.35	68,270	67,124
1960 TO 1969	14	96.24	90.65	88.40	8.21	102.54	73.10	101.52	76.06 to 99.23	78,392	69,301
1970 TO 1979	19	96.35	95.27	91.68	9.02	103.92	66.50	130.29	89.39 to 99.69	120,672	110,629
1980 TO 1989	10	92.94	85.12	88.04	15.05	96.68	40.84	109.54	69.37 to 99.68	118,840	104,632
1990 TO 1994	5	95.65	93.64	93.04	3.91	100.64	81.88	97.91	N/A	131,400	122,261
1995 TO 1999	7	92.70	90.43	90.67	3.78	99.74	83.96	95.26	83.96 to 95.26	135,278	122,657
2000 TO Present	6	92.88	91.02	88.60	7.87	102.73	74.56	104.89	74.56 to 104.89	170,850	151,373
ALL	243	95.71	96.59	92.60	11.10	104.30	32.50	190.10	95.03 to 96.48	65,332	60,498

SALE PRICE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
Low \$											
1 TO 4999	16	95.91	101.44	98.35	24.65	103.14	32.50	161.00	77.50 to 132.25	1,878	1,847
5000 TO 9999	8	97.47	95.08	94.24	4.60	100.89	70.94	100.82	70.94 to 100.82	7,089	6,681
Total \$											
1 TO 9999	24	97.47	99.32	95.66	17.70	103.82	32.50	161.00	91.50 to 101.67	3,615	3,458
10000 TO 29999	47	97.76	102.02	100.15	14.86	101.86	40.84	190.10	94.48 to 105.78	19,505	19,535
30000 TO 59999	60	95.73	98.69	98.38	9.66	100.32	62.67	179.94	94.53 to 98.92	43,775	43,065
60000 TO 99999	59	96.00	96.33	95.58	6.79	100.79	46.99	178.19	94.86 to 96.72	76,880	73,481
100000 TO 149999	37	93.59	89.16	89.32	10.07	99.83	37.50	119.24	89.58 to 96.24	123,567	110,370
150000 TO 249999	14	91.85	89.43	89.88	7.07	99.50	66.50	104.89	81.88 to 95.26	182,698	164,207
250000 TO 499999	2	67.93	67.93	68.61	9.77	99.00	61.29	74.56	N/A	290,000	198,975
ALL	243	95.71	96.59	92.60	11.10	104.30	32.50	190.10	95.03 to 96.48	65,332	60,498

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	243	MEDIAN:	96	COV:	19.58	95% Median C.I.:	95.03 to 96.48	(! : Derived)
TOTAL Sales Price:	15,875,760	WGT. MEAN:	93	STD:	18.92	95% Wgt. Mean C.I.:	90.23 to 94.98	
TOTAL Adj.Sales Price:	15,875,760	MEAN:	97	AVG.ABS.DEV:	10.62	95% Mean C.I.:	94.21 to 98.96	
TOTAL Assessed Value:	14,701,105							
AVG. Adj. Sales Price:	65,332	COD:	11.10	MAX Sales Ratio:	190.10			
AVG. Assessed Value:	60,498	PRD:	104.30	MIN Sales Ratio:	32.50			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	15	94.31	100.47	95.25	25.21	105.48	32.50	161.00	77.50 to 132.25	1,703	1,622
5000 TO 9999	10	97.47	93.92	91.17	9.16	103.02	62.60	116.00	70.94 to 100.82	7,121	6,493
Total \$ _____											
1 TO 9999	25	97.43	97.85	92.25	18.43	106.07	32.50	161.00	91.50 to 100.82	3,870	3,570
10000 TO 29999	45	96.83	98.14	94.31	12.66	104.06	40.84	152.40	94.23 to 98.70	20,032	18,893
30000 TO 59999	65	95.78	99.11	94.98	12.23	104.35	37.50	190.10	94.66 to 98.01	45,623	43,332
60000 TO 99999	62	95.79	94.63	93.07	6.78	101.67	51.08	141.85	94.33 to 96.54	81,159	75,535
100000 TO 149999	34	95.29	95.13	93.03	9.17	102.26	66.50	178.19	91.70 to 96.46	129,696	120,659
150000 TO 249999	11	92.13	87.23	85.49	8.05	102.03	61.29	97.66	74.56 to 95.26	202,363	172,998
250000 TO 499999	1	104.89	104.89	104.89			104.89	104.89	N/A	244,500	256,465
ALL _____											
	243	95.71	96.59	92.60	11.10	104.30	32.50	190.10	95.03 to 96.48	65,332	60,498

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	95.89	101.40	80.10	25.39	126.59	32.50	190.10	93.00 to 101.67	22,066	17,675
10	3	97.50	88.68	92.08	9.12	96.31	70.94	97.61	N/A	13,700	12,615
20	53	95.59	94.00	90.69	11.07	103.65	50.45	137.30	93.65 to 96.83	38,366	34,795
30	141	95.78	96.74	93.52	8.14	103.45	46.99	178.19	95.14 to 96.47	76,848	71,867
40	13	96.46	95.51	93.71	8.81	101.92	74.56	119.24	81.04 to 104.89	158,038	148,099
50	1	95.06	95.06	95.06			95.06	95.06	N/A	205,000	194,870
ALL _____											
	243	95.71	96.59	92.60	11.10	104.30	32.50	190.10	95.03 to 96.48	65,332	60,498

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	96.92	101.50	81.02	25.02	125.27	32.50	190.10	93.00 to 101.67	23,172	18,775
100	2	101.27	101.27	97.30	6.85	104.08	94.33	108.20	N/A	35,000	34,055
101	126	96.23	95.18	91.94	9.44	103.53	46.99	137.30	94.86 to 96.93	66,309	60,964
102	28	96.30	98.75	98.25	7.59	100.51	78.35	141.85	93.73 to 98.01	87,247	85,719
103	3	87.27	82.20	80.35	10.06	102.31	66.50	92.84	N/A	146,300	117,551
104	39	95.26	96.03	94.36	6.35	101.77	62.60	130.47	94.31 to 97.45	62,571	59,041
106	4	95.80	115.86	119.66	22.15	96.82	93.63	178.19	N/A	53,625	64,166
111	8	92.55	90.40	89.18	8.33	101.37	75.04	100.68	75.04 to 100.68	129,700	115,663
301	1	83.96	83.96	83.96			83.96	83.96	N/A	134,950	113,300
ALL _____											
	243	95.71	96.59	92.60	11.10	104.30	32.50	190.10	95.03 to 96.48	65,332	60,498

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	243	MEDIAN:	96	COV:	19.58	95% Median C.I.:	95.03 to 96.48	(!: Derived)
TOTAL Sales Price:	15,875,760	WGT. MEAN:	93	STD:	18.92	95% Wgt. Mean C.I.:	90.23 to 94.98	
TOTAL Adj.Sales Price:	15,875,760	MEAN:	97	AVG.ABS.DEV:	10.62	95% Mean C.I.:	94.21 to 98.96	
TOTAL Assessed Value:	14,701,105							
AVG. Adj. Sales Price:	65,332	COD:	11.10	MAX Sales Ratio:	190.10			
AVG. Assessed Value:	60,498	PRD:	104.30	MIN Sales Ratio:	32.50			

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	32	95.89	101.40	80.10	25.39	126.59	32.50	190.10	93.00 to 101.67	22,066	17,675
10	3	88.38	85.59	89.44	16.29	95.69	62.60	105.78	N/A	17,333	15,503
20	21	97.28	97.24	91.19	14.30	106.63	62.67	137.30	83.62 to 108.20	25,056	22,849
30	87	96.22	97.96	96.67	9.19	101.34	46.99	141.85	95.14 to 97.88	48,177	46,572
40	89	95.68	94.49	92.38	7.11	102.28	51.08	178.19	94.48 to 96.43	95,332	88,071
50	11	92.70	90.38	89.74	6.63	100.71	74.56	104.89	83.96 to 96.49	174,131	156,270
ALL	243	95.71	96.59	92.60	11.10	104.30	32.50	190.10	95.03 to 96.48	65,332	60,498

**2008 Correlation Section
for Nemaha County**

Residential Real Property

I. Correlation

RESIDENTIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range. The coefficient of dispersion is in the range while the price related differential is slightly above. The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2008 Correlation Section
for Nemaha 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	355	243	68.45
2007	373	258	69.17
2006	381	258	67.72
2005	344	277	80.52
2004	314	260	82.8
2003	326	267	81.9
2002	327	272	83.18
2001	340	292	85.88

RESIDENTIAL: Table II is indicative that the County has utilized an acceptable portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2008 Correlation Section
for Nemaha County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Nemaha County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	95.44	1.11	96.5	95.71
2007	93.26	2.9	95.97	95.99
2006	95.00	2.57	97.45	95.58
2005	95.92	0.73	96.62	96.14
2004	91.13	4.95	95.64	96.39
2003	93	3.1	95.88	94
2002	94	2.79	96.62	95
2001	90	5.49	94.94	95

RESIDENTIAL: After review of the trended preliminary ratio and the R&O median, it is apparent that the two statistics are very similar and support a level of value with the acceptable range. This has been the historical pattern for Nemaha County.

**2008 Correlation Section
for Nemaha 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 Nemaha 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)
6.83	2008	1.11
7.01	2007	2.9
3.29	2006	2.57
2.27	2005	0.73
6.57	2004	4.95
5	2003	3
3.6	2002	2.79
6.95	2001	5.49

RESIDENTIAL: A difference exists between the percent change in the sales file and abstract. The assessment actions reported by the county indicate that the towns of Johnson, Peru and Nemaha as well as the remainder of Auburn were reviewed and information was updated based on sales review. These locations may be over represented in the sales base as compared to the assessed base. The trended preliminary median and knowledge of the assessment practices however, suggests that sold and unsold properties are treated equally.

2008 Correlation Section for Nemaha 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 Nemaha County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.71	92.60	96.59

RESIDENTIAL: The measures of central tendency are similar and support a level of value within the acceptable range.

**2008 Correlation Section
for Nemaha 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	11.10	104.30
Difference	0	1.3

RESIDENTIAL: The coefficient of dispersion is in the range while the price related differential is slightly outside the acceptable range. While the price related differential improved since the preliminary statistics it does not support vertical assessment uniformity.

**2008 Correlation Section
for Nemaha 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	258	243	-15
Median	95.44	95.71	0.27
Wgt. Mean	89.23	92.60	3.37
Mean	93.86	96.59	2.73
COD	16.84	11.10	-5.74
PRD	105.19	104.30	-0.89
Min Sales Ratio	8.83	32.50	23.67
Max Sales Ratio	222.50	190.10	-32.4

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property. The difference in the number of qualified sales is a result of sales sustaining substantial physical changes for 2007 and being removed from the qualified sales roster.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	43	MEDIAN:	88	COV:	43.80	95% Median C.I.:	69.53 to 96.85
TOTAL Sales Price:	2,527,290	WGT. MEAN:	76	STD:	38.94	95% Wgt. Mean C.I.:	56.19 to 95.90
TOTAL Adj.Sales Price:	2,527,290	MEAN:	89	AVG.ABS.DEV:	28.71	95% Mean C.I.:	77.27 to 100.55
TOTAL Assessed Value:	1,921,910						
AVG. Adj. Sales Price:	58,774	COD:	32.47	MAX Sales Ratio:	196.87		
AVG. Assessed Value:	44,695	PRD:	116.92	MIN Sales Ratio:	13.34		

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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	96.62	96.18	94.31	3.91	101.99	90.30	101.63	N/A	33,833	31,906
10/01/04 TO 12/31/04	2	93.70	93.70	93.43	1.78	100.29	92.03	95.37	N/A	59,500	55,592
01/01/05 TO 03/31/05	5	97.93	104.78	107.02	27.77	97.91	58.68	160.86	N/A	30,400	32,534
04/01/05 TO 06/30/05	3	60.12	66.68	66.58	23.05	100.15	49.18	90.75	N/A	35,500	23,636
07/01/05 TO 09/30/05	6	66.13	80.18	90.58	38.74	88.52	48.87	164.66	48.87 to 164.66	68,750	62,274
10/01/05 TO 12/31/05	5	85.05	91.40	71.63	32.52	127.61	42.94	158.17	N/A	37,150	26,609
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	2	74.60	74.60	89.28	37.95	83.55	46.29	102.91	N/A	46,750	41,740
07/01/06 TO 09/30/06	9	93.86	113.10	92.98	32.90	121.64	58.96	196.87	87.51 to 136.44	68,222	63,435
10/01/06 TO 12/31/06	3	100.00	96.01	107.81	20.40	89.05	63.41	124.61	N/A	32,713	35,268
01/01/07 TO 03/31/07	2	38.40	38.40	30.34	65.26	126.58	13.34	63.46	N/A	257,250	78,042
04/01/07 TO 06/30/07	3	36.13	51.10	45.00	70.60	113.57	20.33	96.85	N/A	43,300	19,483
<u>Study Years</u>											
07/01/04 TO 06/30/05	13	92.03	92.30	91.96	19.82	100.37	49.18	160.86	60.12 to 101.63	36,846	33,883
07/01/05 TO 06/30/06	13	73.89	83.64	85.32	38.36	98.03	42.94	164.66	48.87 to 102.91	53,211	45,397
07/01/06 TO 06/30/07	17	88.41	90.36	65.70	38.92	137.53	13.34	196.87	58.96 to 132.71	79,796	52,426
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	83.20	87.47	86.40	34.34	101.24	42.94	164.66	58.68 to 97.93	45,092	38,961
01/01/06 TO 12/31/06	14	96.93	103.94	94.36	29.62	110.15	46.29	196.87	63.41 to 134.98	57,545	54,300
<u>ALL</u>											
	43	88.41	88.91	76.05	32.47	116.92	13.34	196.87	69.53 to 96.85	58,774	44,695

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AUBURN	34	87.85	85.68	72.99	33.46	117.39	13.34	196.87	62.73 to 96.85	63,427	46,293
BROCK	1	158.17	158.17	158.17			158.17	158.17	N/A	5,750	9,095
BROWNVILLE	2	70.94	70.94	80.06	17.28	88.60	58.68	83.20	N/A	86,000	68,855
JOHNSON	2	128.27	128.27	134.95	6.37	95.05	120.10	136.44	N/A	27,500	37,112
NEMAHA	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
PERU	3	92.03	85.69	89.32	13.84	95.93	63.41	101.63	N/A	29,333	26,201
<u>ALL</u>											
	43	88.41	88.91	76.05	32.47	116.92	13.34	196.87	69.53 to 96.85	58,774	44,695

