

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

65 Nuckolls

Residential Real Property - Current

Number of Sales	166	COD	21.45
Total Sales Price	\$4,950,251	PRD	110.00
Total Adj. Sales Price	\$4,989,251	COV	39.82
Total Assessed Value	\$4,775,045	STD	41.92
Avg. Adj. Sales Price	\$30,056	Avg. Abs. Dev.	20.96
Avg. Assessed Value	\$28,765	Min	32.40
Median	97.69	Max	336.00
Wgt. Mean	95.71	95% Median C.I.	95.86 to 99.05
Mean	105.28	95% Wgt. Mean C.I.	93.14 to 98.28
		95% Mean C.I.	98.90 to 111.66
% of Value of the Class of all Real Property Value in the County			13.13
% of Records Sold in the Study Period			8.12
% of Value Sold in the Study Period			9.06
Average Assessed Value of the Base			25,779

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	166	97.69	21.45	110.00
2007	176	98.23	28.88	120.90
2006	163	98.79	26.51	121.14
2005	160	97.95	8.82	102.44
2004	123	95.93	10.11	101.23
2003	96	95	22.58	112.41
2002	126	93	21.64	110.75
2001	154	95	22.25	111.81

2008 Commission Summary

65 Nuckolls

Commercial Real Property - Current

Number of Sales	24	COD	25.23
Total Sales Price	\$592,300	PRD	105.73
Total Adj. Sales Price	\$570,300	COV	33.93
Total Assessed Value	\$551,820	STD	34.72
Avg. Adj. Sales Price	\$23,763	Avg. Abs. Dev.	24.11
Avg. Assessed Value	\$22,993	Min	35.70
Median	95.56	Max	171.10
Wgt. Mean	96.76	95% Median C.I.	90.57 to 121.00
Mean	102.31	95% Wgt. Mean C.I.	82.88 to 110.64
		95% Mean C.I.	87.65 to 116.97
% of Value of the Class of all Real Property Value in the County			4.8
% of Records Sold in the Study Period			6.08
% of Value Sold in the Study Period			2.86
Average Assessed Value of the Base			48,804

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	24	95.56	25.23	105.73
2007	24	95.91	32.77	125.91
2006	21	98.29	41.18	136.77
2005	14	97.93	4.99	99.75
2004	14	103.11	18.71	93.54
2003	23	84	32.69	111.63
2002	32	94	32.19	124.87
2001	33	96	34.17	124.9

2008 Commission Summary

65 Nuckolls

Agricultural Land - Current

Number of Sales	68	COD	27.43
Total Sales Price	\$11,776,553	PRD	110.08
Total Adj. Sales Price	\$12,266,553	COV	35.58
Total Assessed Value	\$8,483,715	STD	27.08
Avg. Adj. Sales Price	\$180,390	Avg. Abs. Dev.	19.27
Avg. Assessed Value	\$124,761	Min	37.46
Median	70.26	Max	159.21
Wgt. Mean	69.16	95% Median C.I.	64.88 to 75.00
Mean	76.13	95% Wgt. Mean C.I.	63.66 to 74.66
		95% Mean C.I.	69.69 to 82.57
% of Value of the Class of all Real Property Value in the County			82.07
% of Records Sold in the Study Period			2.19
% of Value Sold in the Study Period			3.79
Average Assessed Value of the Base			106,134

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	68	70.26	27.43	110.08
2007	71	69.30	23.41	105.83
2006	68	78.31	23.32	108.63
2005	58	77.92	15.33	106.39
2004	53	79.35	16.70	100.91
2003	65	76	23.52	107.26
2002	69	79	22.28	108.88
2001	66	77	27.63	106.5

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

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Nuckolls County is 96% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Nuckolls 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 Nuckolls County is 70% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Nuckolls 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:	172	MEDIAN:	97	COV:	51.24	95% Median C.I.:	94.70 to 99.05	(! : Derived)
TOTAL Sales Price:	5,089,951	WGT. MEAN:	92	STD:	55.90	95% Wgt. Mean C.I.:	88.51 to 95.88	
TOTAL Adj.Sales Price:	5,128,951	MEAN:	109	AVG.ABS.DEV:	28.57	95% Mean C.I.:	100.72 to 117.43	
TOTAL Assessed Value:	4,728,575							
AVG. Adj. Sales Price:	29,819	COD:	29.33	MAX Sales Ratio:	408.80			
AVG. Assessed Value:	27,491	PRD:	118.31	MIN Sales Ratio:	31.00			

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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	13	98.85	110.98	96.89	18.88	114.53	83.13	280.00	92.92 to 103.00	17,892	17,336
10/01/05 TO 12/31/05	26	98.02	99.15	96.22	10.21	103.05	50.63	162.13	93.95 to 99.83	34,807	33,492
01/01/06 TO 03/31/06	23	94.25	102.37	95.40	21.23	107.31	40.00	304.44	93.17 to 99.13	29,243	27,898
04/01/06 TO 06/30/06	31	95.58	103.33	90.09	26.87	114.69	31.00	290.45	93.51 to 99.80	29,199	26,305
07/01/06 TO 09/30/06	26	92.69	108.31	84.65	44.41	127.95	34.00	408.80	70.41 to 102.40	40,750	34,495
10/01/06 TO 12/31/06	18	101.16	126.69	95.91	40.33	132.09	47.30	322.86	90.00 to 131.40	21,545	20,663
01/01/07 TO 03/31/07	13	94.11	114.47	89.34	41.41	128.12	54.95	336.00	73.13 to 147.33	28,507	25,469
04/01/07 TO 06/30/07	22	97.57	118.09	96.59	37.34	122.26	50.62	257.00	85.83 to 142.00	27,075	26,151
<u>Study Years</u>											
07/01/05 TO 06/30/06	93	96.67	102.99	94.03	19.72	109.53	31.00	304.44	94.25 to 98.98	29,197	27,455
07/01/06 TO 06/30/07	79	97.76	116.24	90.13	40.65	128.97	34.00	408.80	91.53 to 102.40	30,551	27,534
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	98	95.68	108.72	90.11	32.95	120.65	31.00	408.80	93.85 to 99.20	30,868	27,815
<u>ALL</u>											
	172	97.41	109.08	92.19	29.33	118.31	31.00	408.80	94.70 to 99.05	29,819	27,491

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HARDY	12	96.99	91.15	95.86	14.29	95.08	34.00	131.20	93.89 to 100.53	8,333	7,988
LAWRENCE	15	98.98	99.25	87.00	20.65	114.08	57.99	176.39	68.64 to 100.25	21,206	18,450
NELSON	34	100.10	121.10	102.79	28.04	117.81	69.30	290.45	98.44 to 123.00	14,198	14,594
NORA	1	94.10	94.10	94.10			94.10	94.10	N/A	28,001	26,350
OAK	2	66.46	66.46	90.13	39.81	73.74	40.00	92.92	N/A	1,900	1,712
RURAL ACREAGE	7	80.42	78.41	71.49	20.20	109.68	40.80	112.94	40.80 to 112.94	62,500	44,681
RUSKIN	4	96.58	124.18	95.16	32.46	130.49	91.55	212.00	N/A	33,812	32,176
SUPERIOR	97	95.86	111.22	93.51	33.20	118.94	31.00	408.80	93.65 to 97.83	37,356	34,933
<u>ALL</u>											
	172	97.41	109.08	92.19	29.33	118.31	31.00	408.80	94.70 to 99.05	29,819	27,491

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	165	97.61	110.38	94.12	29.49	117.27	31.00	408.80	95.33 to 99.13	28,433	26,762
3	7	80.42	78.41	71.49	20.20	109.68	40.80	112.94	40.80 to 112.94	62,500	44,681
<u>ALL</u>											
	172	97.41	109.08	92.19	29.33	118.31	31.00	408.80	94.70 to 99.05	29,819	27,491

PAD 2008 Preliminary Statistics

Base Stat

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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	158	97.54	110.32	92.23	26.68	119.61	40.80	408.80	95.33 to 99.05	32,350	29,837
2	14	69.25	95.00	81.20	77.05	117.00	31.00	280.00	34.00 to 142.00	1,253	1,017
____ALL____											
	172	97.41	109.08	92.19	29.33	118.31	31.00	408.80	94.70 to 99.05	29,819	27,491

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	170	97.41	108.89	92.12	29.33	118.21	31.00	408.80	94.62 to 99.05	30,117	27,744
06											
07	2	124.75	124.75	134.11	22.51	93.02	96.67	152.83	N/A	4,500	6,035
____ALL____											
	172	97.41	109.08	92.19	29.33	118.31	31.00	408.80	94.70 to 99.05	29,819	27,491

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0501											
65-0005	53	99.20	112.74	96.12	24.61	117.29	57.99	290.45	97.61 to 102.20	16,300	15,668
65-0011	113	95.58	108.04	92.56	30.94	116.73	31.00	408.80	93.85 to 97.76	35,642	32,988
85-0047	2	40.40	40.40	40.80	0.99	99.03	40.00	40.80	N/A	51,100	20,847
85-0060	4	96.58	124.18	95.16	32.46	130.49	91.55	212.00	N/A	33,812	32,176
85-0070											
NonValid School											
____ALL____											
	172	97.41	109.08	92.19	29.33	118.31	31.00	408.80	94.70 to 99.05	29,819	27,491

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	17	71.32	90.66	71.81	64.09	126.26	31.00	280.00	40.00 to 131.00	2,491	1,788
Prior TO 1860											
1860 TO 1899	7	94.00	94.63	94.46	4.00	100.17	84.40	99.93	84.40 to 99.93	16,657	15,735
1900 TO 1919	67	100.20	129.57	97.76	42.86	132.55	40.80	408.80	97.83 to 108.67	16,548	16,176
1920 TO 1939	25	98.42	97.46	96.84	6.84	100.64	61.04	113.78	94.10 to 101.03	28,335	27,439
1940 TO 1949	4	95.80	138.28	103.47	53.88	133.64	83.13	278.40	N/A	16,575	17,150
1950 TO 1959	17	89.25	82.12	76.91	18.92	106.77	50.62	110.45	59.87 to 99.76	46,058	35,425
1960 TO 1969	14	94.71	99.78	95.50	11.99	104.48	83.54	153.22	85.92 to 107.05	61,150	58,398
1970 TO 1979	13	96.67	103.25	91.20	16.42	113.21	64.24	166.50	93.18 to 107.15	66,615	60,753
1980 TO 1989	5	94.70	95.17	94.47	2.19	100.74	91.55	98.05	N/A	59,100	55,834
1990 TO 1994	2	89.58	89.58	87.92	6.10	101.89	84.12	95.04	N/A	86,250	75,832
1995 TO 1999	1	96.17	96.17	96.17			96.17	96.17	N/A	113,500	109,150
2000 TO Present											
ALL	172	97.41	109.08	92.19	29.33	118.31	31.00	408.80	94.70 to 99.05	29,819	27,491

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	38	113.60	141.72	147.39	60.25	96.15	31.00	408.80	94.00 to 162.13	1,998	2,945
5000 TO 9999	25	102.20	130.61	130.97	38.60	99.73	47.30	322.86	97.83 to 123.00	6,828	8,942
Total \$											
1 TO 9999	63	102.32	137.31	136.02	55.85	100.95	31.00	408.80	99.20 to 131.20	3,914	5,324
10000 TO 29999	44	98.43	97.70	98.57	13.52	99.12	54.95	153.22	94.02 to 99.83	18,982	18,710
30000 TO 59999	34	95.82	91.43	90.48	9.99	101.05	57.99	107.15	90.20 to 98.98	42,235	38,214
60000 TO 99999	22	93.02	87.41	86.89	9.55	100.59	50.62	102.69	85.92 to 95.04	70,827	61,541
100000 TO 149999	9	93.85	86.69	87.06	10.57	99.57	40.80	101.60	80.42 to 96.17	116,988	101,846
ALL	172	97.41	109.08	92.19	29.33	118.31	31.00	408.80	94.70 to 99.05	29,819	27,491

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:	172	MEDIAN:	97	COV:	51.24	95% Median C.I.:	94.70 to 99.05	(! : Derived)
TOTAL Sales Price:	5,089,951	WGT. MEAN:	92	STD:	55.90	95% Wgt. Mean C.I.:	88.51 to 95.88	
TOTAL Adj.Sales Price:	5,128,951	MEAN:	109	AVG.ABS.DEV:	28.57	95% Mean C.I.:	100.72 to 117.43	
TOTAL Assessed Value:	4,728,575							
AVG. Adj. Sales Price:	29,819	COD:	29.33	MAX Sales Ratio:	408.80			
AVG. Assessed Value:	27,491	PRD:	118.31	MIN Sales Ratio:	31.00			

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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	32	98.46	112.26	101.82	48.72	110.25	31.00	304.44	77.50 to 131.20	1,816	1,849
5000 TO 9999	30	99.51	120.58	101.36	35.43	118.96	54.95	336.00	95.33 to 106.00	7,236	7,334
Total \$ _____											
1 TO 9999	62	99.51	116.28	101.46	42.02	114.62	31.00	336.00	94.00 to 106.00	4,439	4,503
10000 TO 29999	50	98.99	118.94	97.19	33.07	122.39	57.99	408.80	94.10 to 100.00	20,562	19,983
30000 TO 59999	40	95.82	93.23	87.42	14.75	106.65	40.80	153.22	91.55 to 98.85	50,225	43,905
60000 TO 99999	15	93.85	93.83	93.48	3.29	100.37	84.12	102.69	91.98 to 97.46	78,880	73,738
100000 TO 149999	5	96.08	93.49	92.81	5.03	100.73	80.42	101.60	N/A	126,680	117,573
ALL _____											
	172	97.41	109.08	92.19	29.33	118.31	31.00	408.80	94.70 to 99.05	29,819	27,491

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	69.25	91.87	72.05	70.13	127.52	31.00	280.00	40.00 to 131.00	1,771	1,276
10	7	99.64	106.77	97.93	15.53	109.03	85.83	176.39	85.83 to 176.39	6,857	6,715
20	46	99.13	122.58	92.03	36.65	133.20	40.80	408.80	95.33 to 100.53	19,007	17,492
30	102	96.13	105.94	92.19	22.96	114.92	47.30	322.86	93.95 to 98.44	40,296	37,147
40	1	99.14	99.14	99.14			99.14	99.14	N/A	68,000	67,415
ALL _____											
	172	97.41	109.08	92.19	29.33	118.31	31.00	408.80	94.70 to 99.05	29,819	27,491

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	16	69.25	91.87	72.05	70.13	127.52	31.00	280.00	40.00 to 131.00	1,771	1,276
100	3	152.83	138.67	137.35	15.23	100.96	96.67	166.50	N/A	3,333	4,578
101	110	96.13	104.81	90.91	22.62	115.29	40.80	322.86	94.10 to 98.85	36,475	33,159
102	11	99.05	107.42	96.53	18.49	111.28	68.64	162.13	85.80 to 147.39	21,645	20,894
104	28	101.13	133.66	95.62	43.68	139.79	51.21	408.80	94.02 to 113.78	25,988	24,849
106	4	101.41	105.37	107.75	21.09	97.79	71.32	147.33	N/A	28,125	30,303
ALL _____											
	172	97.41	109.08	92.19	29.33	118.31	31.00	408.80	94.70 to 99.05	29,819	27,491

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:	172	MEDIAN:	97	COV:	51.24	95% Median C.I.:	94.70 to 99.05	(!: Derived)
TOTAL Sales Price:	5,089,951	WGT. MEAN:	92	STD:	55.90	95% Wgt. Mean C.I.:	88.51 to 95.88	
TOTAL Adj.Sales Price:	5,128,951	MEAN:	109	AVG.ABS.DEV:	28.57	95% Mean C.I.:	100.72 to 117.43	
TOTAL Assessed Value:	4,728,575							
AVG. Adj. Sales Price:	29,819	COD:	29.33	MAX Sales Ratio:	408.80			
AVG. Assessed Value:	27,491	PRD:	118.31	MIN Sales Ratio:	31.00			

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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)	19	85.00	97.25	94.64	56.66	102.76	31.00	280.00	42.44 to 131.00	2,444	2,313
10	5	100.53	150.73	156.19	53.82	96.50	94.62	290.45	N/A	1,986	3,102
20	44	102.85	139.59	115.74	48.12	120.60	47.30	408.80	99.22 to 131.20	8,807	10,194
30	86	95.82	98.23	91.13	15.32	107.79	40.80	257.00	93.95 to 98.44	39,170	35,696
40	16	93.22	88.51	88.37	9.01	100.15	51.21	99.14	83.54 to 97.46	77,400	68,401
50	2	76.88	76.88	72.08	22.13	106.65	59.87	93.89	N/A	39,000	28,112
ALL	172	97.41	109.08	92.19	29.33	118.31	31.00	408.80	94.70 to 99.05	29,819	27,491

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

Residential:

The contracted appraiser and the assessor reviewed all residential sales. Stanard Appraisal Service completed a review of all rural acreage sales.

Stanard Appraisal Service Inc completed re-valuation of all improvements in 8 of 16 rural precincts. Standard Appraisal Service will complete the remaining eight precincts for 2009.

All pick-up work was completed.

2008 Assessment Survey for Nuckolls County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by: Contracted Appraiser, Assessor and Office Staff.
2.	Valuation done by: Assessor with the contracted Appraiser advising.
3.	Pickup work done by whom: Contracted Appraiser, Assessor and Office Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2003
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information? 2007
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? 2007
7.	Number of market areas/neighborhoods for this property class: Eight
8.	How are these defined? 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.

11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	Not recognized.
12.	Are the county's ag residential and rural residential improvements classified and valued in the same manner?
	Yes.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
41	22		63

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:	166	MEDIAN:	98	COV:	39.82	95% Median C.I.:	95.86 to 99.05	(! : Derived)
TOTAL Sales Price:	4,950,251	WGT. MEAN:	96	STD:	41.92	95% Wgt. Mean C.I.:	93.14 to 98.28	
TOTAL Adj.Sales Price:	4,989,251	MEAN:	105	AVG.ABS.DEV:	20.96	95% Mean C.I.:	98.90 to 111.66	
TOTAL Assessed Value:	4,775,045							
AVG. Adj. Sales Price:	30,055	COD:	21.45	MAX Sales Ratio:	336.00			
AVG. Assessed Value:	28,765	PRD:	110.00	MIN Sales Ratio:	32.40			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	13	98.85	111.81	97.94	18.04	114.16	83.13	280.00	95.27 to 103.00	17,892	17,524
10/01/05 TO 12/31/05	25	97.83	100.06	97.56	9.58	102.57	50.63	162.13	96.08 to 99.22	35,600	34,730
01/01/06 TO 03/31/06	23	94.25	102.38	95.41	21.22	107.30	40.00	304.44	93.27 to 99.13	29,243	27,901
04/01/06 TO 06/30/06	29	95.77	98.50	95.53	16.40	103.12	32.40	209.55	93.51 to 99.83	30,126	28,778
07/01/06 TO 09/30/06	26	95.83	93.97	94.23	19.54	99.73	34.00	173.85	81.50 to 101.39	40,750	38,398
10/01/06 TO 12/31/06	18	99.82	115.88	93.99	28.97	123.29	47.30	230.53	94.11 to 131.20	21,545	20,250
01/01/07 TO 03/31/07	13	95.20	115.60	94.78	31.77	121.97	72.96	336.00	83.20 to 107.05	28,507	27,019
04/01/07 TO 06/30/07	19	98.33	119.90	97.23	36.11	123.32	50.62	260.69	91.55 to 142.00	26,444	25,712
<u>Study Years</u>											
07/01/05 TO 06/30/06	90	97.34	101.85	96.39	15.90	105.67	32.40	304.44	95.58 to 99.00	29,654	28,582
07/01/06 TO 06/30/07	76	98.20	109.34	94.93	27.92	115.19	34.00	336.00	94.70 to 102.40	30,531	28,982
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	96	96.51	101.46	94.84	20.89	106.98	32.40	304.44	94.00 to 99.22	31,183	29,574
<u>ALL</u>											
	166	97.69	105.28	95.71	21.45	110.00	32.40	336.00	95.86 to 99.05	30,055	28,765

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
HARDY	12	96.99	91.15	95.86	14.29	95.08	34.00	131.20	93.89 to 100.53	8,333	7,988
LAWRENCE	15	98.98	99.25	87.00	20.65	114.08	57.99	176.39	68.64 to 100.25	21,206	18,450
NELSON	33	98.95	109.45	100.52	16.80	108.89	81.50	209.55	95.38 to 103.00	14,173	14,247
NORA	1	94.03	94.03	94.03			94.03	94.03	N/A	28,001	26,330
OAK	2	66.46	66.46	90.13	39.81	73.74	40.00	92.92	N/A	1,900	1,712
RURAL ACREAGE	7	98.70	99.90	103.04	3.19	96.95	95.27	112.17	95.27 to 112.17	62,500	64,401
RUSKIN	4	96.58	124.18	95.16	32.46	130.49	91.55	212.00	N/A	33,812	32,176
SUPERIOR	92	96.81	107.16	94.97	25.06	112.83	32.40	336.00	93.95 to 99.60	38,031	36,119
<u>ALL</u>											
	166	97.69	105.28	95.71	21.45	110.00	32.40	336.00	95.86 to 99.05	30,055	28,765

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	159	97.61	105.52	95.00	22.27	111.07	32.40	336.00	95.58 to 99.05	28,627	27,196
3	7	98.70	99.90	103.04	3.19	96.95	95.27	112.17	95.27 to 112.17	62,500	64,401
<u>ALL</u>											
	166	97.69	105.28	95.71	21.45	110.00	32.40	336.00	95.86 to 99.05	30,055	28,765

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:	166	MEDIAN:	98	COV:	39.82	95% Median C.I.:	95.86 to 99.05	(! : Derived)
TOTAL Sales Price:	4,950,251	WGT. MEAN:	96	STD:	41.92	95% Wgt. Mean C.I.:	93.14 to 98.28	
TOTAL Adj.Sales Price:	4,989,251	MEAN:	105	AVG.ABS.DEV:	20.96	95% Mean C.I.:	98.90 to 111.66	
TOTAL Assessed Value:	4,775,045							
AVG. Adj. Sales Price:	30,055	COD:	21.45	MAX Sales Ratio:	336.00			
AVG. Assessed Value:	28,765	PRD:	110.00	MIN Sales Ratio:	32.40			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	154	97.80	105.55	95.75	18.35	110.24	47.30	336.00	96.17 to 99.05	32,294	30,921
2	12	75.50	101.79	83.06	77.32	122.55	32.40	280.00	40.00 to 142.00	1,320	1,097
____ALL____											
	166	97.69	105.28	95.71	21.45	110.00	32.40	336.00	95.86 to 99.05	30,055	28,765