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)

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AVG. Adj. Sales Price:	58,774	COD:	32.47	MAX Sales Ratio:	196.87		
AVG. Assessed Value:	44,695	PRD:	116.92	MIN Sales Ratio:	13.34		

Printed: 02/09/2008 12:49:49

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	42	88.30	87.11	72.40	31.23	120.32	13.34	196.87	69.53 to 96.62	57,792	41,839
3	1	164.66	164.66	164.66			164.66	164.66	N/A	100,000	164,655
____ALL____											
	43	88.41	88.91	76.05	32.47	116.92	13.34	196.87	69.53 to 96.85	58,774	44,695

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	37	90.30	90.25	76.07	32.15	118.63	13.34	196.87	69.53 to 96.85	61,195	46,553
2	5	85.05	80.16	66.01	35.19	121.44	20.33	132.71	N/A	22,608	14,924
3	1	83.20	83.20	83.20			83.20	83.20	N/A	150,000	124,800
____ALL____											
	43	88.41	88.91	76.05	32.47	116.92	13.34	196.87	69.53 to 96.85	58,774	44,695

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	5	92.03	73.93	48.63	26.96	152.03	13.34	102.91	N/A	141,300	68,715
03	38	88.30	90.88	86.68	32.98	104.84	20.33	196.87	69.53 to 96.85	47,915	41,535
04											
____ALL____											
	43	88.41	88.91	76.05	32.47	116.92	13.34	196.87	69.53 to 96.85	58,774	44,695

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0050											
64-0023	3	136.44	138.24	137.15	9.30	100.79	120.10	158.17	N/A	20,250	27,773
64-0029	39	87.51	84.92	74.08	31.51	114.63	13.34	196.87	63.41 to 95.37	61,962	45,904
66-0111											
74-0056											
74-0070											
74-0501	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
NonValid School											
____ALL____											
	43	88.41	88.91	76.05	32.47	116.92	13.34	196.87	69.53 to 96.85	58,774	44,695

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:	43	MEDIAN:	88	COV:	43.80	95% Median C.I.:	69.53 to 96.85
TOTAL Sales Price:	2,527,290	WGT. MEAN:	76	STD:	38.94	95% Wgt. Mean C.I.:	56.19 to 95.90
TOTAL Adj.Sales Price:	2,527,290	MEAN:	89	AVG.ABS.DEV:	28.71	95% Mean C.I.:	77.27 to 100.55
TOTAL Assessed Value:	1,921,910						
AVG. Adj. Sales Price:	58,774	COD:	32.47	MAX Sales Ratio:	196.87		
AVG. Assessed Value:	44,695	PRD:	116.92	MIN Sales Ratio:	13.34		

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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	4	92.53	95.12	93.43	22.95	101.81	62.73	132.71	N/A	17,660	16,500
Prior TO 1860											
1860 TO 1899	1	42.94	42.94	42.94			42.94	42.94	N/A	70,000	30,060
1900 TO 1919	14	90.53	91.08	61.84	31.60	147.27	13.34	196.87	49.18 to 120.10	61,678	38,144
1920 TO 1939	6	80.67	88.96	68.11	51.32	130.63	20.33	158.17	20.33 to 158.17	48,858	33,275
1940 TO 1949											
1950 TO 1959	3	60.12	77.87	69.02	41.99	112.82	48.87	124.61	N/A	64,166	44,286
1960 TO 1969	8	93.70	101.90	97.20	29.41	104.84	58.68	164.66	58.68 to 164.66	81,312	79,033
1970 TO 1979	3	88.41	92.52	88.54	5.32	104.49	87.51	101.63	N/A	93,166	82,491
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	2	83.08	83.08	90.37	16.30	91.93	69.53	96.62	N/A	32,500	29,370
2000 TO Present	2	49.19	49.19	49.01	5.89	100.35	46.29	52.08	N/A	21,250	10,415
ALL	43	88.41	88.91	76.05	32.47	116.92	13.34	196.87	69.53 to 96.85	58,774	44,695

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	132.71	132.71	132.71			132.71	132.71	N/A	3,500	4,645
5000 TO 9999	4	110.87	110.66	106.42	25.69	103.98	62.73	158.17	N/A	6,562	6,983
Total \$											
1 TO 9999	5	120.10	115.07	109.51	21.07	105.07	62.73	158.17	N/A	5,950	6,516
10000 TO 29999	8	61.77	71.27	71.67	27.48	99.44	46.29	134.98	46.29 to 134.98	19,687	14,110
30000 TO 59999	19	95.37	96.39	94.83	26.39	101.65	20.33	196.87	86.32 to 100.00	42,844	40,629
60000 TO 99999	4	89.77	81.35	81.54	17.96	99.77	42.94	102.91	N/A	71,750	58,502
100000 TO 149999	2	106.77	106.77	101.50	54.23	105.19	48.87	164.66	N/A	110,000	111,647
150000 TO 249999	4	73.33	73.51	73.91	16.77	99.46	58.96	88.41	N/A	169,750	125,461
250000 TO 499999	1	13.34	13.34	13.34			13.34	13.34	N/A	340,000	45,340
ALL	43	88.41	88.91	76.05	32.47	116.92	13.34	196.87	69.53 to 96.85	58,774	44,695

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:	43	MEDIAN:	88	COV:	43.80	95% Median C.I.:	69.53 to 96.85
TOTAL Sales Price:	2,527,290	WGT. MEAN:	76	STD:	38.94	95% Wgt. Mean C.I.:	56.19 to 95.90
TOTAL Adj.Sales Price:	2,527,290	MEAN:	89	AVG.ABS.DEV:	28.71	95% Mean C.I.:	77.27 to 100.55
TOTAL Assessed Value:	1,921,910						
AVG. Adj. Sales Price:	58,774	COD:	32.47	MAX Sales Ratio:	196.87		
AVG. Assessed Value:	44,695	PRD:	116.92	MIN Sales Ratio:	13.34		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	97.72	97.72	85.00	35.81	114.96	62.73	132.71	N/A	5,500	4,675
5000 TO 9999	5	101.63	92.73	53.81	38.28	172.32	20.33	158.17	N/A	14,430	7,765
Total \$ _____											
1 TO 9999	7	101.63	94.15	57.94	37.18	162.51	20.33	158.17	20.33 to 158.17	11,878	6,882
10000 TO 29999	12	64.83	71.95	68.27	33.22	105.39	36.13	134.98	49.18 to 88.19	28,541	19,486
30000 TO 59999	13	93.86	81.96	57.92	20.60	141.50	13.34	124.61	48.87 to 97.93	75,433	43,690
60000 TO 99999	7	102.91	119.37	99.55	35.49	119.90	58.96	196.87	58.96 to 196.87	71,714	71,394
100000 TO 149999	2	73.33	73.33	72.59	13.46	101.02	63.46	83.20	N/A	162,250	117,772
150000 TO 249999	2	126.54	126.54	114.30	30.13	110.70	88.41	164.66	N/A	147,250	168,307
ALL	43	88.41	88.91	76.05	32.47	116.92	13.34	196.87	69.53 to 96.85	58,774	44,695

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	92.53	95.12	93.43	22.95	101.81	62.73	132.71	N/A	17,660	16,500
10	7	92.03	90.30	77.14	37.63	117.05	20.33	158.17	20.33 to 158.17	56,021	43,216
20	30	89.35	88.00	74.08	33.47	118.79	13.34	196.87	63.41 to 96.96	61,250	45,373
30	2	85.36	85.36	84.66	2.52	100.82	83.20	87.51	N/A	113,500	96,092
ALL	43	88.41	88.91	76.05	32.47	116.92	13.34	196.87	69.53 to 96.85	58,774	44,695

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:	43	MEDIAN:	88	COV:	43.80	95% Median C.I.:	69.53 to 96.85
TOTAL Sales Price:	2,527,290	WGT. MEAN:	76	STD:	38.94	95% Wgt. Mean C.I.:	56.19 to 95.90
TOTAL Adj.Sales Price:	2,527,290	MEAN:	89	AVG.ABS.DEV:	28.71	95% Mean C.I.:	77.27 to 100.55
TOTAL Assessed Value:	1,921,910						
AVG. Adj. Sales Price:	58,774	COD:	32.47	MAX Sales Ratio:	196.87		
AVG. Assessed Value:	44,695	PRD:	116.92	MIN Sales Ratio:	13.34		

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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)	6	96.65	95.63	95.35	15.09	100.30	62.73	132.71	62.73 to 132.71	28,773	27,435
300	2	38.40	38.40	30.34	65.26	126.58	13.34	63.46	N/A	257,250	78,042
344	3	88.19	98.67	92.47	15.65	106.71	83.20	124.61	N/A	76,500	70,736
350	4	113.60	128.12	108.21	33.93	118.40	88.41	196.87	N/A	79,375	85,892
352	2	97.47	97.47	97.55	5.58	99.92	92.03	102.91	N/A	70,000	68,282
353	10	88.31	82.46	70.74	28.04	116.56	36.13	134.98	42.94 to 120.10	38,950	27,554
384	1	63.41	63.41	63.41			63.41	63.41	N/A	11,000	6,975
386	1	101.63	101.63	101.63			101.63	101.63	N/A	8,000	8,130
406	3	60.12	55.99	63.04	37.25	88.81	20.33	87.51	N/A	48,133	30,345
419	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
442	1	158.17	158.17	158.17			158.17	158.17	N/A	5,750	9,095
455	1	58.96	58.96	58.96			58.96	58.96	N/A	160,000	94,340
478	3	52.08	55.97	54.37	14.87	102.95	46.29	69.53	N/A	19,166	10,420
528	4	77.82	91.34	79.09	48.27	115.50	48.87	160.86	N/A	56,750	44,881
534	1	164.66	164.66	164.66			164.66	164.66	N/A	100,000	164,655
<u>ALL</u>	<u>43</u>	<u>88.41</u>	<u>88.91</u>	<u>76.05</u>	<u>32.47</u>	<u>116.92</u>	<u>13.34</u>	<u>196.87</u>	<u>69.53 to 96.85</u>	<u>58,774</u>	<u>44,695</u>

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

Commercial

A drive-by reappraisal was conducted for the occupancy of Retail, Service Garages, and Apartments in Auburn. These were reviewed by the appraiser and with the help of Assessor and staff they updated the property record card and developed new depreciation and cost tables. Those were implemented as of July of 07. The County also conducted their annual pick-up work and permit review for the Commercial class.

2008 Assessment Survey for Nemaha County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Contractor
2.	Valuation done by:
	Assessor with Contractor Assistance
3.	Pickup work done by whom:
	Contractor
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2007-Commercial 2007-Industrial
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2005-Commercial 2005-Industrial
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	2005- Commercial Industrial- The income approach has not been used. With only 3 industrial parcels it's not possible to establish an income approach.
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?
	2005
8.	Number of market areas/neighborhoods for this property class?
	Industrial-1(all suburban Auburn) Commercial-2(Auburn and small towns)
9.	How are these defined?
	The market areas are defined by geographical location.
10.	Is "Assessor Location" a usable valuation identity?
	Yes

11.	Does the assessor location “suburban” mean something other than rural commercial? <i>(that is, does the “suburban” location have its own market?)</i>
	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. It aligns more closely with rural commercial.

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:	38	MEDIAN:	97	COV:	17.06	95% Median C.I.:	95.00 to 97.86
TOTAL Sales Price:	2,400,640	WGT. MEAN:	95	STD:	16.40	95% Wgt. Mean C.I.:	89.86 to 101.12
TOTAL Adj.Sales Price:	2,400,640	MEAN:	96	AVG.ABS.DEV:	9.85	95% Mean C.I.:	90.89 to 101.32
TOTAL Assessed Value:	2,292,285						
AVG. Adj. Sales Price:	63,174	COD:	10.19	MAX Sales Ratio:	136.44		
AVG. Assessed Value:	60,323	PRD:	100.65	MIN Sales Ratio:	58.68		

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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	98.71	98.99	97.91	1.69	101.10	96.62	101.63	N/A	33,833	33,126
10/01/04 TO 12/31/04	2	93.70	93.70	93.43	1.78	100.29	92.03	95.37	N/A	59,500	55,592
01/01/05 TO 03/31/05	5	99.18	94.92	93.75	13.73	101.25	58.68	120.10	N/A	30,400	28,500
04/01/05 TO 06/30/05	3	99.12	100.18	100.14	2.50	100.04	96.99	104.42	N/A	35,500	35,550
07/01/05 TO 09/30/05	6	88.88	91.74	98.96	22.41	92.70	62.73	133.40	62.73 to 133.40	68,750	68,034
10/01/05 TO 12/31/05	3	93.55	94.21	94.65	0.98	99.54	93.17	95.91	N/A	45,000	42,591
01/01/06 TO 03/31/06											
04/01/06 TO 06/30/06	2	95.83	95.83	96.21	0.77	99.60	95.09	96.57	N/A	46,750	44,980
07/01/06 TO 09/30/06	8	97.14	105.56	101.00	10.30	104.52	93.43	136.44	93.43 to 136.44	76,312	77,073
10/01/06 TO 12/31/06	3	97.73	87.05	94.80	12.48	91.82	63.41	100.00	N/A	32,713	31,011
01/01/07 TO 03/31/07	2	89.89	89.89	87.40	8.59	102.84	82.17	97.61	N/A	257,250	224,847
04/01/07 TO 06/30/07	1	82.29	82.29	82.29			82.29	82.29	N/A	57,500	47,315
<u>Study Years</u>											
07/01/04 TO 06/30/05	13	98.71	96.88	95.97	7.12	100.95	58.68	120.10	95.00 to 101.65	36,846	35,362
07/01/05 TO 06/30/06	11	94.57	93.15	97.65	12.09	95.40	62.73	133.40	69.53 to 106.98	58,272	56,903
07/01/06 TO 06/30/07	14	97.12	97.69	94.22	10.85	103.68	63.41	136.44	82.29 to 100.00	91,474	86,187
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	17	95.91	94.60	97.41	12.97	97.11	58.68	133.40	83.20 to 104.42	47,411	46,184
01/01/06 TO 12/31/06	13	96.62	99.79	99.68	9.50	100.11	63.41	136.44	95.09 to 100.00	61,703	61,506
<u>ALL</u>											
	38	96.60	96.10	95.49	10.19	100.65	58.68	136.44	95.00 to 97.86	63,174	60,323

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AUBURN	30	96.60	96.66	95.96	7.48	100.73	62.73	133.40	95.09 to 97.86	67,854	65,114
BROWNVILLE	2	70.94	70.94	80.06	17.28	88.60	58.68	83.20	N/A	86,000	68,855
JOHNSON	2	128.27	128.27	134.95	6.37	95.05	120.10	136.44	N/A	27,500	37,112
NEMAHA	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
PERU	3	92.03	85.69	89.32	13.84	95.93	63.41	101.63	N/A	29,333	26,201
<u>ALL</u>											
	38	96.60	96.10	95.49	10.19	100.65	58.68	136.44	95.00 to 97.86	63,174	60,323

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	38	96.60	96.10	95.49	10.19	100.65	58.68	136.44	95.00 to 97.86	63,174	60,323
<u>ALL</u>											
	38	96.60	96.10	95.49	10.19	100.65	58.68	136.44	95.00 to 97.86	63,174	60,323

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:	38	MEDIAN:	97	COV:	17.06	95% Median C.I.:	95.00 to 97.86
TOTAL Sales Price:	2,400,640	WGT. MEAN:	95	STD:	16.40	95% Wgt. Mean C.I.:	89.86 to 101.12
TOTAL Adj.Sales Price:	2,400,640	MEAN:	96	AVG.ABS.DEV:	9.85	95% Mean C.I.:	90.89 to 101.32
TOTAL Assessed Value:	2,292,285						
AVG. Adj. Sales Price:	63,174	COD:	10.19	MAX Sales Ratio:	136.44		
AVG. Assessed Value:	60,323	PRD:	100.65	MIN Sales Ratio:	58.68		

Printed: 04/03/2008 10:40:11

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	34	96.62	97.42	96.38	9.75	101.08	58.68	136.44	95.09 to 98.71	64,220	61,895
2	3	93.55	85.43	93.92	13.28	90.96	62.73	100.00	N/A	22,380	21,018
3	1	83.20	83.20	83.20			83.20	83.20	N/A	150,000	124,800
____ALL____	38	96.60	96.10	95.49	10.19	100.65	58.68	136.44	95.00 to 97.86	63,174	60,323

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	5	96.57	93.51	89.64	4.68	104.31	82.17	99.18	N/A	141,300	126,667
03	33	96.62	96.49	97.92	11.02	98.54	58.68	136.44	95.00 to 98.71	51,337	50,271
04											
____ALL____	38	96.60	96.10	95.49	10.19	100.65	58.68	136.44	95.00 to 97.86	63,174	60,323

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0050											
64-0023	2	128.27	128.27	134.95	6.37	95.05	120.10	136.44	N/A	27,500	37,112
64-0029	35	96.43	94.25	94.52	9.20	99.72	58.68	133.40	94.57 to 97.73	65,589	61,992
66-0111											
74-0056											
74-0070											
74-0501	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
NonValid School											
____ALL____	38	96.60	96.10	95.49	10.19	100.65	58.68	136.44	95.00 to 97.86	63,174	60,323

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:	38	MEDIAN:	97	COV:	17.06	95% Median C.I.:	95.00 to 97.86
TOTAL Sales Price:	2,400,640	WGT. MEAN:	95	STD:	16.40	95% Wgt. Mean C.I.:	89.86 to 101.12
TOTAL Adj.Sales Price:	2,400,640	MEAN:	96	AVG.ABS.DEV:	9.85	95% Mean C.I.:	90.89 to 101.32
TOTAL Assessed Value:	2,292,285						
AVG. Adj. Sales Price:	63,174	COD:	10.19	MAX Sales Ratio:	136.44		
AVG. Assessed Value:	60,323	PRD:	100.65	MIN Sales Ratio:	58.68		

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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	3	93.55	85.43	93.92	13.28	90.96	62.73	100.00	N/A	22,380	21,018
Prior TO 1860											
1860 TO 1899	1	95.91	95.91	95.91			95.91	95.91	N/A	70,000	67,140
1900 TO 1919	13	96.99	102.29	93.91	11.33	108.92	82.17	136.44	93.17 to 120.10	64,115	60,213
1920 TO 1939	4	95.55	88.42	93.68	10.47	94.39	63.41	99.18	N/A	61,250	57,378
1940 TO 1949											
1950 TO 1959	3	97.73	97.14	95.94	1.55	101.25	94.57	99.12	N/A	64,166	61,560
1960 TO 1969	7	95.37	94.56	97.98	14.79	96.51	58.68	133.40	58.68 to 133.40	86,500	84,754
1970 TO 1979	3	96.62	98.23	96.71	1.79	101.56	96.43	101.63	N/A	93,166	90,105
1980 TO 1989											
1990 TO 1994											
1995 TO 1999	2	83.08	83.08	90.37	16.30	91.93	69.53	96.62	N/A	32,500	29,370
2000 TO Present	2	101.04	101.04	100.68	5.88	100.35	95.09	106.98	N/A	21,250	21,395
ALL	38	96.60	96.10	95.49	10.19	100.65	58.68	136.44	95.00 to 97.86	63,174	60,323

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	3	101.63	94.82	91.90	18.82	103.17	62.73	120.10	N/A	6,833	6,280
Total \$											
1 TO 9999	3	101.63	94.82	91.90	18.82	103.17	62.73	120.10	N/A	6,833	6,280
10000 TO 29999	8	94.32	85.50	87.67	15.07	97.53	58.68	106.98	58.68 to 106.98	19,687	17,260
30000 TO 59999	16	97.80	101.34	100.93	7.39	100.41	82.29	136.44	95.37 to 101.65	43,540	43,945
60000 TO 99999	4	96.17	95.24	95.28	1.32	99.95	92.03	96.57	N/A	71,750	68,363
100000 TO 149999	2	113.99	113.99	112.22	17.03	101.58	94.57	133.40	N/A	110,000	123,437
150000 TO 249999	4	95.03	92.72	93.16	4.63	99.52	83.20	97.61	N/A	169,750	158,136
250000 TO 499999	1	82.17	82.17	82.17			82.17	82.17	N/A	340,000	279,365
ALL	38	96.60	96.10	95.49	10.19	100.65	58.68	136.44	95.00 to 97.86	63,174	60,323

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:	38	MEDIAN:	97	COV:	17.06	95% Median C.I.:	95.00 to 97.86
TOTAL Sales Price:	2,400,640	WGT. MEAN:	95	STD:	16.40	95% Wgt. Mean C.I.:	89.86 to 101.12
TOTAL Adj.Sales Price:	2,400,640	MEAN:	96	AVG.ABS.DEV:	9.85	95% Mean C.I.:	90.89 to 101.32
TOTAL Assessed Value:	2,292,285						
AVG. Adj. Sales Price:	63,174	COD:	10.19	MAX Sales Ratio:	136.44		
AVG. Assessed Value:	60,323	PRD:	100.65	MIN Sales Ratio:	58.68		

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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	1	62.73	62.73	62.73			62.73	62.73	N/A	7,500	4,705
5000 TO 9999	3	101.63	95.05	87.96	18.59	108.06	63.41	120.10	N/A	8,000	7,036
Total \$ _____											
1 TO 9999	4	82.52	86.97	81.95	28.96	106.12	62.73	120.10	N/A	7,875	6,453
10000 TO 29999	7	95.09	88.66	89.49	12.32	99.07	58.68	106.98	58.68 to 106.98	20,928	18,729
30000 TO 59999	15	97.73	99.00	98.19	5.25	100.83	82.29	130.30	95.37 to 100.00	43,109	42,327
60000 TO 99999	5	96.43	103.48	101.39	9.35	102.06	92.03	136.44	N/A	67,400	68,335
100000 TO 149999	4	94.00	101.15	98.33	13.65	102.87	83.20	133.40	N/A	132,500	130,288
150000 TO 249999	2	97.12	97.12	97.09	0.51	100.02	96.62	97.61	N/A	184,500	179,132
250000 TO 499999	1	82.17	82.17	82.17			82.17	82.17	N/A	340,000	279,365
ALL _____											
	38	96.60	96.10	95.49	10.19	100.65	58.68	136.44	95.00 to 97.86	63,174	60,323

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	93.55	85.43	93.92	13.28	90.96	62.73	100.00	N/A	22,380	21,018
10	5	93.43	97.61	98.82	15.31	98.78	69.53	136.44	N/A	68,800	67,988
20	28	97.30	97.43	95.90	8.98	101.59	58.68	133.40	95.37 to 99.12	62,946	60,365
30	2	89.82	89.82	87.69	7.37	102.43	83.20	96.43	N/A	113,500	99,525
ALL _____											
	38	96.60	96.10	95.49	10.19	100.65	58.68	136.44	95.00 to 97.86	63,174	60,323

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:	38	MEDIAN:	97	COV:	17.06	95% Median C.I.:	95.00 to 97.86
TOTAL Sales Price:	2,400,640	WGT. MEAN:	95	STD:	16.40	95% Wgt. Mean C.I.:	89.86 to 101.12
TOTAL Adj.Sales Price:	2,400,640	MEAN:	96	AVG.ABS.DEV:	9.85	95% Mean C.I.:	90.89 to 101.32
TOTAL Assessed Value:	2,292,285						
AVG. Adj. Sales Price:	63,174	COD:	10.19	MAX Sales Ratio:	136.44		
AVG. Assessed Value:	60,323	PRD:	100.65	MIN Sales Ratio:	58.68		

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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	95.37	90.17	95.96	9.00	93.96	62.73	100.00	N/A	33,828	32,463
300	2	89.89	89.89	87.40	8.59	102.84	82.17	97.61	N/A	257,250	224,847
344	3	97.73	92.93	88.25	5.00	105.30	83.20	97.86	N/A	76,500	67,511
350	4	117.36	116.95	107.54	14.00	108.75	96.62	136.44	N/A	79,375	85,360
352	2	94.30	94.30	94.33	2.41	99.97	92.03	96.57	N/A	70,000	66,032
353	9	95.91	97.29	94.20	5.48	103.28	82.29	120.10	93.17 to 98.71	39,944	37,627
384	1	63.41	63.41	63.41			63.41	63.41	N/A	11,000	6,975
386	1	101.63	101.63	101.63			101.63	101.63	N/A	8,000	8,130
406	2	97.78	97.78	97.09	1.38	100.71	96.43	99.12	N/A	51,000	49,515
419	1	96.62	96.62	96.62			96.62	96.62	N/A	50,000	48,310
455	1	93.43	93.43	93.43			93.43	93.43	N/A	160,000	149,480
478	3	95.09	90.53	92.56	13.13	97.81	69.53	106.98	N/A	19,166	17,740
528	3	94.57	84.97	91.79	15.15	92.57	58.68	101.65	N/A	60,666	55,683
534	1	133.40	133.40	133.40			133.40	133.40	N/A	100,000	133,395
<u>ALL</u>	<u>38</u>	<u>96.60</u>	<u>96.10</u>	<u>95.49</u>	<u>10.19</u>	<u>100.65</u>	<u>58.68</u>	<u>136.44</u>	<u>95.00 to 97.86</u>	<u>63,174</u>	<u>60,323</u>

**2008 Correlation Section
for Nemaha County**

Commerical Real Property

I. Correlation

COMMERCIAL: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range that is best measured by the median measure of central tendency. The coefficient of dispersion and price related differential are both within the acceptable range. In Table IV, the percent change in the abstract compared to the percent change in the assessed value shows a significant disparity between the two. After reviewing sales file percent change with the county assessor and reviewing the assessment actions for this class of property it appears the sales file is heavily influenced by the subclasses that were reviewed in Auburn.

**2008 Correlation Section
for Nemaha 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	73	38	52.05
2007	81	45	55.56
2006	80	57	71.25
2005	73	55	75.34
2004	73	51	69.86
2003	75	54	72
2002	76	54	71.05
2001	72	54	75

COMMERCIAL: The table is indicative that the County has utilized a high portion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2008 Correlation Section
for Nemaha County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Nemaha 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	88.41	2.72	90.81	96.60
2007	95.49	0.35	95.83	95.37
2006	95.30	-0.04	95.26	95.00
2005	78.06	2.67	80.15	96.09
2004	92.81	0.3	93.09	93.16
2003	95	-0.23	94.78	95
2002	96	1.05	97.01	96
2001	88	1.12	88.99	95

COMMERCIAL: The trended preliminary ratio does not support a level of value within the acceptable range. The assessment actions show that the county revalued selected occupancy codes that showed apparent problems within the market. These occupancy codes may have been disproportionately represented in the sales file than in the assessed base. The trended preliminary ratio is just over 1 point under the range.

**2008 Correlation Section
for Nemaha 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 Nemaha 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)
43.41	2008	2.72
0.05	2007	0.35
3.66	2006	-0.04
78.02	2005	2.67
2.87	2004	0.3
0	2003	0
-1.18	2002	1.05
6.79	2001	1.12

COMMERCIAL: A significant difference exists between the percent change in the sales file and abstract. The assessment actions reported by the county indicate that commercial properties were reviewed and information was updated for several occupancies in Auburn. The trended preliminary analysis indicates that assessment practices are applied to the sales file and population in a similar manner.

2008 Correlation Section for Nemaha 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 Nemaha County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.60	95.49	96.10

COMMERCIAL: 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 Nemaha 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	10.19	100.65
Difference	0	0

COMMERCIAL: The coefficient of dispersion and price related differential are within the acceptable range; indicating this class of property has been valued uniformly and proportionately.