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	164	97.69	105.06	95.64	21.39	109.85	32.40	336.00	95.77 to 99.05	30,367	29,043
06											
07	2	123.17	123.17	132.00	21.51	93.31	96.67	149.67	N/A	4,500	5,940
____ALL____											
	166	97.69	105.28	95.71	21.45	110.00	32.40	336.00	95.86 to 99.05	30,055	28,765

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0501											
65-0005	52	98.65	105.40	95.04	16.98	110.90	57.99	209.55	95.38 to 99.22	16,325	15,515
65-0011	108	97.09	105.18	95.76	23.05	109.83	32.40	336.00	94.88 to 99.22	36,137	34,606
85-0047	2	69.97	69.97	99.82	42.83	70.10	40.00	99.94	N/A	51,100	51,007
85-0060	4	96.58	124.18	95.16	32.46	130.49	91.55	212.00	N/A	33,812	32,176
85-0070											
NonValid School											
____ALL____											
	166	97.69	105.28	95.71	21.45	110.00	32.40	336.00	95.86 to 99.05	30,055	28,765

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:	166	MEDIAN:	98	COV:	39.82	95% Median C.I.:	95.86 to 99.05	(! : Derived)
TOTAL Sales Price:	4,950,251	WGT. MEAN:	96	STD:	41.92	95% Wgt. Mean C.I.:	93.14 to 98.28	
TOTAL Adj.Sales Price:	4,989,251	MEAN:	105	AVG.ABS.DEV:	20.96	95% Mean C.I.:	98.90 to 111.66	
TOTAL Assessed Value:	4,775,045							
AVG. Adj. Sales Price:	30,055	COD:	21.45	MAX Sales Ratio:	336.00			
AVG. Assessed Value:	28,765	PRD:	110.00	MIN Sales Ratio:	32.40			

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	15	85.00	98.98	84.93	57.74	116.54	32.40	280.00	42.44 to 131.00	2,710	2,301
Prior TO 1860											
1860 TO 1899	7	96.79	96.62	97.48	2.24	99.12	92.92	99.93	92.92 to 99.93	16,657	16,237
1900 TO 1919	66	99.13	118.16	101.45	29.77	116.46	47.30	336.00	96.95 to 100.53	16,571	16,812
1920 TO 1939	24	98.70	96.55	96.64	7.43	99.90	58.75	113.78	93.87 to 102.74	28,224	27,276
1940 TO 1949	4	95.80	98.53	91.48	12.39	107.71	83.13	119.40	N/A	16,575	15,162
1950 TO 1959	16	93.74	86.74	83.70	14.46	103.63	50.62	110.45	72.96 to 99.76	46,937	39,288
1960 TO 1969	14	96.52	97.64	96.55	5.49	101.13	83.54	122.16	92.28 to 100.28	61,150	59,038
1970 TO 1979	13	98.85	106.86	99.13	14.65	107.80	79.44	150.50	93.56 to 122.08	66,615	66,033
1980 TO 1989	5	94.70	95.55	94.85	2.58	100.73	91.55	99.58	N/A	59,100	56,059
1990 TO 1994	1	87.92	87.92	87.92			87.92	87.92	N/A	112,500	98,905
1995 TO 1999	1	96.17	96.17	96.17			96.17	96.17	N/A	113,500	109,150
2000 TO Present											
ALL	166	97.69	105.28	95.71	21.45	110.00	32.40	336.00	95.86 to 99.05	30,055	28,765

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	36	100.39	126.36	124.35	53.68	101.62	32.40	336.00	90.59 to 147.39	2,061	2,564
5000 TO 9999	25	102.20	116.56	117.59	23.78	99.12	47.30	260.69	97.83 to 119.40	6,828	8,029
Total \$											
1 TO 9999	61	100.53	122.34	119.64	41.57	102.26	32.40	336.00	96.67 to 119.40	4,015	4,803
10000 TO 29999	43	98.42	97.96	97.58	10.16	100.39	62.07	147.33	94.88 to 99.60	19,074	18,613
30000 TO 59999	32	96.87	93.78	93.08	8.64	100.74	57.99	122.08	93.48 to 98.98	42,906	39,938
60000 TO 99999	21	93.59	91.49	91.50	6.49	99.99	50.62	102.69	91.98 to 97.76	71,342	65,276
100000 TO 149999	9	96.08	97.68	98.09	5.23	99.58	87.92	112.17	93.18 to 105.82	116,988	114,755
ALL	166	97.69	105.28	95.71	21.45	110.00	32.40	336.00	95.86 to 99.05	30,055	28,765

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:	166	MEDIAN:	98	COV:	39.82	95% Median C.I.:	95.86 to 99.05	(! : Derived)
TOTAL Sales Price:	4,950,251	WGT. MEAN:	96	STD:	41.92	95% Wgt. Mean C.I.:	93.14 to 98.28	
TOTAL Adj.Sales Price:	4,989,251	MEAN:	105	AVG.ABS.DEV:	20.96	95% Mean C.I.:	98.90 to 111.66	
TOTAL Assessed Value:	4,775,045							
AVG. Adj. Sales Price:	30,055	COD:	21.45	MAX Sales Ratio:	336.00			
AVG. Assessed Value:	28,765	PRD:	110.00	MIN Sales Ratio:	32.40			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	33	95.20	112.74	100.02	47.92	112.71	32.40	304.44	85.00 to 131.00	1,943	1,943
5000 TO 9999	30	99.51	112.66	101.75	21.75	110.72	62.07	336.00	97.61 to 103.33	7,486	7,617
Total \$ _____											
1 TO 9999	63	99.20	112.70	101.36	34.63	111.18	32.40	336.00	95.33 to 102.31	4,583	4,645
10000 TO 29999	45	98.44	106.53	95.75	19.41	111.25	57.99	260.69	94.11 to 99.64	20,864	19,978
30000 TO 59999	34	97.09	96.56	93.90	10.05	102.83	50.62	147.33	93.56 to 99.58	47,176	44,300
60000 TO 99999	18	93.90	94.24	93.92	3.57	100.34	79.44	102.69	92.76 to 97.76	79,011	74,207
100000 TO 149999	5	96.17	98.24	97.96	3.43	100.28	93.18	105.82	N/A	117,580	115,187
150000 TO 249999	1	112.17	112.17	112.17			112.17	112.17	N/A	147,500	165,455
ALL _____											
	166	97.69	105.28	95.71	21.45	110.00	32.40	336.00	95.86 to 99.05	30,055	28,765

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	87.50	100.96	92.08	58.98	109.64	32.40	280.00	40.00 to 142.00	1,903	1,752
10	7	100.25	109.27	100.77	13.90	108.44	85.86	176.39	85.86 to 176.39	6,857	6,910
20	44	99.03	113.83	99.78	23.36	114.08	62.07	336.00	97.61 to 99.94	18,166	18,126
30	100	96.13	101.90	94.81	16.55	107.48	47.30	230.53	94.02 to 98.07	40,472	38,371
40	1	99.14	99.14	99.14			99.14	99.14	N/A	68,000	67,415
ALL _____											
	166	97.69	105.28	95.71	21.45	110.00	32.40	336.00	95.86 to 99.05	30,055	28,765

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	14	87.50	100.96	92.08	58.98	109.64	32.40	280.00	40.00 to 142.00	1,903	1,752
100	3	149.67	132.28	133.85	11.99	98.83	96.67	150.50	N/A	3,333	4,461
101	107	97.76	100.99	94.38	15.41	107.01	47.30	304.44	95.33 to 99.00	36,498	34,445
102	10	97.13	104.20	94.49	17.35	110.28	68.64	162.13	85.80 to 147.39	20,710	19,568
104	28	98.79	121.33	100.94	27.75	120.19	87.50	336.00	94.11 to 108.50	25,988	26,234
106	4	101.41	105.37	107.75	21.09	97.79	71.32	147.33	N/A	28,125	30,303
ALL _____											
	166	97.69	105.28	95.71	21.45	110.00	32.40	336.00	95.86 to 99.05	30,055	28,765

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:	166	MEDIAN:	98	COV:	39.82	95% Median C.I.:	95.86 to 99.05	(! : Derived)
TOTAL Sales Price:	4,950,251	WGT. MEAN:	96	STD:	41.92	95% Wgt. Mean C.I.:	93.14 to 98.28	
TOTAL Adj.Sales Price:	4,989,251	MEAN:	105	AVG.ABS.DEV:	20.96	95% Mean C.I.:	98.90 to 111.66	
TOTAL Assessed Value:	4,775,045							
AVG. Adj. Sales Price:	30,055	COD:	21.45	MAX Sales Ratio:	336.00			
AVG. Assessed Value:	28,765	PRD:	110.00	MIN Sales Ratio:	32.40			

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	17	92.92	104.85	105.85	51.82	99.05	32.40	280.00	42.44 to 142.00	2,632	2,786
10	5	100.53	129.17	133.99	43.08	96.40	67.72	209.55	N/A	1,986	2,661
20	44	100.09	118.45	106.46	27.82	111.27	47.30	336.00	97.61 to 110.45	8,807	9,376
30	82	97.30	99.77	95.71	13.50	104.25	50.62	260.69	94.25 to 98.95	39,398	37,705
40	16	93.43	91.39	91.59	5.94	99.78	73.08	99.14	87.92 to 97.46	77,400	70,892
50	2	96.30	96.30	96.97	2.50	99.30	93.89	98.70	N/A	39,000	37,820
ALL	166	97.69	105.28	95.71	21.45	110.00	32.40	336.00	95.86 to 99.05	30,055	28,765

**2008 Correlation Section
for Nuckolls County**

Residential Real Property

I. Correlation

RESIDENTIAL: The following tables all offer support of the calculated median as the official level of value for residential property in Nuckolls County. The assessment actions accurately reflect valuation changes that occurred in the county.

Discussion throughout the past year between the Nuckolls County Assessor and her state liaison have revealed that she is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county.

One area within the subclass breakdowns of her statistical reports that seemed underassessed was the unimproved residential land. Upon further review of the sales, 6 were located in the assessor location of Superior with assessed values ranging from \$355 to \$5,830 depending on their location, 2 were in the village of Hardy and then 1 sale each in Nelson, Lawrence, Oak and Ruskin. The Assessor will continue to monitor land sales but with such a diverse group, no single percentage adjustment would be recommended to improve the assessment of unimproved land.

There is no information available to indicate that the level of value for residential property in Nuckolls County is other than the calculated median of 98%.

**2008 Correlation Section
for Nuckolls 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	255	166	65.1
2007	270	176	65.19
2006	261	163	62.45
2005	276	160	57.97
2004	273	123	45.05
2003	231	96	41.56
2002	228	126	55.26
2001	253	154	60.87

RESIDENTIAL: Table 2 represents evidence that the sales verification in Nuckolls County is established and part of their normal procedures. The past 3 years the fluctuation in the percentage of sales used is minimal, and it should be noted that the total number of residential sales has decreased. A review of the total residential sales in Nuckolls County shows 23 sales that were coded out for having substantially changed since the date of the sale. It does not appear that Nuckolls County has excessively trimmed their sales.