**2008 Correlation Section
for Nemaha 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	43	38	-5
Median	88.41	96.60	8.19
Wgt. Mean	76.05	95.49	19.44
Mean	88.91	96.10	7.19
COD	32.47	10.19	-22.28
PRD	116.92	100.65	-16.27
Min Sales Ratio	13.34	58.68	45.34
Max Sales Ratio	196.87	136.44	-60.43

COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property. The difference in the number of qualified sales is a result of sales sustaining substantial physical changes for 2007 and being removed from the qualified sales roster.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	51	MEDIAN:	65	COV:	23.42	95% Median C.I.:	61.31 to 69.06	(! : Derived)
(AgLand) TOTAL Sales Price:	9,582,854	WGT. MEAN:	63	STD:	15.09	95% Wgt. Mean C.I.:	59.19 to 66.23	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,582,854	MEAN:	64	AVG.ABS.DEV:	10.75	95% Mean C.I.:	60.28 to 68.57	
(AgLand) TOTAL Assessed Value:	6,009,430							
AVG. Adj. Sales Price:	187,899	COD:	16.56	MAX Sales Ratio:	113.37			
AVG. Assessed Value:	117,831	PRD:	102.73	MIN Sales Ratio:	29.85			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	6	80.34	86.18	81.34	15.06	105.95	72.52	113.37	72.52 to 113.37	81,003	65,887
01/01/05 TO 03/31/05	3	79.20	73.11	71.94	8.03	101.63	60.53	79.61	N/A	135,199	97,265
04/01/05 TO 06/30/05	4	66.04	66.61	64.74	13.25	102.89	51.53	82.85	N/A	105,047	68,007
07/01/05 TO 09/30/05	1	69.06	69.06	69.06			69.06	69.06	N/A	385,600	266,285
10/01/05 TO 12/31/05	5	66.12	60.29	62.28	11.22	96.80	40.92	69.07	N/A	187,972	117,070
01/01/06 TO 03/31/06	9	65.55	67.60	66.26	7.20	102.02	61.06	77.91	61.31 to 72.96	230,372	152,650
04/01/06 TO 06/30/06	6	66.35	66.58	68.23	5.10	97.58	62.24	73.19	62.24 to 73.19	228,303	155,772
07/01/06 TO 09/30/06	4	40.59	42.01	43.63	28.18	96.30	29.85	57.02	N/A	72,875	31,792
10/01/06 TO 12/31/06	3	64.31	63.61	62.18	8.81	102.30	54.76	71.76	N/A	136,800	85,061
01/01/07 TO 03/31/07	7	55.52	53.16	53.81	17.12	98.79	31.91	75.40	31.91 to 75.40	231,162	124,380
04/01/07 TO 06/30/07	3	51.25	57.79	53.89	13.14	107.24	50.95	71.16	N/A	394,124	212,378
<u>Study Years</u>											
07/01/04 TO 06/30/05	13	76.17	77.14	73.12	14.77	105.51	51.53	113.37	64.20 to 84.50	100,908	73,780
07/01/05 TO 06/30/06	21	66.12	65.64	66.27	7.44	99.05	40.92	77.91	62.94 to 69.07	227,077	150,482
07/01/06 TO 06/30/07	17	54.76	53.20	53.97	18.59	98.57	29.85	75.40	41.98 to 64.31	206,024	111,185
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	13	67.14	65.87	65.80	12.16	100.11	40.92	82.85	58.20 to 79.20	165,480	108,881
01/01/06 TO 12/31/06	22	64.36	62.13	64.92	12.12	95.70	29.85	77.91	61.06 to 70.00	188,412	122,311
<u>ALL</u>											
	51	64.89	64.42	62.71	16.56	102.73	29.85	113.37	61.31 to 69.06	187,899	117,831

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:	51	MEDIAN:	65	COV:	23.42	95% Median C.I.:	61.31 to 69.06	(! : Derived)
(AgLand) TOTAL Sales Price:	9,582,854	WGT. MEAN:	63	STD:	15.09	95% Wgt. Mean C.I.:	59.19 to 66.23	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,582,854	MEAN:	64	AVG.ABS.DEV:	10.75	95% Mean C.I.:	60.28 to 68.57	
(AgLand) TOTAL Assessed Value:	6,009,430							
AVG. Adj. Sales Price:	187,899	COD:	16.56	MAX Sales Ratio:	113.37			
AVG. Assessed Value:	117,831	PRD:	102.73	MIN Sales Ratio:	29.85			

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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
3717	1	73.55	73.55	73.55			73.55	73.55	N/A	147,220	108,285
3941	2	92.27	92.27	75.13	22.87	122.81	71.16	113.37	N/A	88,302	66,342
3943	8	65.04	65.43	61.90	12.10	105.70	51.25	82.85	51.25 to 82.85	268,505	166,197
3945	1	68.29	68.29	68.29			68.29	68.29	N/A	197,500	134,880
3953	1	72.52	72.52	72.52			72.52	72.52	N/A	88,874	64,450
3955	5	69.07	70.02	70.12	6.40	99.86	61.06	76.17	N/A	222,808	156,240
3957	5	66.12	55.93	52.63	19.89	106.28	31.91	71.76	N/A	176,900	93,095
3959	5	58.20	58.56	58.79	18.22	99.60	40.92	79.61	N/A	138,880	81,654
3961	1	64.31	64.31	64.31			64.31	64.31	N/A	48,400	31,125
4175	1	62.24	62.24	62.24			62.24	62.24	N/A	44,000	27,385
4177	9	57.02	57.38	57.17	25.68	100.37	29.85	84.50	31.30 to 79.20	113,755	65,036
4179	3	69.06	70.46	69.41	6.52	101.51	64.41	77.91	N/A	219,711	152,508
4181	7	61.31	64.07	61.15	14.85	104.78	50.95	96.97	50.95 to 96.97	224,905	137,530
4183	2	68.93	68.93	66.56	5.85	103.55	64.89	72.96	N/A	391,000	260,262
ALL	51	64.89	64.42	62.71	16.56	102.73	29.85	113.37	61.31 to 69.06	187,899	117,831

AREA (MARKET)										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
8100	10	70.79	70.23	69.08	5.49	101.67	61.06	76.17	64.89 to 75.40	232,963	160,934
8200	10	63.68	65.99	63.59	13.80	103.78	50.95	96.97	54.76 to 77.91	223,347	142,024
8300	31	62.94	62.05	59.36	20.18	104.52	29.85	113.37	55.52 to 70.00	161,927	96,124
ALL	51	64.89	64.42	62.71	16.56	102.73	29.85	113.37	61.31 to 69.06	187,899	117,831

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	51	64.89	64.42	62.71	16.56	102.73	29.85	113.37	61.31 to 69.06	187,899	117,831
ALL	51	64.89	64.42	62.71	16.56	102.73	29.85	113.37	61.31 to 69.06	187,899	117,831

MAJORITY LAND USE > 95%										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
! zeroes!	2	69.54	69.54	69.63	0.67	99.86	69.07	70.00	N/A	248,659	173,152
DRY	20	68.08	64.10	61.54	12.01	104.16	31.91	79.61	61.31 to 71.76	250,655	154,261
DRY-N/A	20	64.36	66.03	64.43	14.82	102.49	49.88	96.97	58.20 to 73.19	178,715	115,142
GRASS	2	59.63	59.63	59.53	4.38	100.17	57.02	62.24	N/A	45,750	27,235
GRASS-N/A	7	60.53	60.67	54.25	37.76	111.83	29.85	113.37	29.85 to 113.37	58,086	31,512
ALL	51	64.89	64.42	62.71	16.56	102.73	29.85	113.37	61.31 to 69.06	187,899	117,831

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:	51	MEDIAN:	65	COV:	23.42	95% Median C.I.:	61.31 to 69.06	(!: Derived)
(AgLand) TOTAL Sales Price:	9,582,854	WGT. MEAN:	63	STD:	15.09	95% Wgt. Mean C.I.:	59.19 to 66.23	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,582,854	MEAN:	64	AVG.ABS.DEV:	10.75	95% Mean C.I.:	60.28 to 68.57	
(AgLand) TOTAL Assessed Value:	6,009,430							
AVG. Adj. Sales Price:	187,899	COD:	16.56	MAX Sales Ratio:	113.37			
AVG. Assessed Value:	117,831	PRD:	102.73	MIN Sales Ratio:	29.85			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	69.54	69.54	69.63	0.67	99.86	69.07	70.00	N/A	248,659	173,152
DRY	29	67.87	66.04	62.96	13.43	104.90	31.91	96.97	62.94 to 71.79	221,786	139,628
DRY-N/A	11	61.06	62.49	62.11	12.59	100.61	49.88	79.20	51.13 to 73.19	195,966	121,713
GRASS	4	59.63	56.10	54.24	11.95	103.42	40.92	64.20	N/A	42,875	23,256
GRASS-N/A	5	60.53	63.91	55.73	45.17	114.67	29.85	113.37	N/A	65,321	36,406
ALL	51	64.89	64.42	62.71	16.56	102.73	29.85	113.37	61.31 to 69.06	187,899	117,831

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
! zeroes!	2	69.54	69.54	69.63	0.67	99.86	69.07	70.00	N/A	248,659	173,152
DRY	40	65.84	65.07	62.74	13.72	103.70	31.91	96.97	61.31 to 71.16	214,685	134,701
GRASS	9	60.53	60.44	55.22	30.33	109.45	29.85	113.37	31.30 to 84.50	55,345	30,561
ALL	51	64.89	64.42	62.71	16.56	102.73	29.85	113.37	61.31 to 69.06	187,899	117,831

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0050											
64-0023	15	58.20	59.74	54.12	31.18	110.37	29.85	113.37	40.92 to 79.20	106,633	57,714
64-0029	23	68.41	68.01	66.25	7.44	102.65	51.25	82.85	64.41 to 71.76	213,173	141,237
66-0111											
74-0056											
74-0070											
74-0501	13	61.31	63.49	61.53	14.42	103.19	50.95	96.97	51.53 to 72.96	236,950	145,788
NonValid School											
ALL	51	64.89	64.42	62.71	16.56	102.73	29.85	113.37	61.31 to 69.06	187,899	117,831

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	2	69.54	69.54	69.63	0.67	99.86	69.07	70.00	N/A	248,659	173,152
10.01 TO 30.00	2	88.79	88.79	83.82	27.69	105.92	64.20	113.37	N/A	20,802	17,437
30.01 TO 50.00	10	60.67	58.39	58.84	25.50	99.24	29.85	84.50	31.30 to 76.17	62,909	37,015
50.01 TO 100.00	24	65.84	64.78	62.46	15.04	103.71	31.91	96.97	61.06 to 71.76	154,121	96,270
100.01 TO 180.00	8	68.74	68.10	67.65	8.90	100.66	56.03	79.20	56.03 to 79.20	305,619	206,755
180.01 TO 330.00	5	58.20	57.12	56.96	7.78	100.28	51.13	64.89	N/A	454,194	258,716
ALL	51	64.89	64.42	62.71	16.56	102.73	29.85	113.37	61.31 to 69.06	187,899	117,831

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:	51	MEDIAN:	65	COV:	23.42	95% Median C.I.:	61.31 to 69.06	(! : Derived)
(AgLand) TOTAL Sales Price:	9,582,854	WGT. MEAN:	63	STD:	15.09	95% Wgt. Mean C.I.:	59.19 to 66.23	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,582,854	MEAN:	64	AVG.ABS.DEV:	10.75	95% Mean C.I.:	60.28 to 68.57	
(AgLand) TOTAL Assessed Value:	6,009,430							
AVG. Adj. Sales Price:	187,899	COD:	16.56	MAX Sales Ratio:	113.37			
AVG. Assessed Value:	117,831	PRD:	102.73	MIN Sales Ratio:	29.85			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	2	88.79	88.79	83.82	27.69	105.92	64.20	113.37	N/A	20,802	17,437	
30000 TO 59999	8	59.63	55.24	53.27	25.94	103.71	29.85	84.50	29.85 to 84.50	49,362	26,293	
60000 TO 99999	3	76.17	77.18	77.28	4.52	99.87	72.52	82.85	N/A	88,981	68,761	
100000 TO 149999	10	70.71	70.71	70.45	15.18	100.37	49.88	96.97	55.52 to 79.61	124,569	87,762	
150000 TO 249999	16	63.68	62.19	61.72	10.48	100.76	41.98	72.96	54.76 to 69.07	180,278	111,272	
250000 TO 499999	10	65.68	61.63	62.70	14.59	98.29	31.91	75.40	51.13 to 73.19	333,137	208,883	
500000 +	2	58.07	58.07	57.21	11.74	101.51	51.25	64.89	N/A	708,937	405,555	
ALL												
	51	64.89	64.42	62.71	16.56	102.73	29.85	113.37	61.31 to 69.06	187,899	117,831	

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	7	57.02	56.99	48.68	34.51	117.06	29.85	113.37	29.85 to 113.37	42,872	20,870	
30000 TO 59999	4	68.05	69.03	65.26	13.39	105.78	55.52	84.50	N/A	60,100	39,218	
60000 TO 99999	13	65.55	63.03	58.73	18.78	107.32	31.91	82.85	49.88 to 77.91	136,139	79,954	
100000 TO 149999	17	67.14	67.17	65.28	11.50	102.90	50.95	96.97	60.13 to 72.96	178,351	116,422	
150000 TO 249999	5	62.95	64.52	63.96	9.90	100.88	56.03	75.40	N/A	330,151	211,151	
250000 TO 499999	5	68.41	65.36	63.02	7.63	103.71	51.25	73.19	N/A	517,959	326,425	
ALL												
	51	64.89	64.42	62.71	16.56	102.73	29.85	113.37	61.31 to 69.06	187,899	117,831	

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

Agricultural: Reviewing Ag-Parcels for Market Areas and establishing Recreation class on 38 parcels. New values were assigned by individual soils within each market area. Pick up work was completed.

2008 Assessment Survey for Nemaha County

Agricultural Appraisal Information

1.	Data collection done by:
	Contractor
2.	Valuation done by:
	Assessor and Contractor
3.	Pickup work done by whom:
	Contractor
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	There is a specific policy that defines rural residential. This definition describes rural residential as a parcel of less than 20 acres or parcels that are over 20 acres where the use is not agricultural or horticultural.
a.	How is agricultural land defined in this county?
	Agricultural land is defined as anything used for cropping or grazing.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The income approach was not used to estimate or establish market value.
6.	What is the date of the soil survey currently used?
	1985
7.	What date was the last countywide land use study completed?
	2003
a.	By what method? (Physical inspection, FSA maps, etc.)
	Completed using a combination of physical inspections and FSA Maps
b.	By whom?
	The contractor and assessor
c.	What proportion is complete / implemented at this time?
	100%
8.	Number of market areas/neighborhoods in the agricultural property class:
	Three market Areas.

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

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
0	82	0	82

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:	50	MEDIAN:	73	COV:	19.02	95% Median C.I.:	70.25 to 77.59	(!: Derived)
(AgLand) TOTAL Sales Price:	9,538,854	WGT. MEAN:	72	STD:	14.04	95% Wgt. Mean C.I.:	68.42 to 74.57	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,538,854	MEAN:	74	AVG.ABS.DEV:	9.80	95% Mean C.I.:	69.94 to 77.72	
(AgLand) TOTAL Assessed Value:	6,819,915							
AVG. Adj. Sales Price:	190,777	COD:	13.51	MAX Sales Ratio:	115.60			
AVG. Assessed Value:	136,398	PRD:	103.26	MIN Sales Ratio:	38.47			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	6	86.78	89.43	83.45	17.21	107.17	72.52	115.60	72.52 to 115.60	81,003	67,599
01/01/05 TO 03/31/05	3	90.33	84.03	82.72	7.85	101.58	70.25	91.51	N/A	135,199	111,840
04/01/05 TO 06/30/05	4	75.61	77.12	73.50	14.85	104.92	58.91	98.34	N/A	105,047	77,211
07/01/05 TO 09/30/05	1	73.96	73.96	73.96			73.96	73.96	N/A	385,600	285,185
10/01/05 TO 12/31/05	5	70.95	68.68	70.47	4.63	97.46	58.78	73.32	N/A	187,972	132,457
01/01/06 TO 03/31/06	9	77.14	75.36	73.69	7.46	102.26	65.99	85.49	67.68 to 83.49	230,372	169,767
04/01/06 TO 06/30/06	5	71.66	71.74	72.54	3.07	98.90	68.65	76.66	N/A	265,164	192,358
07/01/06 TO 09/30/06	4	57.28	58.68	59.12	22.79	99.24	39.54	80.61	N/A	72,875	43,086
10/01/06 TO 12/31/06	3	85.24	80.69	78.11	6.17	103.31	70.53	86.30	N/A	136,800	106,848
01/01/07 TO 03/31/07	7	67.22	64.67	65.49	16.47	98.74	38.47	80.95	38.47 to 80.95	231,162	151,390
04/01/07 TO 06/30/07	3	64.51	70.19	65.98	10.40	106.38	62.97	83.10	N/A	394,124	260,055
<u>Study Years</u>											
07/01/04 TO 06/30/05	13	78.34	84.40	80.04	16.47	105.44	58.91	115.60	72.52 to 98.34	100,908	80,766
07/01/05 TO 06/30/06	20	72.02	72.71	72.75	6.29	99.95	58.78	85.49	69.22 to 76.66	236,231	171,858
07/01/06 TO 06/30/07	17	67.22	67.06	66.61	17.65	100.68	38.47	86.30	51.70 to 80.95	206,024	137,222
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	13	72.87	75.22	74.00	11.25	101.66	58.78	98.34	69.22 to 90.33	165,480	122,448
01/01/06 TO 12/31/06	21	72.37	72.08	72.73	11.09	99.11	39.54	86.30	68.46 to 79.87	195,289	142,027
<u>ALL</u>											
	50	72.53	73.83	71.50	13.51	103.26	38.47	115.60	70.25 to 77.59	190,777	136,398

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:	50	MEDIAN:	73	COV:	19.02	95% Median C.I.:	70.25 to 77.59	(! : Derived)
(AgLand) TOTAL Sales Price:	9,538,854	WGT. MEAN:	72	STD:	14.04	95% Wgt. Mean C.I.:	68.42 to 74.57	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,538,854	MEAN:	74	AVG.ABS.DEV:	9.80	95% Mean C.I.:	69.94 to 77.72	
(AgLand) TOTAL Assessed Value:	6,819,915							
AVG. Adj. Sales Price:	190,777	COD:	13.51	MAX Sales Ratio:	115.60			
AVG. Assessed Value:	136,398	PRD:	103.26	MIN Sales Ratio:	38.47			

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GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3717	1	72.52	72.52	72.52			72.52	72.52	N/A	147,220	106,765
3941	2	99.35	99.35	86.16	16.36	115.31	83.10	115.60	N/A	88,302	76,077
3943	8	69.81	73.18	69.77	8.97	104.88	62.97	98.34	62.97 to 98.34	268,505	187,347
3945	1	71.66	71.66	71.66			71.66	71.66	N/A	197,500	141,535
3953	1	73.31	73.31	73.31			73.31	73.31	N/A	88,874	65,150
3955	5	73.32	74.40	74.63	5.06	99.69	67.68	80.95	N/A	222,808	166,276
3957	5	71.11	63.63	60.21	20.06	105.68	38.47	86.30	N/A	176,900	106,513
3959	5	70.95	72.49	71.91	13.59	100.80	58.78	91.51	N/A	138,880	99,871
3961	1	85.24	85.24	85.24			85.24	85.24	N/A	48,400	41,255
4177	9	79.04	72.08	71.78	18.97	100.41	39.54	95.89	51.70 to 90.33	113,755	81,657
4179	3	73.96	75.37	74.27	6.69	101.48	68.65	83.49	N/A	219,711	163,175
4181	7	71.47	75.94	74.77	11.60	101.57	64.51	101.62	64.51 to 101.62	224,905	168,152
4183	2	72.80	72.80	70.26	5.96	103.61	68.46	77.14	N/A	391,000	274,735
ALL	50	72.53	73.83	71.50	13.51	103.26	38.47	115.60	70.25 to 77.59	190,777	136,398

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
8100	10	72.91	73.51	72.73	4.07	101.07	67.68	80.95	68.46 to 77.66	232,963	169,430
8200	10	72.72	75.77	74.62	10.37	101.54	64.51	101.62	65.99 to 83.49	223,347	166,659
8300	30	71.82	73.29	69.52	17.87	105.43	38.47	115.60	67.22 to 80.61	165,858	115,300
ALL	50	72.53	73.83	71.50	13.51	103.26	38.47	115.60	70.25 to 77.59	190,777	136,398

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	50	72.53	73.83	71.50	13.51	103.26	38.47	115.60	70.25 to 77.59	190,777	136,398
ALL	50	72.53	73.83	71.50	13.51	103.26	38.47	115.60	70.25 to 77.59	190,777	136,398

MAJORITY LAND USE > 95%	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	72.93	72.93	72.84	0.54	100.12	72.53	73.32	N/A	248,659	181,125
DRY	20	72.69	72.25	69.92	11.42	103.32	38.47	91.51	68.46 to 77.66	250,655	175,261
DRY-N/A	20	71.03	75.50	73.95	11.98	102.10	58.91	101.62	68.65 to 80.95	178,715	132,155
GRASS	1	80.61	80.61	80.61			80.61	80.61	N/A	47,500	38,290
GRASS-N/A	7	70.25	72.87	66.66	28.43	109.32	39.54	115.60	39.54 to 115.60	58,086	38,720
ALL	50	72.53	73.83	71.50	13.51	103.26	38.47	115.60	70.25 to 77.59	190,777	136,398

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:	50	MEDIAN:	73	COV:	19.02	95% Median C.I.:	70.25 to 77.59	(! : Derived)
(AgLand) TOTAL Sales Price:	9,538,854	WGT. MEAN:	72	STD:	14.04	95% Wgt. Mean C.I.:	68.42 to 74.57	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,538,854	MEAN:	74	AVG.ABS.DEV:	9.80	95% Mean C.I.:	69.94 to 77.72	
(AgLand) TOTAL Assessed Value:	6,819,915							
AVG. Adj. Sales Price:	190,777	COD:	13.51	MAX Sales Ratio:	115.60			
AVG. Assessed Value:	136,398	PRD:	103.26	MIN Sales Ratio:	38.47			

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MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
! zeroes!	2	72.93	72.93	72.84	0.54	100.12	72.53	73.32	N/A	248,659	181,125
DRY	29	72.87	74.76	71.51	12.74	104.56	38.47	101.62	69.37 to 80.95	221,786	158,589
DRY-N/A	11	70.95	71.52	71.87	8.35	99.51	58.91	90.33	62.85 to 79.04	195,966	140,839
GRASS	3	78.34	72.58	70.75	9.29	102.58	58.78	80.61	N/A	42,500	30,068
GRASS-N/A	5	70.25	74.60	67.09	34.23	111.19	39.54	115.60	N/A	65,321	43,825
ALL	50	72.53	73.83	71.50	13.51	103.26	38.47	115.60	70.25 to 77.59	190,777	136,398

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
! zeroes!	2	72.93	72.93	72.84	0.54	100.12	72.53	73.32	N/A	248,659	181,125
DRY	40	72.44	73.87	71.60	11.70	103.18	38.47	101.62	69.37 to 77.59	214,685	153,708
GRASS	8	74.30	73.84	68.12	25.27	108.40	39.54	115.60	39.54 to 115.60	56,763	38,666
ALL	50	72.53	73.83	71.50	13.51	103.26	38.47	115.60	70.25 to 77.59	190,777	136,398

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
49-0050											
64-0023	14	75.78	72.60	65.65	25.73	110.59	38.47	115.60	49.39 to 91.51	111,107	72,937
64-0029	23	72.53	74.57	72.69	7.12	102.59	62.97	98.34	70.25 to 76.66	213,173	154,953
66-0111											
74-0056											
74-0070											
74-0501	13	71.47	73.85	72.55	10.47	101.79	58.91	101.62	65.99 to 79.04	236,950	171,911
NonValid School											
ALL	50	72.53	73.83	71.50	13.51	103.26	38.47	115.60	70.25 to 77.59	190,777	136,398

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.00 TO 0.00	2	72.93	72.93	72.84	0.54	100.12	72.53	73.32	N/A	248,659	181,125
10.00 TO 30.00	2	96.97	96.97	93.21	19.21	104.03	78.34	115.60	N/A	20,802	19,390
30.01 TO 50.00	10	75.49	71.43	70.31	17.94	101.60	39.54	95.89	51.70 to 85.49	62,909	44,232
50.01 TO 100.00	23	71.11	72.73	70.45	14.10	103.24	38.47	101.62	67.68 to 77.59	158,908	111,948
100.01 TO 180.00	8	75.31	76.98	76.14	6.60	101.11	70.25	90.33	70.25 to 90.33	305,619	232,685
180.01 TO 330.00	5	68.46	69.73	67.82	5.78	102.81	62.97	79.04	N/A	454,194	308,054
ALL	50	72.53	73.83	71.50	13.51	103.26	38.47	115.60	70.25 to 77.59	190,777	136,398

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:	50	MEDIAN:	73	COV:	19.02	95% Median C.I.:	70.25 to 77.59	(! : Derived)
(AgLand) TOTAL Sales Price:	9,538,854	WGT. MEAN:	72	STD:	14.04	95% Wgt. Mean C.I.:	68.42 to 74.57	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	9,538,854	MEAN:	74	AVG.ABS.DEV:	9.80	95% Mean C.I.:	69.94 to 77.72	
(AgLand) TOTAL Assessed Value:	6,819,915							
AVG. Adj. Sales Price:	190,777	COD:	13.51	MAX Sales Ratio:	115.60			
AVG. Assessed Value:	136,398	PRD:	103.26	MIN Sales Ratio:	38.47			

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
Total \$ _____												
10000 TO 29999	2	96.97	96.97	93.21	19.21	104.03	78.34	115.60	N/A	20,802	19,390	
30000 TO 59999	7	80.61	71.04	69.01	20.66	102.94	39.54	95.89	39.54 to 95.89	50,128	34,593	
60000 TO 99999	3	77.66	83.10	83.40	10.74	99.65	73.31	98.34	N/A	88,981	74,206	
100000 TO 149999	10	72.69	77.50	77.00	14.40	100.65	62.85	101.62	65.99 to 91.51	124,569	95,915	
150000 TO 249999	16	70.82	71.26	71.13	8.69	100.18	49.39	86.30	68.65 to 77.59	180,278	128,225	
250000 TO 499999	10	72.45	70.45	71.40	8.76	98.66	38.47	80.95	67.22 to 79.87	333,137	237,877	
500000 +	2	65.72	65.72	65.37	4.18	100.53	62.97	68.46	N/A	708,937	463,415	
ALL _____												
	50	72.53	73.83	71.50	13.51	103.26	38.47	115.60	70.25 to 77.59	190,777	136,398	

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	4	65.02	71.30	58.51	39.49	121.85	39.54	115.60	N/A	38,401	22,468	
30000 TO 59999	5	85.24	81.20	79.97	9.85	101.53	58.78	95.89	N/A	47,780	38,212	
60000 TO 99999	12	66.90	69.48	64.75	18.72	107.30	38.47	98.34	58.91 to 83.49	130,948	84,787	
100000 TO 149999	16	72.09	75.78	74.67	8.83	101.49	64.51	101.62	69.37 to 83.10	165,982	123,940	
150000 TO 249999	6	75.06	74.80	74.50	5.85	100.41	67.22	80.95	67.22 to 80.95	263,176	196,059	
250000 TO 499999	6	73.16	73.71	73.15	4.26	100.76	68.46	79.87	68.46 to 79.87	423,637	309,904	
500000 +	1	62.97	62.97	62.97			62.97	62.97	N/A	798,374	502,710	
ALL _____												
	50	72.53	73.83	71.50	13.51	103.26	38.47	115.60	70.25 to 77.59	190,777	136,398	

**2008 Correlation Section
for Nemaha County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: Analysis of the following tables demonstrates that the statistics support a level of value within the acceptable range that is best measured by the median measure of central tendency. The coefficient of dispersion and price related differential are both within the acceptable range. In Table IV, the percent change in the abstract compared to the percent change in the assessed value shows a significant disparity between the two. After reviewing sales file percent change with the county assessor and reviewing the assessment actions for this class of property it appears the sales file is heavily influenced by the soil subclasses that were reviewed in the county. The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2008 Correlation Section
for Nemaha 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	101	50	49.5
2007	103	53	51.46
2006	95	52	54.74
2005	126	63	50
2004	126	60	47.62
2003	129	71	55.04
2002	108	64	59.26
2001	105	70	66.67

AGRICULTURAL UNIMPROVED: This table is indicative that the County has utilized an high proportion of the available sales and that the measurement of the class of property was done with all available arm's length sales.

**2008 Correlation Section
for Nemaha 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 Nemaha 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	64.89	13.9	73.91	72.53
2007	60.82	12.52	68.43	72.96
2006	72.03	3.63	74.65	76.04
2005	75.33	0.06	75.37	75.36
2004	72.19	4.74	75.61	76.55
2003	76	-0.07	75.95	76
2002	75	-0.34	74.75	75
2001	71	8.86	77.29	77

AGRICULTURAL UNIMPROVED: The relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

**2008 Correlation Section
for Nemaha 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 Nemaha 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)
23.42	2008	13.9
25.02	2007	12.52
4.6	2006	3.63
0.09	2005	0.06
4.1	2004	4.74
0	2003	0
0	2002	-0.34
6.8	2001	8.86

AGRICULTURAL UNIMPROVED: A significant difference exists between the percent change in the sales file and abstract. The assessment actions reported by the county indicate they adjusted values by soils across the county. The adjustments caused a greater increase in the sales base where the more productive classes of soils were located. The trended preliminary analysis indicates that assessment practices are applied to the sales file and population in a similar manner.