**2008 Correlation Section
for Nuckolls 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 Nuckolls County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	97.41	-0.21	97.21	97.69
2007	98.09	1.44	99.51	98.23
2006	98.33	0.76	99.08	98.79
2005	94.81	10.25	104.52	97.95
2004	95.95	10.37	105.9	95.93
2003	95	1.17	96.11	95
2002	93	-0.29	92.73	93
2001	94	0.36	94.34	95

RESIDENTIAL: Table 3 illustrates that the residential values when trended from the previous year arrive at a ratio very similar to the R & O Ratio. The conclusion may be drawn that the residential population and the residential sales were treated uniformly. The trended ratio offers strong support for the calculated level of value at 97.69% of market and either the calculated ratio or the trended ratio could be used to call a level of value for residential property in Nuckolls County.

**2008 Correlation Section
for Nuckolls 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 Nuckolls 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)
5.33	2008	-0.21
8.32	2007	1.44
-1.77	2006	0.76
2.91	2005	10.25
12.6	2004	10.37
2.13	2003	1.17
0.02	2002	-0.29
0.28	2001	0.36

RESIDENTIAL: A review of Table IV appears to show unequal movement in the sales file. 3 of the 7 rural acreage sales were in the last 12 months of the study years. This time frame is used to develop this table and it is likely there is an over-representation during this time frame of the rural acreages in comparison to the population as a whole. The movement while appearing uneven, is not alarmingly different and does not in itself suggest that the sold and unsold residential properties were not valued uniformly.

2008 Correlation Section for Nuckolls 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 Nuckolls County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.69	95.71	105.28

RESIDENTIAL: A review of Table 5 indicates the median coming in at 97.69% with the wgt mean lower at 95.71% and the mean being more susceptible to outliers slightly high at 105.28%. All three measures of central tendency are within or close to within the acceptable range giving credibility to the calculated statistical level of value. A review of the qualified residential sales in Nuckolls County shows her commitment to using all possible sales as there are some outliers in the file causing the mean to be slightly elevated.

**2008 Correlation Section
for Nuckolls 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	21.45	110.00
Difference	6.45	7

RESIDENTIAL: Table 6 accurately reflects that the COD and PRD are both above the acceptable range for qualitative measures. This is to be expected after a review of the minimum and maximum sales which indicate that there are outliers within the residential sales data base. This would be another indication that there has been no excessive trimming. Upon closer inspection, the assessor location of Oak has a COD of 39.81 and the small village of Ruskin has a COD of 32.46, both of these have a negative impact on the overall residential sales file qualitative measures. Two of the outlier sales in these combined 6 sales have sale prices of \$250 or less. With so few sales in some of the rural areas, the assessor tries to use as many sales as possible believing they have some informational value.

**2008 Correlation Section
for Nuckolls 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	172	166	-6
Median	97.41	97.69	0.28
Wgt. Mean	92.19	95.71	3.52
Mean	109.08	105.28	-3.8
COD	29.33	21.45	-7.88
PRD	118.31	110.00	-8.31
Min Sales Ratio	31.00	32.40	1.4
Max Sales Ratio	408.80	336.00	-72.8

RESIDENTIAL: Table 7 shows that there were 6 sales removed following the preliminary statistics. Upon completion of pickup work and sales verification, these 6 sales were deemed not arms length due to a substantial change occurring on the parcel after the time of sale or information was received indicating the sale should be disqualified through verification of the sale. Due to the health of the County Assessor, some of the sales verification was not as timely as in the past. The changes in the remaining statistics give mathematical support to the reported assessment actions.

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:	24	MEDIAN:	96	COV:	34.02	95% Median C.I.:	90.08 to 121.00	(! : Derived)
TOTAL Sales Price:	592,300	WGT. MEAN:	96	STD:	34.76	95% Wgt. Mean C.I.:	82.19 to 110.10	
TOTAL Adj.Sales Price:	570,300	MEAN:	102	AVG.ABS.DEV:	24.30	95% Mean C.I.:	87.50 to 116.86	
TOTAL Assessed Value:	548,315							
AVG. Adj. Sales Price:	23,762	COD:	25.43	MAX Sales Ratio:	171.10			
AVG. Assessed Value:	22,846	PRD:	106.28	MIN Sales Ratio:	35.70			

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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	7	95.38	98.18	93.03	9.39	105.54	80.50	121.00	80.50 to 121.00	21,828	20,306
01/01/05 TO 03/31/05	2	112.95	112.95	132.33	51.48	85.35	54.80	171.10	N/A	15,000	19,850
04/01/05 TO 06/30/05	3	142.30	142.90	143.46	0.88	99.61	141.33	145.08	N/A	15,500	22,236
07/01/05 TO 09/30/05	1	91.25	91.25	91.25			91.25	91.25	N/A	1,200	1,095
10/01/05 TO 12/31/05	3	84.41	70.23	76.79	21.67	91.45	35.70	90.57	N/A	64,999	49,913
01/01/06 TO 03/31/06	1	165.85	165.85	165.85			165.85	165.85	N/A	17,000	28,195
04/01/06 TO 06/30/06	1	97.36	97.36	97.36			97.36	97.36	N/A	40,000	38,945
07/01/06 TO 09/30/06	1	95.64	95.64	95.64			95.64	95.64	N/A	18,000	17,215
10/01/06 TO 12/31/06	1	35.92	35.92	35.92			35.92	35.92	N/A	13,000	4,670
01/01/07 TO 03/31/07	2	93.15	93.15	99.49	7.14	93.63	86.50	99.80	N/A	21,500	21,390
04/01/07 TO 06/30/07	2	113.73	113.73	124.05	16.06	91.68	95.47	131.99	N/A	6,900	8,560
<u>Study Years</u>											
07/01/04 TO 06/30/05	12	103.15	111.82	108.40	25.51	103.16	54.80	171.10	90.08 to 142.30	19,108	20,712
07/01/05 TO 06/30/06	6	90.91	94.19	86.09	26.36	109.41	35.70	165.85	35.70 to 165.85	42,199	36,329
07/01/06 TO 06/30/07	6	95.56	90.89	93.15	19.11	97.57	35.92	131.99	35.92 to 131.99	14,633	13,630
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	9	91.25	106.28	94.33	40.71	112.67	35.70	171.10	54.80 to 145.08	30,299	28,582
01/01/06 TO 12/31/06	4	96.50	98.69	101.16	34.11	97.56	35.92	165.85	N/A	22,000	22,256
<u>ALL</u>											
	24	95.56	102.18	96.15	25.43	106.28	35.70	171.10	90.08 to 121.00	23,762	22,846

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LAWRENCE	4	85.54	91.80	87.24	28.23	105.23	54.80	141.33	N/A	21,874	19,083
NELSON	4	105.54	107.39	94.22	18.10	113.98	86.50	131.99	N/A	28,075	26,451
RURAL	1	84.41	84.41	84.41			84.41	84.41	N/A	80,000	67,530
RUSKIN	3	95.38	94.03	94.53	1.47	99.48	91.25	95.47	N/A	1,833	1,733
SUPERIOR	12	99.05	107.42	102.96	31.57	104.33	35.70	171.10	94.00 to 145.08	23,750	24,453
<u>ALL</u>											
	24	95.56	102.18	96.15	25.43	106.28	35.70	171.10	90.08 to 121.00	23,762	22,846

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	22	96.50	103.29	98.08	26.93	105.32	35.70	171.10	90.08 to 131.99	22,149	21,723
3	2	89.94	89.94	84.81	6.15	106.05	84.41	95.47	N/A	41,500	35,197
<u>ALL</u>											
	24	95.56	102.18	96.15	25.43	106.28	35.70	171.10	90.08 to 121.00	23,762	22,846

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:	24	MEDIAN:	96	COV:	34.02	95% Median C.I.:	90.08 to 121.00	(! : Derived)
TOTAL Sales Price:	592,300	WGT. MEAN:	96	STD:	34.76	95% Wgt. Mean C.I.:	82.19 to 110.10	
TOTAL Adj.Sales Price:	570,300	MEAN:	102	AVG.ABS.DEV:	24.30	95% Mean C.I.:	87.50 to 116.86	
TOTAL Assessed Value:	548,315							
AVG. Adj. Sales Price:	23,762	COD:	25.43	MAX Sales Ratio:	171.10			
AVG. Assessed Value:	22,846	PRD:	106.28	MIN Sales Ratio:	35.70			

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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	22	96.50	105.51	100.73	24.64	104.74	35.92	171.10	90.08 to 131.99	23,968	24,144
2	2	65.59	65.59	39.87	45.57	164.49	35.70	95.47	N/A	21,500	8,572
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	24	95.56	102.18	96.15	25.43	106.28	35.70	171.10	90.08 to 121.00	23,762	22,846

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	24	95.56	102.18	96.15	25.43	106.28	35.70	171.10	90.08 to 121.00	23,762	22,846
04											
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	24	95.56	102.18	96.15	25.43	106.28	35.70	171.10	90.08 to 121.00	23,762	22,846

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0501											
65-0005	8	90.32	99.60	91.16	23.94	109.25	54.80	141.33	54.80 to 141.33	24,974	22,767
65-0011	13	98.29	105.65	98.90	30.45	106.83	35.70	171.10	84.41 to 145.08	28,076	27,767
85-0047											
85-0060	3	95.38	94.03	94.53	1.47	99.48	91.25	95.47	N/A	1,833	1,733
85-0070											
NonValid School											
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	24	95.56	102.18	96.15	25.43	106.28	35.70	171.10	90.08 to 121.00	23,762	22,846

PAD 2008 Preliminary Statistics

State Stat Run

Type: Qualified

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

NUMBER of Sales:	24	MEDIAN:	96	COV:	34.02	95% Median C.I.:	90.08 to 121.00	(! : Derived)
TOTAL Sales Price:	592,300	WGT. MEAN:	96	STD:	34.76	95% Wgt. Mean C.I.:	82.19 to 110.10	
TOTAL Adj.Sales Price:	570,300	MEAN:	102	AVG.ABS.DEV:	24.30	95% Mean C.I.:	87.50 to 116.86	
TOTAL Assessed Value:	548,315							
AVG. Adj. Sales Price:	23,762	COD:	25.43	MAX Sales Ratio:	171.10			
AVG. Assessed Value:	22,846	PRD:	106.28	MIN Sales Ratio:	35.70			

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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	2	65.59	65.59	39.87	45.57	164.49	35.70	95.47	N/A	21,500	8,572	
Prior TO 1860												
1860 TO 1899	1	108.00	108.00	108.00			108.00	108.00	N/A	5,000	5,400	
1900 TO 1919	9	141.33	129.92	134.00	17.35	96.95	91.25	171.10	94.00 to 165.85	14,466	19,385	
1920 TO 1939	4	83.50	74.58	46.50	19.60	160.37	35.92	95.38	N/A	4,075	1,895	
1940 TO 1949	1	131.99	131.99	131.99			131.99	131.99	N/A	10,800	14,255	
1950 TO 1959	1	95.64	95.64	95.64			95.64	95.64	N/A	18,000	17,215	
1960 TO 1969	1	90.08	90.08	90.08			90.08	90.08	N/A	100,000	90,080	
1970 TO 1979	2	72.69	72.69	86.37	24.61	84.16	54.80	90.57	N/A	42,499	36,705	
1980 TO 1989												
1990 TO 1994	2	91.35	91.35	89.04	7.60	102.60	84.41	98.29	N/A	60,000	53,422	
1995 TO 1999												
2000 TO Present	1	99.80	99.80	99.80			99.80	99.80	N/A	42,000	41,915	
ALL	24	95.56	102.18	96.15	25.43	106.28	35.70	171.10	90.08 to 121.00	23,762	22,846	