2008 Correlation Section for Nemaha 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 Nemaha County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72.53	71.50	73.83

AGRICULTURAL UNIMPROVED: 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 Nemaha 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	13.51	103.26
Difference	0	0.26

AGRICULTURAL UNIMPROVED: The coefficient of dispersion is in the range while the price related differential is slightly outside the acceptable range.

**2008 Correlation Section
for Nemaha 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	51	50	-1
Median	64.89	72.53	7.64
Wgt. Mean	62.71	71.50	8.79
Mean	64.42	73.83	9.41
COD	16.56	13.51	-3.05
PRD	102.73	103.26	0.53
Min Sales Ratio	29.85	38.47	8.62
Max Sales Ratio	113.37	115.60	2.23

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for this class of property. The difference in the number of qualified sales is a result of sales sustaining substantial physical changes for 2007 and being removed from the qualified sales roster.

County 64 - Nemaha

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,058	Value 516,318,980	Total Growth 6,194,885 (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	400	1,393,720	66	422,650	47	204,665	513	2,021,035	
2. Res Improv Land	2,026	8,931,720	115	1,497,560	340	4,874,645	2,481	15,303,925	
3. Res Improvements	2,066	102,300,720	123	8,152,985	360	24,551,345	2,549	135,005,050	
4. Res Total	2,466	112,626,160	189	10,073,195	407	29,630,655	3,062	152,330,010	3,933,845
% of Total	80.53	73.93	6.17	6.61	13.29	19.45	50.54	29.50	63.50
5. Rec UnImp Land	0	0	9	514,805	24	949,940	33	1,464,745	
6. Rec Improv Land	0	0	3	126,665	2	131,500	5	258,165	
7. Rec Improvements	0	0	3	44,520	2	4,040	5	48,560	
8. Rec Total	0	0	12	685,990	26	1,085,480	38	1,771,470	190,745
% of Total	0.00	0.00	31.57	38.72	68.42	61.27	0.62	0.34	3.07
Res+Rec Total	2,466	112,626,160	201	10,759,185	433	30,716,135	3,100	154,101,480	4,124,590
% of Total	79.54	73.08	6.48	6.98	13.96	19.93	51.17	29.84	66.58

County 64 - Nemaha

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 6,058	Value 516,318,980	Total Growth 6,194,885 (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	76	336,685	1	11,460	2	14,335	79	362,480	
10. Comm Improv Land	332	2,264,255	14	180,110	13	108,695	359	2,553,060	
11. Comm Improvements	343	17,379,320	19	921,405	16	601,305	378	18,902,030	
12. Comm Total	419	19,980,260	20	1,112,975	18	724,335	457	21,817,570	381,995
% of Total	91.68	91.57	4.37	5.10	3.93	3.31	7.54	4.22	6.16
13. Ind UnImp Land	0	0	0	0	3	564,510	3	564,510	
14. Ind Improv Land	0	0	5	103,955	1	174,800	6	278,755	
15. Ind Improvements	0	0	5	5,354,855	1	1,120	6	5,355,975	
16. Ind Total	0	0	5	5,458,810	4	740,430	9	6,199,240	127,220
% of Total	0.00	0.00	55.55	88.05	44.44	11.94	0.14	1.20	2.05
Comm+Ind Total	419	19,980,260	25	6,571,785	22	1,464,765	466	28,016,810	509,215
% of Total	89.91	71.31	5.36	23.45	4.72	5.22	7.69	5.42	8.21
17. Taxable Total	2,885	132,606,420	226	17,330,970	455	32,180,900	3,566	182,118,290	4,633,805
% of Total	80.90	72.81	6.33	5.90	12.75	16.86	58.86	35.27	74.80

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	327	10,000,090	4,003,645	0	0	0
19. Commercial	203	7,667,295	6,305,605	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	327	10,000,090	4,003,645
19. Commercial	0	0	0	203	7,667,295	6,305,605
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				530	17,667,385	10,309,250

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	233	52	93	378

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	29	340,945	131	9,985,325	1,389	158,161,080	1,549	168,487,350
28. Ag-Improved Land	3	177,860	83	10,024,195	825	125,911,015	911	136,113,070
29. Ag-Improvements	3	245,450	85	2,817,945	855	26,536,875	943	29,600,270
30. Ag-Total Taxable							2,492	334,200,690

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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	2,500	51	53.000	138,000	
33. HomeSite Improvements	1		204,225	53		2,190,460	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	3	2.870	3,475	
36. FarmSite Impr Land	1	1.000	1,050	58	135.980	148,590	
37. FarmSite Improv	3		41,225	81		627,485	
38. FarmSite Total							
39. Road & Ditches		3.550			301.390		
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	7	7.000	18,125	7	7.000	18,125	
32. HomeSite Improv Land	515	533.000	1,384,950	567	587.000	1,525,450	
33. HomeSite Improvements	494		19,803,545	548		22,198,230	1,561,080
34. HomeSite Total				555	594.000	23,741,805	
35. FarmSite UnImp Land	35	418.270	311,710	38	421.140	315,185	
36. FarmSite Impr Land	634	1,561.220	1,600,265	693	1,698.200	1,749,905	
37. FarmSite Improv	825		6,733,330	909		7,402,040	0
38. FarmSite Total				947	2,119.340	9,467,130	
39. Road & Ditches		4,464.800			4,769.740		
40. Other-Non Ag Use		9.500	0		9.500	0	
41. Total Section VI				1,502	7,492.580	33,208,935	1,561,080

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	1	173.000	119,000
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	10	728.460	534,150	11	901.460	653,150

Schedule VIII: Agricultural Records:

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

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	0.000	0	0.000	0	0.000	0
48. 2A	0.000	0	0.000	0	0.000	0	0.000	0
49. 3A1	0.000	0	0.000	0	0.000	0	0.000	0
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	0.000	0	0.000	0
52. 4A	0.000	0	0.000	0	0.000	0	0.000	0
53. Total	0.000	0	0.000	0	0.000	0	0.000	0
Dryland:								
54. 1D1	2.270	5,005	0.000	0	0.000	0	2.270	5,005
55. 1D	18.880	37,070	0.000	0	0.000	0	18.880	37,070
56. 2D1	25.820	43,415	0.000	0	0.000	0	25.820	43,415
57. 2D	0.000	0	0.000	0	0.000	0	0.000	0
58. 3D1	0.000	0	0.000	0	0.000	0	0.000	0
59. 3D	75.630	109,680	0.000	0	0.000	0	75.630	109,680
60. 4D1	6.000	3,660	0.000	0	0.000	0	6.000	3,660
61. 4D	0.410	295	0.000	0	0.000	0	0.410	295
62. Total	129.010	199,125	0.000	0	0.000	0	129.010	199,125
Grass:								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	4.130	1,650	0.000	0	0.000	0	4.130	1,650
66. 2G	0.000	0	0.000	0	0.000	0	0.000	0
67. 3G1	0.000	0	0.000	0	0.000	0	0.000	0
68. 3G	3.000	840	0.000	0	0.000	0	3.000	840
69. 4G1	0.000	0	0.000	0	0.000	0	0.000	0
70. 4G	0.000	0	0.000	0	0.000	0	0.000	0
71. Total	7.130	2,490	0.000	0	0.000	0	7.130	2,490
72. Waste	0.000	0	0.000	0	0.000	0	0.000	0
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	136.140	201,615	0.000	0	0.000	0	136.140	201,615

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 8100

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	111.000	243,045	111.000	243,045
46. 1A	0.000	0	0.000	0	50.000	123,250	50.000	123,250
47. 2A1	0.000	0	49.000	60,025	1,585.000	2,186,370	1,634.000	2,246,395
48. 2A	0.000	0	0.000	0	22.500	26,730	22.500	26,730
49. 3A1	0.000	0	14.000	17,570	168.000	208,230	182.000	225,800
50. 3A	0.000	0	0.000	0	50.000	110,165	50.000	110,165
51. 4A1	0.000	0	0.000	0	20.000	13,535	20.000	13,535
52. 4A	0.000	0	0.000	0	30.000	23,550	30.000	23,550
53. Total	0.000	0	63.000	77,595	2,036.500	2,934,875	2,099.500	3,012,470
Dryland:								
54. 1D1	0.000	0	9.000	17,565	472.500	906,890	481.500	924,455
55. 1D	2.000	4,850	49.630	119,260	2,921.200	6,454,625	2,972.830	6,578,735
56. 2D1	0.000	0	788.760	1,194,935	13,375.900	20,245,765	14,164.660	21,440,700
57. 2D	0.000	0	161.570	332,835	913.530	1,703,965	1,075.100	2,036,800
58. 3D1	0.000	0	322.410	377,345	1,649.160	1,932,975	1,971.570	2,310,320
59. 3D	6.000	12,510	468.280	891,345	10,029.080	19,525,150	10,503.360	20,429,005
60. 4D1	14.000	17,570	363.810	450,400	4,206.090	4,788,255	4,583.900	5,256,225
61. 4D	0.000	0	134.500	104,480	853.590	619,355	988.090	723,835
62. Total	22.000	34,930	2,297.960	3,488,165	34,421.050	56,176,980	36,741.010	59,700,075
Grass:								
63. 1G1	0.000	0	0.000	0	16.000	17,760	16.000	17,760
64. 1G	0.000	0	20.410	16,275	605.440	574,865	625.850	591,140
65. 2G1	0.000	0	55.270	46,275	1,609.670	1,125,640	1,664.940	1,171,915
66. 2G	2.000	1,600	44.920	33,535	72.000	46,080	118.920	81,215
67. 3G1	0.000	0	44.000	20,240	156.900	70,130	200.900	90,370
68. 3G	7.000	5,600	207.330	143,510	1,262.970	819,830	1,477.300	968,940
69. 4G1	6.000	4,320	268.470	199,225	1,827.280	1,160,835	2,101.750	1,364,380
70. 4G	38.000	24,115	1,570.430	751,040	5,969.440	2,511,280	7,577.870	3,286,435
71. Total	53.000	35,635	2,210.830	1,210,100	11,519.700	6,326,420	13,783.530	7,572,155
72. Waste	0.000	0	31.660	1,110	508.920	17,830	540.580	18,940
73. Other	0.000	0	20.520	660	322.050	12,780	342.570	13,440
74. Exempt	0.000		116.000		233.420		349.420	
75. Total	75.000	70,565	4,623.970	4,777,630	48,808.220	65,468,885	53,507.190	70,317,080

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area:

8200

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	44.000	149,380	44.000	149,380
46. 1A	0.000	0	0.000	0	25.490	58,115	25.490	58,115
47. 2A1	0.000	0	0.000	0	168.490	238,685	168.490	238,685
48. 2A	0.000	0	0.000	0	102.000	166,380	102.000	166,380
49. 3A1	0.000	0	0.000	0	67.920	77,885	67.920	77,885
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	22.000	16,190	22.000	16,190
52. 4A	0.000	0	0.000	0	1.000	585	1.000	585
53. Total	0.000	0	0.000	0	430.900	707,220	430.900	707,220
Dryland:								
54. 1D1	13.000	24,180	108.000	204,570	355.390	960,900	476.390	1,189,650
55. 1D	6.000	12,425	160.050	326,570	4,714.990	9,547,050	4,881.040	9,886,045
56. 2D1	35.250	44,165	594.060	758,625	6,746.670	11,539,920	7,375.980	12,342,710
57. 2D	2.600	2,250	15.000	14,495	2,380.980	3,392,270	2,398.580	3,409,015
58. 3D1	5.160	3,590	332.670	284,595	3,645.240	4,550,930	3,983.070	4,839,115
59. 3D	1.000	1,300	62.150	115,685	12,857.990	19,932,535	12,921.140	20,049,520
60. 4D1	0.000	0	0.000	0	3,298.410	1,803,665	3,298.410	1,803,665
61. 4D	0.000	0	0.000	0	345.150	197,535	345.150	197,535
62. Total	63.010	87,910	1,271.930	1,704,540	34,344.820	51,924,805	35,679.760	53,717,255
Grass:								
63. 1G1	0.000	0	1.000	1,125	97.390	65,780	98.390	66,905
64. 1G	0.000	0	3.000	2,010	792.410	715,760	795.410	717,770
65. 2G1	0.000	0	31.980	14,070	903.950	807,110	935.930	821,180
66. 2G	0.000	0	1.000	975	452.690	384,330	453.690	385,305
67. 3G1	0.000	0	5.560	2,170	404.000	378,105	409.560	380,275
68. 3G	0.000	0	7.000	4,135	1,166.110	735,345	1,173.110	739,480
69. 4G1	0.000	0	0.000	0	1,455.660	723,585	1,455.660	723,585
70. 4G	0.000	0	3.000	1,545	1,773.170	571,215	1,776.170	572,760
71. Total	0.000	0	52.540	26,030	7,045.380	4,381,230	7,097.920	4,407,260
72. Waste	0.500	20	153.010	5,360	551.600	19,320	705.110	24,700
73. Other	0.000	0	3.500	0	5.000	0	8.500	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	63.510	87,930	1,480.980	1,735,930	42,377.700	57,032,575	43,922.190	58,856,435

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 8300

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	11.000	27,830	58.000	146,740	69.000	174,570
46. 1A	0.000	0	12.000	26,580	237.000	553,895	249.000	580,475
47. 2A1	0.000	0	95.000	193,175	574.000	1,183,815	669.000	1,376,990
48. 2A	0.000	0	174.230	290,105	358.000	588,705	532.230	878,810
49. 3A1	0.000	0	15.720	37,805	884.000	1,488,575	899.720	1,526,380
50. 3A	0.000	0	30.000	47,100	96.000	150,720	126.000	197,820
51. 4A1	0.000	0	7.000	5,455	114.980	122,450	121.980	127,905
52. 4A	0.000	0	0.000	0	1.000	810	1.000	810
53. Total	0.000	0	344.950	628,050	2,322.980	4,235,710	2,667.930	4,863,760
Dryland:								
54. 1D1	0.000	0	223.880	472,580	1,138.600	2,286,595	1,362.480	2,759,175
55. 1D	4.000	7,800	585.940	1,167,005	7,784.640	15,090,880	8,374.580	16,265,685
56. 2D1	10.000	20,050	2,226.370	3,852,925	18,175.810	32,021,170	20,412.180	35,894,145
57. 2D	16.360	19,530	1,032.000	1,370,820	11,443.810	14,630,245	12,492.170	16,020,595
58. 3D1	18.000	19,350	1,407.810	1,579,540	27,545.890	29,938,165	28,971.700	31,537,055
59. 3D	30.000	43,500	1,474.760	2,138,400	17,221.560	26,372,830	18,726.320	28,554,730
60. 4D1	36.000	26,720	1,044.010	952,325	14,215.380	14,229,150	15,295.390	15,208,195
61. 4D	0.000	0	102.000	83,220	1,252.010	1,055,140	1,354.010	1,138,360
62. Total	114.360	136,950	8,096.770	11,616,815	98,777.700	135,624,175	106,988.830	147,377,940
Grass:								
63. 1G1	0.000	0	10.000	6,640	139.330	98,585	149.330	105,225
64. 1G	3.000	3,840	99.510	100,425	1,448.820	1,584,890	1,551.330	1,689,155
65. 2G1	0.000	0	261.430	162,045	3,618.740	2,754,015	3,880.170	2,916,060
66. 2G	4.000	3,740	191.360	190,835	3,739.120	3,680,460	3,934.480	3,875,035
67. 3G1	0.000	0	84.490	93,780	2,204.830	2,280,585	2,289.320	2,374,365
68. 3G	0.000	0	257.120	172,210	2,203.130	1,427,200	2,460.250	1,599,410
69. 4G1	16.000	8,760	140.490	85,815	6,093.970	3,587,085	6,250.460	3,681,660
70. 4G	7.000	1,855	313.210	140,365	6,747.140	2,913,330	7,067.350	3,055,550
71. Total	30.000	18,195	1,357.610	952,115	26,195.080	18,326,150	27,582.690	19,296,460
72. Waste	0.000	0	237.250	8,315	1,918.600	67,215	2,155.850	75,530
73. Other	0.000	0	20.000	600	51.000	2,335	71.000	2,935
74. Exempt	0.000		0.070		68.810		68.880	
75. Total	144.360	155,145	10,056.580	13,205,895	129,265.360	158,255,585	139,466.300	171,616,625

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	407.950	705,645	4,790.380	7,877,805	5,198.330	8,583,450
77.Dry Land	328.380	458,915	11,666.660	16,809,520	167,543.570	243,725,960	179,538.610	260,994,395
78.Grass	90.130	56,320	3,620.980	2,188,245	44,760.160	29,033,800	48,471.270	31,278,365
79.Waste	0.500	20	421.920	14,785	2,979.120	104,365	3,401.540	119,170
80.Other	0.000	0	44.020	1,260	378.050	15,115	422.070	16,375
81.Exempt	0.000	0	116.070	0	302.230	0	418.300	0
82.Total	419.010	515,255	16,161.530	19,719,455	220,451.280	280,757,045	237,031.820	300,991,755

2008 Agricultural Land Detail

County 64 - Nemaha

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	0.000	0.00%	0	0.00%	0.000
2A	0.000	0.00%	0	0.00%	0.000
3A1	0.000	0.00%	0	0.00%	0.000
3A	0.000	0.00%	0	0.00%	0.000
4A1	0.000	0.00%	0	0.00%	0.000
4A	0.000	0.00%	0	0.00%	0.000
Irrigated Total	0.000	0.00%	0	0.00%	0.000

Dry:

1D1	2.270	1.76%	5,005	2.51%	2,204.845
1D	18.880	14.63%	37,070	18.62%	1,963.453
2D1	25.820	20.01%	43,415	21.80%	1,681.448
2D	0.000	0.00%	0	0.00%	0.000
3D1	0.000	0.00%	0	0.00%	0.000
3D	75.630	58.62%	109,680	55.08%	1,450.218
4D1	6.000	4.65%	3,660	1.84%	610.000
4D	0.410	0.32%	295	0.15%	719.512
Dry Total	129.010	100.00%	199,125	100.00%	1,543.485

Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	0.000	0.00%	0	0.00%	0.000
2G1	4.130	57.92%	1,650	66.27%	399.515
2G	0.000	0.00%	0	0.00%	0.000
3G1	0.000	0.00%	0	0.00%	0.000
3G	3.000	42.08%	840	33.73%	280.000
4G1	0.000	0.00%	0	0.00%	0.000
4G	0.000	0.00%	0	0.00%	0.000
Grass Total	7.130	100.00%	2,490	100.00%	349.228

Irrigated Total	0.000	0.00%	0	0.00%	0.000
Dry Total	129.010	94.76%	199,125	98.76%	1,543.485
Grass Total	7.130	5.24%	2,490	1.24%	349.228
Waste	0.000	0.00%	0	0.00%	0.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	136.140	100.00%	201,615	100.00%	1,480.938

As Related to the County as a Whole

Irrigated Total	0.000	0.00%	0	0.00%	
Dry Total	129.010	0.07%	199,125	0.08%	
Grass Total	7.130	0.01%	2,490	0.01%	
Waste	0.000	0.00%	0	0.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	136.140	0.06%	201,615	0.07%	

2008 Agricultural Land Detail

County 64 - Nemaha

Market Area: 8100

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	111.000	5.29%	243,045	8.07%	2,189.594
1A	50.000	2.38%	123,250	4.09%	2,465.000
2A1	1,634.000	77.83%	2,246,395	74.57%	1,374.782
2A	22.500	1.07%	26,730	0.89%	1,188.000
3A1	182.000	8.67%	225,800	7.50%	1,240.659
3A	50.000	2.38%	110,165	3.66%	2,203.300
4A1	20.000	0.95%	13,535	0.45%	676.750
4A	30.000	1.43%	23,550	0.78%	785.000
Irrigated Total	2,099.500	100.00%	3,012,470	100.00%	1,434.851
Dry:					
1D1	481.500	1.31%	924,455	1.55%	1,919.948
1D	2,972.830	8.09%	6,578,735	11.02%	2,212.953
2D1	14,164.660	38.55%	21,440,700	35.91%	1,513.675
2D	1,075.100	2.93%	2,036,800	3.41%	1,894.521
3D1	1,971.570	5.37%	2,310,320	3.87%	1,171.817
3D	10,503.360	28.59%	20,429,005	34.22%	1,944.997
4D1	4,583.900	12.48%	5,256,225	8.80%	1,146.670
4D	988.090	2.69%	723,835	1.21%	732.559
Dry Total	36,741.010	100.00%	59,700,075	100.00%	1,624.889
Grass:					
1G1	16.000	0.12%	17,760	0.23%	1,110.000
1G	625.850	4.54%	591,140	7.81%	944.539
2G1	1,664.940	12.08%	1,171,915	15.48%	703.878
2G	118.920	0.86%	81,215	1.07%	682.938
3G1	200.900	1.46%	90,370	1.19%	449.825
3G	1,477.300	10.72%	968,940	12.80%	655.885
4G1	2,101.750	15.25%	1,364,380	18.02%	649.163
4G	7,577.870	54.98%	3,286,435	43.40%	433.688
Grass Total	13,783.530	100.00%	7,572,155	100.00%	549.362
Irrigated Total	2,099.500	3.92%	3,012,470	4.28%	1,434.851
Dry Total	36,741.010	68.67%	59,700,075	84.90%	1,624.889
Grass Total	13,783.530	25.76%	7,572,155	10.77%	549.362
Waste	540.580	1.01%	18,940	0.03%	35.036
Other	342.570	0.64%	13,440	0.02%	39.232
Exempt	349.420	0.65%			
Market Area Total	53,507.190	100.00%	70,317,080	100.00%	1,314.161

As Related to the County as a Whole

Irrigated Total	2,099.500	40.39%	3,012,470	35.10%	
Dry Total	36,741.010	20.46%	59,700,075	22.87%	
Grass Total	13,783.530	28.44%	7,572,155	24.21%	
Waste	540.580	15.89%	18,940	15.89%	
Other	342.570	81.16%	13,440	82.08%	
Exempt	349.420	83.53%			
Market Area Total	53,507.190	22.57%	70,317,080	23.36%	

2008 Agricultural Land Detail

County 64 - Nemaha

Market Area: 8200

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	44.000	10.21%	149,380	21.12%	3,395.000
1A	25.490	5.92%	58,115	8.22%	2,279.913
2A1	168.490	39.10%	238,685	33.75%	1,416.612
2A	102.000	23.67%	166,380	23.53%	1,631.176
3A1	67.920	15.76%	77,885	11.01%	1,146.716
3A	0.000	0.00%	0	0.00%	0.000
4A1	22.000	5.11%	16,190	2.29%	735.909
4A	1.000	0.23%	585	0.08%	585.000
Irrigated Total	430.900	100.00%	707,220	100.00%	1,641.262
Dry:					
1D1	476.390	1.34%	1,189,650	2.21%	2,497.218
1D	4,881.040	13.68%	9,886,045	18.40%	2,025.397
2D1	7,375.980	20.67%	12,342,710	22.98%	1,673.365
2D	2,398.580	6.72%	3,409,015	6.35%	1,421.263
3D1	3,983.070	11.16%	4,839,115	9.01%	1,214.920
3D	12,921.140	36.21%	20,049,520	37.32%	1,551.683
4D1	3,298.410	9.24%	1,803,665	3.36%	546.828
4D	345.150	0.97%	197,535	0.37%	572.316
Dry Total	35,679.760	100.00%	53,717,255	100.00%	1,505.538
Grass:					
1G1	98.390	1.39%	66,905	1.52%	679.997
1G	795.410	11.21%	717,770	16.29%	902.389
2G1	935.930	13.19%	821,180	18.63%	877.394
2G	453.690	6.39%	385,305	8.74%	849.269
3G1	409.560	5.77%	380,275	8.63%	928.496
3G	1,173.110	16.53%	739,480	16.78%	630.358
4G1	1,455.660	20.51%	723,585	16.42%	497.083
4G	1,776.170	25.02%	572,760	13.00%	322.469
Grass Total	7,097.920	100.00%	4,407,260	100.00%	620.922
<hr/>					
Irrigated Total	430.900	0.98%	707,220	1.20%	1,641.262
Dry Total	35,679.760	81.23%	53,717,255	91.27%	1,505.538
Grass Total	7,097.920	16.16%	4,407,260	7.49%	620.922
Waste	705.110	1.61%	24,700	0.04%	35.030
Other	8.500	0.02%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	43,922.190	100.00%	58,856,435	100.00%	1,340.015

As Related to the County as a Whole

Irrigated Total	430.900	8.29%	707,220	8.24%	
Dry Total	35,679.760	19.87%	53,717,255	20.58%	
Grass Total	7,097.920	14.64%	4,407,260	14.09%	
Waste	705.110	20.73%	24,700	20.73%	
Other	8.500	2.01%	0	0.00%	
Exempt	0.000	0.00%			
Market Area Total	43,922.190	18.53%	58,856,435	19.55%	

2008 Agricultural Land Detail

County 64 - Nemaha

Market Area: 8300

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	69.000	2.59%	174,570	3.59%	2,530.000
1A	249.000	9.33%	580,475	11.93%	2,331.224
2A1	669.000	25.08%	1,376,990	28.31%	2,058.281
2A	532.230	19.95%	878,810	18.07%	1,651.184
3A1	899.720	33.72%	1,526,380	31.38%	1,696.505
3A	126.000	4.72%	197,820	4.07%	1,570.000
4A1	121.980	4.57%	127,905	2.63%	1,048.573
4A	1.000	0.04%	810	0.02%	810.000
Irrigated Total	2,667.930	100.00%	4,863,760	100.00%	1,823.046
Dry:					
1D1	1,362.480	1.27%	2,759,175	1.87%	2,025.112
1D	8,374.580	7.83%	16,265,685	11.04%	1,942.268
2D1	20,412.180	19.08%	35,894,145	24.36%	1,758.467
2D	12,492.170	11.68%	16,020,595	10.87%	1,282.450
3D1	28,971.700	27.08%	31,537,055	21.40%	1,088.546
3D	18,726.320	17.50%	28,554,730	19.38%	1,524.844
4D1	15,295.390	14.30%	15,208,195	10.32%	994.299
4D	1,354.010	1.27%	1,138,360	0.77%	840.732
Dry Total	106,988.830	100.00%	147,377,940	100.00%	1,377.507
Grass:					
1G1	149.330	0.54%	105,225	0.55%	704.647
1G	1,551.330	5.62%	1,689,155	8.75%	1,088.843
2G1	3,880.170	14.07%	2,916,060	15.11%	751.528
2G	3,934.480	14.26%	3,875,035	20.08%	984.891
3G1	2,289.320	8.30%	2,374,365	12.30%	1,037.148
3G	2,460.250	8.92%	1,599,410	8.29%	650.100
4G1	6,250.460	22.66%	3,681,660	19.08%	589.022
4G	7,067.350	25.62%	3,055,550	15.83%	432.347
Grass Total	27,582.690	100.00%	19,296,460	100.00%	699.585
Irrigated Total	2,667.930	1.91%	4,863,760	2.83%	1,823.046
Dry Total	106,988.830	76.71%	147,377,940	85.88%	1,377.507
Grass Total	27,582.690	19.78%	19,296,460	11.24%	699.585
Waste	2,155.850	1.55%	75,530	0.04%	35.034
Other	71.000	0.05%	2,935	0.00%	41.338
Exempt	68.880	0.05%			
Market Area Total	139,466.300	100.00%	171,616,625	100.00%	1,230.523

As Related to the County as a Whole

Irrigated Total	2,667.930	51.32%	4,863,760	56.66%	
Dry Total	106,988.830	59.59%	147,377,940	56.47%	
Grass Total	27,582.690	56.91%	19,296,460	61.69%	
Waste	2,155.850	63.38%	75,530	63.38%	
Other	71.000	16.82%	2,935	17.92%	
Exempt	68.880	16.47%			
Market Area Total	139,466.300	58.84%	171,616,625	57.02%	

2008 Agricultural Land Detail

County 64 - Nemaha

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	407.950	705,645	4,790.380	7,877,805
Dry	328.380	458,915	11,666.660	16,809,520	167,543.570	243,725,960
Grass	90.130	56,320	3,620.980	2,188,245	44,760.160	29,033,800
Waste	0.500	20	421.920	14,785	2,979.120	104,365
Other	0.000	0	44.020	1,260	378.050	15,115
Exempt	0.000	0	116.070	0	302.230	0
Total	419.010	515,255	16,161.530	19,719,455	220,451.280	280,757,045