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	7	95.38	101.63	100.99	14.91	100.64	80.50	141.33	80.50 to 141.33	1,357	1,370	
5000 TO 9999	2	101.00	101.00	101.00	6.93	100.00	94.00	108.00	N/A	5,000	5,050	
Total \$												
1 TO 9999	9	95.38	101.49	100.99	13.23	100.49	80.50	141.33	86.50 to 121.00	2,166	2,188	
10000 TO 29999	8	137.15	117.84	126.03	27.89	93.50	35.92	171.10	35.92 to 171.10	16,725	21,078	
30000 TO 59999	4	97.83	82.79	83.00	16.62	99.75	35.70	99.80	N/A	40,500	33,613	
60000 TO 99999	2	87.49	87.49	87.39	3.52	100.11	84.41	90.57	N/A	77,499	67,730	
100000 TO 149999	1	90.08	90.08	90.08			90.08	90.08	N/A	100,000	90,080	
ALL	24	95.56	102.18	96.15	25.43	106.28	35.70	171.10	90.08 to 121.00	23,762	22,846	

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:	24	MEDIAN:	96	COV:	34.02	95% Median C.I.:	90.08 to 121.00	(! : Derived)
TOTAL Sales Price:	592,300	WGT. MEAN:	96	STD:	34.76	95% Wgt. Mean C.I.:	82.19 to 110.10	
TOTAL Adj.Sales Price:	570,300	MEAN:	102	AVG.ABS.DEV:	24.30	95% Mean C.I.:	87.50 to 116.86	
TOTAL Assessed Value:	548,315							
AVG. Adj. Sales Price:	23,762	COD:	25.43	MAX Sales Ratio:	171.10			
AVG. Assessed Value:	22,846	PRD:	106.28	MIN Sales Ratio:	35.70			

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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	9	94.00	93.48	68.96	18.80	135.56	35.92	141.33	80.50 to 121.00	3,055	2,107
5000 TO 9999	2	81.40	81.40	72.53	32.68	112.22	54.80	108.00	N/A	7,500	5,440
Total \$ _____											
1 TO 9999	11	94.00	91.29	70.22	20.52	130.00	35.92	141.33	54.80 to 121.00	3,863	2,713
10000 TO 29999	5	131.99	114.85	97.32	27.21	118.02	35.70	165.85	N/A	21,160	20,592
30000 TO 59999	5	99.80	121.77	113.75	23.60	107.05	97.36	171.10	N/A	33,400	37,994
60000 TO 99999	3	90.08	88.35	88.45	2.28	99.89	84.41	90.57	N/A	84,999	75,180
ALL _____											
	24	95.56	102.18	96.15	25.43	106.28	35.70	171.10	90.08 to 121.00	23,762	22,846

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	65.59	65.59	39.87	45.57	164.49	35.70	95.47	N/A	21,500	8,572
10	18	99.05	110.43	105.18	26.10	104.99	35.92	171.10	90.57 to 141.33	20,894	21,976
20	4	90.66	83.37	89.68	12.06	92.96	54.80	97.36	N/A	37,800	33,900
ALL _____											
	24	95.56	102.18	96.15	25.43	106.28	35.70	171.10	90.08 to 121.00	23,762	22,846

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	86.50	72.56	40.93	23.03	177.27	35.70	95.47	N/A	14,667	6,003
309	1	131.99	131.99	131.99			131.99	131.99	N/A	10,800	14,255
325	3	95.64	94.83	93.58	2.69	101.34	90.57	98.29	N/A	44,333	41,486
343	1	90.08	90.08	90.08			90.08	90.08	N/A	100,000	90,080
344	1	108.00	108.00	108.00			108.00	108.00	N/A	5,000	5,400
353	3	145.08	152.83	152.02	6.62	100.53	142.30	171.10	N/A	21,666	32,936
406	10	94.69	97.98	98.19	28.19	99.79	35.92	165.85	54.80 to 141.33	9,250	9,082
409	1	84.41	84.41	84.41			84.41	84.41	N/A	80,000	67,530
442	1	97.36	97.36	97.36			97.36	97.36	N/A	40,000	38,945
ALL _____											
	24	95.56	102.18	96.15	25.43	106.28	35.70	171.10	90.08 to 121.00	23,762	22,846

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

Commercial:

The contracted appraiser and assessor reviewed all commercial sales.

After an analysis of all useable sales, updated commercial cost tables and depreciation tables on all commercial property.

All pick-up work was completed.

2008 Assessment Survey for Nuckolls County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Contracted appraiser, Assessor and Office Staff.
2.	Valuation done by:
	Assessor with contracted appraiser advising.
3.	Pickup work done by whom:
	Contracted appraiser, Assessor and Office Staff.
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	6/15/2006
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2007
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The Nuckolls County Assessor does not utilize the income approach regularly. In 2001, a contracted appraiser used the income approach for all the county's elevators.
7.	When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	2007
8.	Number of market areas/neighborhoods for this property class?
	There are eight market areas for the commercial property class: Superior, Nelson, Lawrence, Oak, Nora, Ruskin, Hardy and Rural.
9.	How are these defined?
	The commercial market areas are defined by location.
10.	Is "Assessor Location" a usable valuation identity?
	Yes.
11.	Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)
	No.

12.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? <i>(Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)</i>
	Not recognized.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
2	4		6

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:	24	MEDIAN:	96	COV:	33.93	95% Median C.I.:	90.57 to 121.00	(! : Derived)
TOTAL Sales Price:	592,300	WGT. MEAN:	97	STD:	34.72	95% Wgt. Mean C.I.:	82.88 to 110.64	
TOTAL Adj.Sales Price:	570,300	MEAN:	102	AVG.ABS.DEV:	24.11	95% Mean C.I.:	87.65 to 116.97	
TOTAL Assessed Value:	551,820							
AVG. Adj. Sales Price:	23,762	COD:	25.23	MAX Sales Ratio:	171.10			
AVG. Assessed Value:	22,992	PRD:	105.73	MIN Sales Ratio:	35.70			

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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	7	95.38	98.72	95.53	8.82	103.35	80.50	121.00	80.50 to 121.00	21,828	20,852
01/01/05 TO 03/31/05	2	112.95	112.95	132.33	51.48	85.35	54.80	171.10	N/A	15,000	19,850
04/01/05 TO 06/30/05	3	142.30	142.90	143.46	0.88	99.61	141.33	145.08	N/A	15,500	22,236
07/01/05 TO 09/30/05	1	91.25	91.25	91.25			91.25	91.25	N/A	1,200	1,095
10/01/05 TO 12/31/05	3	84.41	70.23	76.79	21.67	91.45	35.70	90.57	N/A	64,999	49,913
01/01/06 TO 03/31/06	1	165.85	165.85	165.85			165.85	165.85	N/A	17,000	28,195
04/01/06 TO 06/30/06	1	97.36	97.36	97.36			97.36	97.36	N/A	40,000	38,945
07/01/06 TO 09/30/06	1	95.64	95.64	95.64			95.64	95.64	N/A	18,000	17,215
10/01/06 TO 12/31/06	1	35.92	35.92	35.92			35.92	35.92	N/A	13,000	4,670
01/01/07 TO 03/31/07	2	92.78	92.78	98.76	6.76	93.94	86.50	99.05	N/A	21,500	21,232
04/01/07 TO 06/30/07	2	113.73	113.73	124.05	16.06	91.68	95.47	131.99	N/A	6,900	8,560
<u>Study Years</u>											
07/01/04 TO 06/30/05	12	103.15	112.14	110.06	25.20	101.89	54.80	171.10	93.90 to 142.30	19,108	21,031
07/01/05 TO 06/30/06	6	90.91	94.19	86.09	26.36	109.41	35.70	165.85	35.70 to 165.85	42,199	36,329
07/01/06 TO 06/30/07	6	95.56	90.76	92.79	18.98	97.81	35.92	131.99	35.92 to 131.99	14,633	13,578
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	9	91.25	106.28	94.33	40.71	112.67	35.70	171.10	54.80 to 145.08	30,299	28,582
01/01/06 TO 12/31/06	4	96.50	98.69	101.16	34.11	97.56	35.92	165.85	N/A	22,000	22,256
<u>ALL</u>											
	24	95.56	102.31	96.76	25.23	105.73	35.70	171.10	90.57 to 121.00	23,762	22,992

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
LAWRENCE	4	85.54	91.80	87.24	28.23	105.23	54.80	141.33	N/A	21,874	19,083
NELSON	4	107.45	108.35	97.62	16.89	110.99	86.50	131.99	N/A	28,075	27,406
RURAL	2	89.94	89.94	84.81	6.15	106.05	84.41	95.47	N/A	41,500	35,197
RUSKIN	2	93.32	93.32	93.40	2.21	99.91	91.25	95.38	N/A	1,250	1,167
SUPERIOR	12	98.67	107.36	102.85	31.63	104.38	35.70	171.10	94.00 to 145.08	23,750	24,427
<u>ALL</u>											
	24	95.56	102.31	96.76	25.23	105.73	35.70	171.10	90.57 to 121.00	23,762	22,992

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	22	96.50	103.43	98.79	26.72	104.69	35.70	171.10	90.57 to 131.99	22,149	21,882
3	2	89.94	89.94	84.81	6.15	106.05	84.41	95.47	N/A	41,500	35,197
<u>ALL</u>											
	24	95.56	102.31	96.76	25.23	105.73	35.70	171.10	90.57 to 121.00	23,762	22,992

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:	24	MEDIAN:	96	COV:	33.93	95% Median C.I.:	90.57 to 121.00	(! : Derived)
TOTAL Sales Price:	592,300	WGT. MEAN:	97	STD:	34.72	95% Wgt. Mean C.I.:	82.88 to 110.64	
TOTAL Adj.Sales Price:	570,300	MEAN:	102	AVG.ABS.DEV:	24.11	95% Mean C.I.:	87.65 to 116.97	
TOTAL Assessed Value:	551,820							
AVG. Adj. Sales Price:	23,762	COD:	25.23	MAX Sales Ratio:	171.10			
AVG. Assessed Value:	22,992	PRD:	105.73	MIN Sales Ratio:	35.70			

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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	22	96.50	105.65	101.40	24.42	104.19	35.92	171.10	90.57 to 131.99	23,968	24,303
2	2	65.59	65.59	39.87	45.57	164.49	35.70	95.47	N/A	21,500	8,572
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	24	95.56	102.31	96.76	25.23	105.73	35.70	171.10	90.57 to 121.00	23,762	22,992

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	24	95.56	102.31	96.76	25.23	105.73	35.70	171.10	90.57 to 121.00	23,762	22,992
04											
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	24	95.56	102.31	96.76	25.23	105.73	35.70	171.10	90.57 to 121.00	23,762	22,992

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
18-0501											
65-0005	8	92.24	100.07	93.07	23.83	107.52	54.80	141.33	54.80 to 141.33	24,974	23,245
65-0011	13	98.29	105.59	98.81	30.39	106.86	35.70	171.10	84.41 to 145.08	28,076	27,743
85-0047											
85-0060	3	95.38	94.03	94.53	1.47	99.48	91.25	95.47	N/A	1,833	1,733
85-0070											
NonValid School											
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	24	95.56	102.31	96.76	25.23	105.73	35.70	171.10	90.57 to 121.00	23,762	22,992

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:	24	MEDIAN:	96	COV:	33.93	95% Median C.I.:	90.57 to 121.00	(! : Derived)
TOTAL Sales Price:	592,300	WGT. MEAN:	97	STD:	34.72	95% Wgt. Mean C.I.:	82.88 to 110.64	
TOTAL Adj.Sales Price:	570,300	MEAN:	102	AVG.ABS.DEV:	24.11	95% Mean C.I.:	87.65 to 116.97	
TOTAL Assessed Value:	551,820							
AVG. Adj. Sales Price:	23,762	COD:	25.23	MAX Sales Ratio:	171.10			
AVG. Assessed Value:	22,992	PRD:	105.73	MIN Sales Ratio:	35.70			

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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	2	65.59	65.59	39.87	45.57	164.49	35.70	95.47	N/A	21,500	8,572	
Prior TO 1860												
1860 TO 1899	1	108.00	108.00	108.00			108.00	108.00	N/A	5,000	5,400	
1900 TO 1919	9	141.33	129.92	134.00	17.35	96.95	91.25	171.10	94.00 to 165.85	14,466	19,385	
1920 TO 1939	4	83.50	74.58	46.50	19.60	160.37	35.92	95.38	N/A	4,075	1,895	
1940 TO 1949	1	131.99	131.99	131.99			131.99	131.99	N/A	10,800	14,255	
1950 TO 1959	1	95.64	95.64	95.64			95.64	95.64	N/A	18,000	17,215	
1960 TO 1969	1	93.90	93.90	93.90			93.90	93.90	N/A	100,000	93,900	
1970 TO 1979	2	72.69	72.69	86.37	24.61	84.16	54.80	90.57	N/A	42,499	36,705	
1980 TO 1989												
1990 TO 1994	2	91.35	91.35	89.04	7.60	102.60	84.41	98.29	N/A	60,000	53,422	
1995 TO 1999												
2000 TO Present	1	99.05	99.05	99.05			99.05	99.05	N/A	42,000	41,600	
ALL	24	95.56	102.31	96.76	25.23	105.73	35.70	171.10	90.57 to 121.00	23,762	22,992	

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	7	95.38	101.63	100.99	14.91	100.64	80.50	141.33	80.50 to 141.33	1,357	1,370	
5000 TO 9999	2	101.00	101.00	101.00	6.93	100.00	94.00	108.00	N/A	5,000	5,050	
Total \$												
1 TO 9999	9	95.38	101.49	100.99	13.23	100.49	80.50	141.33	86.50 to 121.00	2,166	2,188	
10000 TO 29999	8	137.15	117.84	126.03	27.89	93.50	35.92	171.10	35.92 to 171.10	16,725	21,078	
30000 TO 59999	4	97.83	82.60	82.80	16.43	99.76	35.70	99.05	N/A	40,500	33,535	
60000 TO 99999	2	87.49	87.49	87.39	3.52	100.11	84.41	90.57	N/A	77,499	67,730	
100000 TO 149999	1	93.90	93.90	93.90			93.90	93.90	N/A	100,000	93,900	
ALL	24	95.56	102.31	96.76	25.23	105.73	35.70	171.10	90.57 to 121.00	23,762	22,992	

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:	24	MEDIAN:	96	COV:	33.93	95% Median C.I.:	90.57 to 121.00	(! : Derived)
TOTAL Sales Price:	592,300	WGT. MEAN:	97	STD:	34.72	95% Wgt. Mean C.I.:	82.88 to 110.64	
TOTAL Adj.Sales Price:	570,300	MEAN:	102	AVG.ABS.DEV:	24.11	95% Mean C.I.:	87.65 to 116.97	
TOTAL Assessed Value:	551,820							
AVG. Adj. Sales Price:	23,762	COD:	25.23	MAX Sales Ratio:	171.10			
AVG. Assessed Value:	22,992	PRD:	105.73	MIN Sales Ratio:	35.70			

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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	9	94.00	93.48	68.96	18.80	135.56	35.92	141.33	80.50 to 121.00	3,055	2,107
5000 TO 9999	2	81.40	81.40	72.53	32.68	112.22	54.80	108.00	N/A	7,500	5,440
Total \$ _____											
1 TO 9999	11	94.00	91.29	70.22	20.52	130.00	35.92	141.33	54.80 to 121.00	3,863	2,713
10000 TO 29999	5	131.99	114.85	97.32	27.21	118.02	35.70	165.85	N/A	21,160	20,592
30000 TO 59999	5	99.05	121.62	113.57	23.78	107.09	97.36	171.10	N/A	33,400	37,931
60000 TO 99999	3	90.57	89.63	89.95	3.49	99.65	84.41	93.90	N/A	84,999	76,453
ALL _____											
	24	95.56	102.31	96.76	25.23	105.73	35.70	171.10	90.57 to 121.00	23,762	22,992

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	65.59	65.59	39.87	45.57	164.49	35.70	95.47	N/A	21,500	8,572
10	18	98.67	110.38	105.09	26.15	105.03	35.92	171.10	90.57 to 141.33	20,894	21,958
20	4	92.58	84.33	92.21	12.21	91.45	54.80	97.36	N/A	37,800	34,855
ALL _____											
	24	95.56	102.31	96.76	25.23	105.73	35.70	171.10	90.57 to 121.00	23,762	22,992

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	86.50	72.56	40.93	23.03	177.27	35.70	95.47	N/A	14,667	6,003
309	1	131.99	131.99	131.99			131.99	131.99	N/A	10,800	14,255
325	3	95.64	94.83	93.58	2.69	101.34	90.57	98.29	N/A	44,333	41,486
343	1	93.90	93.90	93.90			93.90	93.90	N/A	100,000	93,900
344	1	108.00	108.00	108.00			108.00	108.00	N/A	5,000	5,400
353	3	145.08	152.83	152.02	6.62	100.53	142.30	171.10	N/A	21,666	32,936
406	10	94.69	97.91	97.85	28.11	100.06	35.92	165.85	54.80 to 141.33	9,250	9,051
409	1	84.41	84.41	84.41			84.41	84.41	N/A	80,000	67,530
442	1	97.36	97.36	97.36			97.36	97.36	N/A	40,000	38,945
ALL _____											
	24	95.56	102.31	96.76	25.23	105.73	35.70	171.10	90.57 to 121.00	23,762	22,992

**2008 Correlation Section
for Nuckolls County**

Commerical Real Property

I. Correlation

COMMERCIAL: The following tables all offer support of the calculated median as the official level of value for commercial property in Nuckolls County. The assessment actions accurately reflect valuation changes that occurred in the county.

Discussion throughout the past year between the Nuckolls County Assessor and her state liaison have revealed that she is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county.

With so few qualified commercial sales, there are no areas to specifically point to that could be given an adjustment to improve the overall quality of the commercial assessment in Nuckolls County. There is no information available to indicate that the level of value for commercial property in Nuckolls County is other than the calculated median of 96%.

**2008 Correlation Section
for Nuckolls 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	48	24	50
2007	50	24	48
2006	45	21	46.67
2005	40	14	35
2004	47	14	29.79
2003	56	23	41.07
2002	58	32	55.17
2001	48	33	68.75

COMMERCIAL: Table 2 represents evidence that the sales verification in Nuckolls County is established and part of their normal procedures. The past 3 years the fluctuation in the percentage of sales used is minimal. A review of the total commercial sales file in Nuckolls County shows 6 sales that were coded out for having substantially changed since the date of the sale. It does not appear that Nuckolls County has excessively trimmed their sales.

**2008 Correlation Section
for Nuckolls 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 Nuckolls 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	95.56	3.97	99.36	95.56
2007	96.43	-1	95.47	95.91
2006	98.29	-6.32	92.08	98.29
2005	92.53	0.53	93.02	97.93
2004	107.80	-8.86	98.25	103.11
2003	80	-2.25	78.2	84
2002	92	0.09	92.08	94
2001	95	21.01	114.96	96

COMMERCIAL: Table 3 illustrates that the commercial values when trended from the previous year arrive at a ratio similar to the R & O Ratio. Both ratios are within the acceptable range. The conclusion may be drawn that the commercial population and the commercial sales were treated uniformly. The trended ratio offers strong support for the calculated level of value at 95.56% of market and either the calculated ratio or the trended ratio could be used to call a level of value for commercial property in Nuckolls County.

**2008 Correlation Section
for Nuckolls 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 Nuckolls County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
-0.39	2008	3.97
-1.1	2007	-1
0	2006	-6.32
32.44	2005	0.53
-0.11	2004	-8.86
2.3	2003	-2.25
15.24	2002	0.09
3.09	2001	21.01

COMMERCIAL: A review of Table IV appears to show unequal movement between the sales file and the population base. However, there are so few commercial sales that this somewhat disparate movement in itself would not suggest that the sold and unsold commercial properties were not valued uniformly.

2008 Correlation Section for Nuckolls 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 Nuckolls County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.56	96.76	102.31

COMMERCIAL: A review of Table 5 indicates the median coming in at 95.56% with the wgt mean slightly higher at 96.76% and the mean being more susceptible to outliers slightly high at 102.31%. All three measures of central tendency are within or close to within the acceptable range giving credibility to the calculated statistical level of value. A review of the qualified commercial sales in Nuckolls County shows her commitment to using all possible sales as there are some outliers in the file causing the mean to be slightly elevated.

**2008 Correlation Section
for Nuckolls 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	25.23	105.73
Difference	5.23	2.73

COMMERCIAL: Table 6 accurately reflects that the COD and PRD are both above the acceptable range for qualitative measures, but not excessively so. This is to be expected after a review of the minimum and maximum sales which indicate that there are outliers within the commercial sales data base. As with most rural counties, there are very few commercial sales to gather sales data from. A review of this sales file shows diverse occupancy codes, assessor locations, cost rank, and year built. This would be another indication that there has been no excessive trimming. Upon closer inspection, 11 of the 24 qualified commercial sales are assessed for under \$10,000. With so few sales in some of the areas, the assessor tries to use as many sales as possible believing they have some informational value.

**2008 Correlation Section
for Nuckolls 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	24	24	0
Median	95.56	95.56	0
Wgt. Mean	96.15	96.76	0.61
Mean	102.18	102.31	0.13
COD	25.43	25.23	-0.2
PRD	106.28	105.73	-0.55
Min Sales Ratio	35.70	35.70	0
Max Sales Ratio	171.10	171.10	0

COMMERCIAL: Table 7 shows no changes in the number of sales and only minimal changes to the other statistical analyses. According to the commercial assessment actions for Nuckolls County, costing tables and depreciation tables were adjusted if so indicated by the market. The changes in the remaining statistics give mathematical support to the reported minimal assessment actions.

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:	78	MEDIAN:	64	COV:	36.73	95% Median C.I.:	58.79 to 68.22	(!: Derived)
(AgLand) TOTAL Sales Price:	12,816,613	WGT. MEAN:	65	STD:	25.41	95% Wgt. Mean C.I.:	59.87 to 69.45	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,310,613	MEAN:	69	AVG.ABS.DEV:	17.82	95% Mean C.I.:	63.55 to 74.83	
(AgLand) TOTAL Assessed Value:	8,607,150							
AVG. Adj. Sales Price:	170,648	COD:	27.83	MAX Sales Ratio:	149.40			
AVG. Assessed Value:	110,348	PRD:	107.00	MIN Sales Ratio:	34.12			

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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	11	81.18	91.18	85.37	33.09	106.81	50.88	149.40	56.40 to 139.09	83,960	71,676
10/01/04 TO 12/31/04	6	66.78	65.36	63.00	18.83	103.74	42.11	92.56	42.11 to 92.56	153,279	96,565
01/01/05 TO 03/31/05	8	61.43	60.70	67.19	13.93	90.34	35.50	75.12	35.50 to 75.12	207,491	139,418
04/01/05 TO 06/30/05	11	62.16	67.07	64.90	23.97	103.34	42.32	125.37	42.65 to 89.65	182,217	118,267
07/01/05 TO 09/30/05	2	105.68	105.68	78.91	28.54	133.91	75.52	135.83	N/A	160,000	126,262
10/01/05 TO 12/31/05	5	67.78	75.94	68.85	16.74	110.30	62.10	101.60	N/A	319,300	219,838
01/01/06 TO 03/31/06	7	81.97	83.51	87.56	14.12	95.37	64.56	103.81	64.56 to 103.81	138,968	121,685
04/01/06 TO 06/30/06	6	54.87	57.13	57.43	13.33	99.47	45.50	67.81	45.50 to 67.81	216,000	124,059
07/01/06 TO 09/30/06	2	63.27	63.27	56.24	16.02	112.48	53.13	73.40	N/A	51,188	28,790
10/01/06 TO 12/31/06	5	62.00	80.65	66.14	41.44	121.94	53.04	125.19	N/A	149,213	98,692
01/01/07 TO 03/31/07	8	43.38	46.46	43.98	24.25	105.62	34.12	65.53	34.12 to 65.53	245,037	107,776
04/01/07 TO 06/30/07	7	50.25	51.23	57.09	14.53	89.72	35.63	61.83	35.63 to 61.83	115,574	65,987
<u>Study Years</u>											
07/01/04 TO 06/30/05	36	67.03	72.74	68.71	27.31	105.86	35.50	149.40	58.79 to 72.85	152,988	105,114
07/01/05 TO 06/30/06	20	68.56	75.92	70.43	22.83	107.79	45.50	135.83	64.56 to 82.74	209,263	147,393
07/01/06 TO 06/30/07	22	53.09	57.27	51.83	26.19	110.50	34.12	125.19	44.33 to 61.83	164,443	85,234
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	26	66.02	69.79	67.52	22.09	103.36	35.50	135.83	59.13 to 71.89	214,647	144,923
01/01/06 TO 12/31/06	20	67.79	72.86	68.88	24.71	105.77	45.50	125.19	53.37 to 81.97	155,860	107,359
<u>ALL</u>											
	78	64.02	69.19	64.66	27.83	107.00	34.12	149.40	58.79 to 68.22	170,648	110,348

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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(AgLand) TOTAL Assessed Value:	8,607,150							
AVG. Adj. Sales Price:	170,648	COD:	27.83	MAX Sales Ratio:	149.40			
AVG. Assessed Value:	110,348	PRD:	107.00	MIN Sales Ratio:	34.12			

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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	
4137	5	62.10	76.70	67.56	32.57	113.53	48.65	109.67	N/A	215,623	145,671	
4139	9	62.16	65.16	63.91	15.80	101.95	50.88	103.76	53.37 to 68.22	108,793	69,531	
4141	7	76.92	83.85	74.10	28.46	113.15	57.77	149.40	57.77 to 149.40	191,813	142,131	
4143	4	66.47	61.50	55.05	15.73	111.71	37.52	75.52	N/A	288,564	158,851	
4233	2	51.97	51.97	51.97	0.00	100.00	51.97	51.97	N/A	105,000	54,570	
4235	6	52.10	67.26	55.98	35.80	120.15	45.50	139.09	45.50 to 139.09	191,073	106,956	
4237	3	67.76	60.25	70.76	20.65	85.14	35.50	77.48	N/A	144,000	101,898	
4239	1	81.97	81.97	81.97			81.97	81.97	N/A	97,120	79,610	
4377	5	69.00	79.36	71.77	19.79	110.58	62.00	125.19	N/A	211,864	152,059	
4379	5	70.95	87.76	90.38	26.55	97.09	67.53	125.37	N/A	65,830	59,500	
4381	5	57.46	76.17	66.75	34.25	114.10	56.08	129.71	N/A	114,772	76,612	
4383	8	60.78	61.89	54.62	24.85	113.31	35.76	84.80	35.76 to 84.80	224,798	122,783	
4479	5	44.33	45.20	42.38	18.38	106.65	34.12	60.95	N/A	105,240	44,601	
4481	6	62.27	67.19	81.92	26.85	82.02	35.63	103.81	35.63 to 103.81	157,940	129,378	
4483	2	58.62	58.62	53.05	28.16	110.50	42.11	75.12	N/A	157,000	83,282	
4485	5	63.48	73.21	67.88	35.57	107.85	42.65	135.83	N/A	264,457	179,508	
ALL	78	64.02	69.19	64.66	27.83	107.00	34.12	149.40	58.79 to 68.22	170,648	110,348	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	78	64.02	69.19	64.66	27.83	107.00	34.12	149.40	58.79 to 68.22	170,648	110,348	
ALL	78	64.02	69.19	64.66	27.83	107.00	34.12	149.40	58.79 to 68.22	170,648	110,348	

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	78	64.02	69.19	64.66	27.83	107.00	34.12	149.40	58.79 to 68.22	170,648	110,348	
ALL	78	64.02	69.19	64.66	27.83	107.00	34.12	149.40	58.79 to 68.22	170,648	110,348	

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NUMBER of Sales:	78	MEDIAN:	64	COV:	36.73	95% Median C.I.:	58.79 to 68.22	(!: Derived)
(AgLand) TOTAL Sales Price:	12,816,613	WGT. MEAN:	65	STD:	25.41	95% Wgt. Mean C.I.:	59.87 to 69.45	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,310,613	MEAN:	69	AVG.ABS.DEV:	17.82	95% Mean C.I.:	63.55 to 74.83	
(AgLand) TOTAL Assessed Value:	8,607,150							
AVG. Adj. Sales Price:	170,648	COD:	27.83	MAX Sales Ratio:	149.40			
AVG. Assessed Value:	110,348	PRD:	107.00	MIN Sales Ratio:	34.12			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	56.08	63.52	61.51	33.61	103.26	35.50	125.19	36.35 to 77.48	87,324	53,712
DRY-N/A	29	61.49	68.01	64.36	26.14	105.68	34.12	129.71	53.37 to 69.00	140,623	90,500
GRASS	9	63.48	65.38	66.35	29.33	98.54	35.63	105.64	42.32 to 103.76	78,111	51,825
GRASS-N/A	9	70.95	83.07	71.84	36.62	115.63	49.24	149.40	51.07 to 139.09	109,208	78,456
IRRGTD	3	67.78	66.91	67.03	1.88	99.83	64.56	68.39	N/A	280,085	187,730
IRRGTD-N/A	19	65.16	69.28	63.57	25.94	108.98	35.76	135.83	56.03 to 82.74	311,603	198,079
ALL	78	64.02	69.19	64.66	27.83	107.00	34.12	149.40	58.79 to 68.22	170,648	110,348

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	18	56.77	63.99	60.59	32.25	105.61	34.12	129.71	50.25 to 73.40	99,125	60,062
DRY-N/A	20	63.83	69.61	65.81	23.68	105.77	45.50	125.37	54.57 to 72.85	153,987	101,339
GRASS	12	65.51	78.24	77.07	42.05	101.52	35.63	149.40	44.33 to 105.64	72,992	56,252
GRASS-N/A	6	65.04	66.19	61.42	20.06	107.77	49.24	84.80	49.24 to 84.80	134,995	82,915
IRRGTD	11	65.16	68.38	65.97	17.59	103.65	37.52	103.81	57.77 to 89.65	301,334	198,788
IRRGTD-N/A	11	65.53	69.53	62.10	27.91	111.96	35.76	135.83	42.11 to 84.25	313,276	194,548
ALL	78	64.02	69.19	64.66	27.83	107.00	34.12	149.40	58.79 to 68.22	170,648	110,348

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	37	60.95	66.25	63.51	27.03	104.32	34.12	129.71	53.37 to 67.81	129,702	82,371
DRY-N/A	1	92.56	92.56	92.56			92.56	92.56	N/A	65,000	60,165
GRASS	18	65.51	74.22	69.55	34.67	106.72	35.63	149.40	51.07 to 84.80	93,660	65,140
IRRGTD	21	65.53	69.28	64.13	23.56	108.04	35.76	135.83	57.77 to 76.92	301,700	193,466
IRRGTD-N/A	1	62.10	62.10	62.10			62.10	62.10	N/A	425,000	263,910
ALL	78	64.02	69.19	64.66	27.83	107.00	34.12	149.40	58.79 to 68.22	170,648	110,348

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:	78	MEDIAN:	64	COV:	36.73	95% Median C.I.:	58.79 to 68.22	(! : Derived)
(AgLand) TOTAL Sales Price:	12,816,613	WGT. MEAN:	65	STD:	25.41	95% Wgt. Mean C.I.:	59.87 to 69.45	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,310,613	MEAN:	69	AVG.ABS.DEV:	17.82	95% Mean C.I.:	63.55 to 74.83	
(AgLand) TOTAL Assessed Value:	8,607,150							
AVG. Adj. Sales Price:	170,648	COD:	27.83	MAX Sales Ratio:	149.40			
AVG. Assessed Value:	110,348	PRD:	107.00	MIN Sales Ratio:	34.12			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
18-0501	7	58.79	64.17	64.86	16.13	98.94	50.88	89.65	50.88 to 89.65	192,468	124,830	
65-0005	37	67.78	75.91	69.12	27.52	109.83	35.50	149.40	62.10 to 72.85	147,052	101,636	
65-0011	18	60.17	67.97	70.18	31.84	96.86	35.63	135.83	50.25 to 75.12	168,873	118,512	
85-0047	4	66.47	61.50	55.05	15.73	111.71	37.52	75.52	N/A	288,564	158,851	
85-0060	12	52.51	55.79	51.72	26.12	107.89	34.12	84.80	36.35 to 73.40	194,032	100,346	
85-0070												
NonValid School												
ALL	78	64.02	69.19	64.66	27.83	107.00	34.12	149.40	58.79 to 68.22	170,648	110,348	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	6	47.61	48.38	46.64	20.78	103.74	35.50	67.53	35.50 to 67.53	5,375	2,506	
10.01 TO 30.00	3	76.92	95.38	92.98	27.05	102.59	73.40	135.83	N/A	20,865	19,400	
30.01 TO 50.00	4	67.46	81.27	71.76	33.31	113.26	51.07	139.09	N/A	46,409	33,302	
50.01 TO 100.00	19	60.95	61.05	59.36	18.89	102.84	34.12	84.80	52.18 to 69.30	102,532	60,865	
100.01 TO 180.00	32	65.35	72.62	62.24	31.84	116.69	35.76	129.71	56.03 to 81.97	191,500	119,184	
180.01 TO 330.00	10	67.77	76.15	71.72	25.02	106.18	45.50	149.40	59.13 to 103.81	306,410	219,749	
330.01 TO 650.00	4	64.49	62.53	65.23	9.56	95.85	49.24	71.89	N/A	472,472	308,212	
ALL	78	64.02	69.19	64.66	27.83	107.00	34.12	149.40	58.79 to 68.22	170,648	110,348	

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	3	56.40	53.19	52.80	18.85	100.74	35.63	67.53	N/A	3,516	1,856	
5000 TO 9999	3	44.33	43.57	43.64	11.56	99.84	35.50	50.88	N/A	7,233	3,156	
Total \$												
1 TO 9999	6	47.61	48.38	46.64	20.78	103.74	35.50	67.53	35.50 to 67.53	5,375	2,506	
10000 TO 29999	5	76.92	95.26	90.44	39.12	105.33	51.07	139.09	N/A	20,479	18,522	
30000 TO 59999	5	69.30	72.76	72.88	10.81	99.84	62.00	84.80	N/A	53,016	38,636	
60000 TO 99999	17	68.39	81.81	80.28	36.58	101.90	42.65	129.71	54.57 to 109.67	75,947	60,973	
100000 TO 149999	11	72.85	76.34	74.65	27.37	102.27	48.65	149.40	50.25 to 101.60	120,684	90,085	
150000 TO 249999	13	56.40	54.90	55.05	17.54	99.72	34.12	77.48	42.11 to 64.56	179,682	98,923	
250000 TO 499999	18	62.79	63.62	63.34	16.43	100.44	35.76	103.81	56.03 to 67.76	337,138	213,536	
500000 +	3	67.78	59.06	60.87	16.90	97.03	37.52	71.89	N/A	629,296	383,058	
ALL	78	64.02	69.19	64.66	27.83	107.00	34.12	149.40	58.79 to 68.22	170,648	110,348	

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:	78	MEDIAN:	64	COV:	36.73	95% Median C.I.:	58.79 to 68.22	(! : Derived)
(AgLand) TOTAL Sales Price:	12,816,613	WGT. MEAN:	65	STD:	25.41	95% Wgt. Mean C.I.:	59.87 to 69.45	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	13,310,613	MEAN:	69	AVG.ABS.DEV:	17.82	95% Mean C.I.:	63.55 to 74.83	
(AgLand) TOTAL Assessed Value:	8,607,150							
AVG. Adj. Sales Price:	170,648	COD:	27.83	MAX Sales Ratio:	149.40			
AVG. Assessed Value:	110,348	PRD:	107.00	MIN Sales Ratio:	34.12			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	6	47.61	48.38	46.64	20.78	103.74	35.50	67.53	35.50 to 67.53	5,375	2,506	
Total \$ _____												
1 TO 9999	6	47.61	48.38	46.64	20.78	103.74	35.50	67.53	35.50 to 67.53	5,375	2,506	
10000 TO 29999	6	75.16	86.49	71.71	40.96	120.61	42.65	139.09	42.65 to 139.09	28,066	20,126	
30000 TO 59999	16	58.42	59.01	54.48	17.18	108.30	34.12	84.80	51.97 to 68.22	84,029	45,783	
60000 TO 99999	17	81.97	82.81	72.62	30.39	114.03	42.11	129.71	50.25 to 109.67	108,718	78,951	
100000 TO 149999	13	62.16	65.03	60.27	19.04	107.90	35.76	101.60	56.08 to 77.48	192,760	116,181	
150000 TO 249999	15	63.48	67.96	62.17	21.86	109.32	37.52	149.40	56.03 to 69.00	322,557	200,523	
250000 TO 499999	4	66.64	74.80	73.52	16.50	101.74	62.10	103.81	N/A	439,285	322,968	
500000 +	1	71.89	71.89	71.89			71.89	71.89	N/A	815,888	586,555	
ALL	78	64.02	69.19	64.66	27.83	107.00	34.12	149.40	58.79 to 68.22	170,648	110,348	

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

Agricultural:

The assessor completed a survey of all agricultural land. After analysis, irrigated land increased 5%, dry land increased 10% and Grass and increased 5% county wide.

Worked with NRD to make corrections for irrigated acres when maps provided. For 2008 new rural property record cards are being prepared.

All pick-up work completed.

2008 Assessment Survey for Nuckolls County

Agricultural Appraisal Information

1.	Data collection done by:
	Contracted Appraiser, Assessor and Office Staff.
2.	Valuation done by:
	Assessor with contracted Appraiser advising.
3.	Pickup work done by whom:
	Contract Appraiser, Assessor and Office Staff.
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	No, not at this time.
a.	How is agricultural land defined in this county?
	Agricultural land is defined according to Neb. Rev Stat. 77-1359
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The income is not used to value agricultural properties.
6.	What is the date of the soil survey currently used?
	1978
7.	What date was the last countywide land use study completed?
	A countywide land use study is on-going in Nuckolls County.
a.	By what method? (Physical inspection, FSA maps, etc.)
	Nuckolls County's methods for land use study are physical inspection by the Assessor, contracted appraiser and County Board members. The county also utilizes FSA maps when provided by property owners.
b.	By whom?
	Contracted Appraiser, Assessor and County Board Members.
c.	What proportion is complete / implemented at this time?
	100%
8.	Number of market areas/neighborhoods in the agricultural property class:
	1

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

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
	161		161

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:	68	MEDIAN:	70	COV:	35.58	95% Median C.I.:	64.88 to 75.00	(!: Derived)
(AgLand) TOTAL Sales Price:	11,776,553	WGT. MEAN:	69	STD:	27.08	95% Wgt. Mean C.I.:	63.66 to 74.66	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,266,553	MEAN:	76	AVG.ABS.DEV:	19.27	95% Mean C.I.:	69.69 to 82.57	
(AgLand) TOTAL Assessed Value:	8,483,715							
AVG. Adj. Sales Price:	180,390	COD:	27.43	MAX Sales Ratio:	159.21			
AVG. Assessed Value:	124,760	PRD:	110.08	MIN Sales Ratio:	37.46			

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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	11	91.25	102.25	93.46	28.17	109.41	61.64	159.21	62.94 to 148.47	98,915	92,443
10/01/04 TO 12/31/04	5	71.76	70.13	65.81	22.25	106.57	44.65	100.32	N/A	107,435	70,704
01/01/05 TO 03/31/05	7	67.02	69.20	71.47	9.19	96.82	59.02	81.48	59.02 to 81.48	235,990	168,673
04/01/05 TO 06/30/05	10	64.91	65.74	66.76	16.83	98.47	44.68	94.12	46.92 to 75.00	192,689	128,639
07/01/05 TO 09/30/05	2	111.29	111.29	83.43	28.20	133.39	79.90	142.67	N/A	160,000	133,490
10/01/05 TO 12/31/05	4	79.97	83.99	74.66	19.23	112.50	65.86	110.16	N/A	266,625	199,058
01/01/06 TO 03/31/06	6	88.52	89.43	92.66	14.79	96.51	67.77	109.53	67.77 to 109.53	157,319	145,770
04/01/06 TO 06/30/06	5	60.74	62.85	62.37	13.72	100.77	49.69	73.81	N/A	238,200	148,568
07/01/06 TO 09/30/06	2	69.41	69.41	61.66	16.13	112.57	58.22	80.61	N/A	51,188	31,565
10/01/06 TO 12/31/06	5	65.96	87.39	71.04	43.45	123.01	55.92	137.76	N/A	149,213	106,008
01/01/07 TO 03/31/07	7	39.92	47.76	46.34	23.24	103.05	37.46	69.16	37.46 to 69.16	270,757	125,472
04/01/07 TO 06/30/07	4	60.08	60.05	61.96	10.06	96.92	52.84	67.20	N/A	199,330	123,511
<u>Study Years</u>											
07/01/04 TO 06/30/05	33	73.08	79.31	73.74	25.59	107.55	44.65	159.21	63.23 to 81.48	157,699	116,288
07/01/05 TO 06/30/06	17	73.81	82.90	76.13	23.78	108.90	49.69	142.67	65.86 to 109.10	207,142	157,687
07/01/06 TO 06/30/07	18	57.58	63.91	55.51	28.19	115.13	37.46	137.76	52.84 to 67.20	196,725	109,195
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	23	71.36	73.93	71.10	18.57	103.98	44.68	142.67	63.23 to 75.69	215,883	153,492
01/01/06 TO 12/31/06	18	73.46	79.26	74.10	25.37	106.96	49.69	137.76	58.22 to 88.92	165,742	122,813
<u>ALL</u>											
	68	70.26	76.13	69.16	27.43	110.08	37.46	159.21	64.88 to 75.00	180,390	124,760

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:	68	MEDIAN:	70	COV:	35.58	95% Median C.I.:	64.88 to 75.00	(! : Derived)
(AgLand) TOTAL Sales Price:	11,776,553	WGT. MEAN:	69	STD:	27.08	95% Wgt. Mean C.I.:	63.66 to 74.66	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,266,553	MEAN:	76	AVG.ABS.DEV:	19.27	95% Mean C.I.:	69.69 to 82.57	
(AgLand) TOTAL Assessed Value:	8,483,715							
AVG. Adj. Sales Price:	180,390	COD:	27.43	MAX Sales Ratio:	159.21			
AVG. Assessed Value:	124,760	PRD:	110.08	MIN Sales Ratio:	37.46			

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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	
4137	6	82.18	85.43	76.23	28.56	112.07	52.84	119.39	52.84 to 119.39	208,519	158,963	
4139	8	70.56	72.43	69.31	14.70	104.49	57.93	109.53	57.93 to 109.53	121,330	84,098	
4141	6	79.56	90.19	78.12	34.81	115.46	60.74	159.21	60.74 to 159.21	218,972	171,054	
4143	4	69.77	64.73	58.00	15.91	111.61	39.50	79.90	N/A	288,564	167,361	
4233	1	56.23	56.23	56.23			56.23	56.23	N/A	105,000	59,045	
4235	6	56.56	72.65	60.87	35.43	119.34	49.69	148.47	49.69 to 148.47	191,073	116,314	
4237	2	79.43	79.43	78.05	7.11	101.77	73.78	85.08	N/A	212,000	165,457	
4239	1	88.11	88.11	88.11			88.11	88.11	N/A	97,120	85,570	
4377	4	77.02	89.44	82.36	24.62	108.59	65.96	137.76	N/A	132,330	108,990	
4379	4	74.97	83.10	84.92	14.47	97.85	71.36	111.09	N/A	62,912	53,427	
4381	5	62.94	83.46	73.14	34.28	114.11	61.59	142.20	N/A	114,772	83,943	
4383	8	64.13	65.93	57.71	25.82	114.23	37.76	91.25	37.76 to 91.25	224,798	129,734	
4479	3	39.92	44.19	43.61	14.80	101.33	37.46	55.18	N/A	152,000	66,283	
4481	3	88.58	87.52	99.27	16.64	88.17	64.88	109.10	N/A	186,214	184,851	
4483	2	63.07	63.07	56.85	29.20	110.93	44.65	81.48	N/A	157,000	89,255	
4485	5	67.02	77.91	71.75	34.08	108.57	46.92	142.67	N/A	264,457	189,758	
ALL												
	68	70.26	76.13	