AgLand	Total		Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
	Acres	Value					
Irrigated	5,198.330	8,583,450	5,198.330	2.19%	8,583,450	2.85%	1,651.193
Dry	179,538.610	260,994,395	179,538.610	75.74%	260,994,395	86.71%	1,453.695
Grass	48,471.270	31,278,365	48,471.270	20.45%	31,278,365	10.39%	645.297
Waste	3,401.540	119,170	3,401.540	1.44%	119,170	0.04%	35.034
Other	422.070	16,375	422.070	0.18%	16,375	0.01%	38.796
Exempt	418.300	0	418.300	0.18%	0	0.00%	0.000
Total	237,031.820	300,991,755	237,031.820	100.00%	300,991,755	100.00%	1,269.836

* 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)**

64 Nemaha

	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	146,866,480	152,330,010	5,463,530	3.72	3,933,845	1.04
2. Recreational	1,465,035	1,771,470	306,435	20.92	190,745	7.9
3. Ag-Homesite Land, Ag-Res Dwellings	23,191,560	23,741,805	550,245	2.37	*-----	2.37
4. Total Residential (sum lines 1-3)	171,523,075	177,843,285	6,320,210	3.68	4,124,590	1.28
5. Commercial	21,232,815	21,817,570	584,755	2.75	381,995	0.95
6. Industrial	5,546,850	6,199,240	652,390	11.76	127,220	9.47
7. Ag-Farmsite Land, Outbuildings	9,233,395	9,467,130	233,735	2.53	1,561,080	-14.38
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	36,013,060	37,483,940	1,470,880	4.08	509,215	2.67
10. Total Non-Agland Real Property	207,536,135	215,327,225	7,791,090	3.75	6,194,885	0.77
11. Irrigated	6,940,645	8,583,450	1,642,805	23.67		
12. Dryland	231,457,025	260,994,395	29,537,370	12.76		
13. Grassland	25,743,855	31,278,365	5,534,510	21.5		
14. Wasteland	102,030	119,170	17,140	16.8		
15. Other Agland	16,375	16,375	0	0		
16. Total Agricultural Land	264,259,930	300,991,755	36,731,825	13.9		
17. Total Value of All Real Property (Locally Assessed)	471,796,065	516,318,980	44,522,915	9.44	6,194,885	8.12

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

2007 PLAN OF ASSESSMENT FOR NEMAHA COUNTY
ASSESSMENT YEARS 2008, 2009, 2010
June 15, 2007

TO: Nemaha County Board of Equalization

CC: Department of Property Assessment & Taxation

From: Lila Gottula, Nemaha County Assessor

Plan of Assessment Requirements:

Pursuant to Neb. Laws 205, 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 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 county board approves the budget. 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 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." Nebr. 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 land for agricultural and horticultural land for 2007 and each year thereafter until such time the legislature changes it.
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under # 77-1344 and 75% of its recapture value as defined in #77-1343 when the land is disqualified for special valuation under # 77-1347.
Reference, Neb. Rev. Stat. # 77-201 (R. S. Supp 2004).

General Description of Real Property in Nemaha County:

Per the 2007 Nemaha County Abstract, we consist of the following real property types:

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	3,063	51%	31%
Commercial	453	7%	4%
Industrial	7	.50%	1%
Recreational	36	.50%	<1%
Agricultural	2,490	42%	63%
Special Value	0	0%	0%

Agricultural land - taxable acres 251,112 is the predominant property in the county.
Of the predominant uses, crop acres make up 74% of the land uses

New Property: For assessment year, an estimated 489 building permits and/or information statements were filed for new property construction/additions or removals.

All the current resources, the current assessment procedures for real property information is available in the 2007 Reports & Opinions, Abstract and Assessor Survey. It would be repetitive to repeat it here.

Current Resources:

- A. Staff/Budget Training: Current Budget submitted in June 2007, which includes \$21,600 for Contract Appraisal work, is \$111,459. The staff consists of the Assessor, Deputy Assessor and one part time clerk that works 3 days a week.
- B. Cadastral Maps: The 1985 edition of cadastral maps in use have been kept current from all the transfer statement and subdivision/plats recorded. They show considerable wear and tear. Land use maps are of the same year with Mylar overlays to show soil from the 1983 Soil Conservation Study. We also use FSA slides to help with land use.
- C. Property Records Cards: Current Property Record Cards are a 1991 edition, which holds the history of each property from that time forward. All photos, sketches, property information, situs on all parcels now include the 911 addresses and current listing is in the computer and a computer property card can be and is printed for each parcel.
- D. Software for CAMA, Assessment Administration: Our computer system is Terra Scan from Lincoln, NE. This system is used by a number of Nebraska Counties. We have no GIS system at this time.
- E. Web Based: We do have e-mail, but no web page or web site. E-mail was approved in the 2006 budget.

Current Assessment Procedures for Real Property:

- A. Discover, List & Inventory: As Real Estate Transfers are received the property record cards, computer, and maps are changed as necessary or a split off is filed and changes are made to make records current with deeds or surveys filed. All sales are reviewed unless it's an obvious non-arms length transaction, such as immediate family, foreclosure, or to or from a political subdivision. Building permits that are filed with the city of Auburn and occasionally from the small town plus information statements in the rural area are used to list and measure new construction or the removal of property. Some new construction is found as we review sales or that is observed by the assessor's office.
- B. Data Collection: Each time a certain class or subclass falls out of the required levels of value then a physical review is completed, whether, it is city of Auburn, small towns, rural residential properties, agricultural land or commercial properties. Data is collected to bring the listing for each property as up to date as possible. We gather market and income data each time that commercial properties are revalued.
- C. Review assessment sales ratio studies before assessment actions: Once all sales are filed for the current years study then a computer generated sales study is done for each type of property with it being broken down by town, rural residential, agricultural land, commercial/industrial properties. We review this listing with the Field Liaison to match that the county and state are using the same sales.
- D. Approaches to Value: We break down sales by type, quality and condition, grouping them together so depreciation can be set from the market.
 - 1) Market Approach: sales comparison: Our computer systems will do sales comparisons approach which we verify with the spreadsheet we do for each type of property.
 - 2) Cost Approach: The cost manual used is the Marshall-Swift pricing service that is also loaded into the computer. The date of the manual is June of 2005. The latest depreciation study is 2007 for Auburn, 2003 for small town. Agricultural buildings were revalued for 2005 with

new depreciation study done and used. Rural residential properties were reviewed, new depreciation study done and applied to all rural residential properties for 2006.

- 3) Income Approach; income and expense data collection/analysis is collected from the market with our Appraiser Ron Elliott doing this as he has the credentials to do so.
- 4) Land valuation studies, establish market areas: All unimproved agricultural land sales are broke down by township, range, soils and use to determine if they are in the right land valuation area. Adjustments to the areas are sometimes required to make sure the ratios and statistical report is as close to market as can be established.

- E. Reconciliation of Final Value and documentation: After all classes or subclasses are revalued they are compared to the sales studies to make sure the ratios and statistics are within the guidelines. The documentation is the sales analysis and any other information used to verify that the values are as correct as can be.
- F. Review assessment sales ratio studies after assessment action: Once all values are finalized new ratio reports are ran to verify that the values are within the guidelines.
- G. Notices and Public Relations: About a week prior to the notices being sent a article is published in the local newspaper stating what properties were revalued, why they were revalued and our level of values for all types of property. When the notices are received than they have some idea what was done and why. All taxpayers are invited into the office to review their property record card to make sure we have it correct.

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

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	96	10.89	103.52
Commercial	95	22.80	97.84
Agricultural Land	73	15.94	105.33
Special Value Agland	00	00	00

COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures see 2007 Reports & Opinions.

Assessment Actions Report for Nemaha for the 2007 year: For residential properties the towns of Brock, Brownville, Julian and part of Auburn were reviewed to make sure the listing was correct with new pictures taken and making sure the sketches were correct using the June 2005 pricing. The remainder of Auburn will be done for 2008 using the depreciation study that was done for Auburn in 2007. A sales analysis was done on all of the above mentioned residential property sales to make sure we are in compliance with state requirements. The county builds the depreciation schedule by style of house, age and condition. The county completed a sales review for all residential property and completed pick-up work for the rest of the county.

For commercial property a sales review was completed for each sale so statistics could be analyzed. The analysis showed that the commercial property met the state guidelines. The county completed all pick-up work.

For agricultural property a complete sales analysis was done and new values set for all agricultural land in the county. The listing and measuring of all pick-up work was completed with new values set for all of those that had changes..

Assessment Action Planned for Assessment Year 2008:

Residential (and/or subclasses): This year we'll be reviewing the remainder of Auburn, all of Nemaha, and Peru to correct or make new listing on all residential properties in those areas. A sales analysis of these

subclasses will be done. New depreciation using the pricing of June 2005 will be established and applied to the properties in the areas being reviewed and new values established. A sales analysis will be done on all residential property sales to make sure we are in compliance with state requirements. All new construction will be listed, measured and valued.

Commercial (and/or subclasses): All commercial sales will be reviewed for the correctness of the listings, making the necessary changes. A sales analysis will be completed and it appears that Auburn commercial properties will need to be updated making sure they are in compliance with the state guidelines. There are only nine sales in the small towns and rural areas, making it impossible to determine what if anything needs adjusted for those properties. We will be checking to make sure the different occupancy codes are in compliance. All new construction will be listed measured and valued.

Agricultural Land (and/or subclasses): We will be doing a complete land sales study for 2008 and we will continue with the land use study for 2008. Use of the FSA slides and physical inspection where necessary will be done. This may be a two or three year project. A sales analysis of all agricultural land will be done and necessary changes made either by area or if needed new areas established so that agricultural land is in compliance. All new rural buildings will be listed, measured and valued.

Assessment Action Planned for Assessment Year 2009:

Residential (and/or subclasses): The plan for this year will be to review Johnson to make sure all listings and conditions are correct. A sales analysis will be completed. Depreciation will be set for Johnson in 2009 so new values can be established. A rural residential review will begin in 2009. Sales analysis will be completed for the whole county to make sure values are in compliance. All new construction will be listed, measured and valued.

Commercial (and/or subclasses): A sales analysis will be completed to make sure all commercials meet the state guidelines. The review of the small town commercials will begin to make sure the listings are correct. All new construction will be listed, measured and valued.

Agricultural Land (and/or subclasses): The land use study will continue and all changes made to all records as necessary, revalue land if necessary and new values established. A sales analysis will be completed to make sure all agricultural land is valued within the state guidelines. List, measure and value all new construction in the rural area.

Assessment Action Planned for Assessment Year 2010:

Residential (and/or subclasses): The plan for this year will be to review the remainder of the rural residential properties to make sure all listings and condition are correct with new pictures being taken and any other subclass in need of review. A sales analysis will be completed with new depreciation set so new values can be established. A sales analysis will be completed for the whole county to make sure the values are in compliance with the state. All new construction will be listed, measured and valued. Any buildings that have been removed will be taken off the listing. All new construction will be listed, measured and valued. Should a class or subclass be out of compliance it will be corrected.

Commercial (and/or subclasses): A sales analysis will be completed of all commercial sales, making sure the commercial properties are in compliance with state guidelines. All new construction will be listed, measured and valued. Should some of the occupancy codes not meet the guidelines they will be revalued. All new construction will be listed, measured and valued.

Agricultural Land (and/or subclasses): A complete sales analysis will be completed to make sure we are in compliance with the state guidelines. Should the analysis indicate that an area is out of compliance or area lines need to be changed we will react to the information the sales dictate. All new construction will be listed, measured and valued in the rural area.

During each of these years we will look at our sales and determine which type of property needs attention the most and focus on bringing our properties to the required market value. So these plans could change or be altered from year to year.

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

1. Record maintenance, mapping updates and ownership changes are an on going duty as deeds or surveys are filed.
2. Annually prepare and file Assessor Administrative Reports required by law/regulations:
 - a. Abstracts (Real Property on March 19th, Personal Property on June 15): This is an accumulation of all values.
 - b. Assessor Survey
 - c. Sales information to PA&T rosters & annual Assessed Value Update with abstract.
 - d. Certification of Value to Political Subdivision by August 20th.
 - e. School District Taxable Value Report to the PA&T and to all the schools by August 25th.
 - f. Homestead Exemption Tax Loss Report (in conjunction with Treasurer) also collect all the homestead application and verify ownership and value to the Department of Revenue.
 - g. Certificate of Taxes Levied Report-This report lists all the values for each political subdivision, their levy and the amount of taxes to be collected.
 - h. Report of current values for properties owned by Board of Education Lands & Funds.
 - i. Report of all Exempt Property and Taxable Government Owner Property
 - j. Annual Plan of Assessment Report.
3. Personal Property; administer annual filing of 644 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 328 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 the 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 List; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed property.
11. Tax List Corrections - prepare tax list correction documents for county board approval.
12. County Board of Equalization - attend the county board of equalization meetings for valuation protest - 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 60 hours in a four-year term, unless changed by the PA&T of continuing education to maintain assessor certification and/or appraiser license.

Conclusion:

The budget for this year will probably see a five percent increase to cover salary increases of the assessor, deputy assessor, office clerk, and health insurance cost. Supplies, operating expense will be similar to the previous year. The amount for contracted appraiser will increase approximately 1.08%. The request in the budget will be to begin work on a GIS system for the county.

Respectfully submitted:



Lila Gottula, Nemaha County Assessor

Date: July 15, 2007

Copy distribution: Copy to the county board of equalization on or before July 31 of each year. A copy of the plan and any amendments to Department of Property Assessment & Taxation on or before October 31 of each year.

2008 Assessment Survey for Nemaha County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	0
4.	Other part-time employees
	1
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$112,251
7.	Part of the budget that is dedicated to the computer system
	None. Data processing pays for new equipment and software.
8.	Adopted budget, or granted budget if different from above
	\$112,251
9.	Amount of the total budget set aside for appraisal work
	\$21,600
10.	Amount of the total budget set aside for education/workshops
	\$1,300
11.	Appraisal/Reappraisal budget, if not part of the total budget
	None
12.	Other miscellaneous funds
	None

13.	Total budget
	\$112,251
a.	Was any of last year's budget not used:
	\$1,185 was not used

B. Computer, Automation Information and GIS

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

C. Zoning Information

1.	Does the county have zoning?
	Yes in one Municipality
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	City of Auburn

4.	When was zoning implemented?
	The county is unsure about when the zoning was implemented in Auburn but is known to have occurred over 30 years ago.

D. Contracted Services

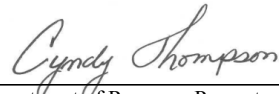
1.	Appraisal Services
	Ron Elliot
2.	Other services
	None

Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Nemaha County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5869.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts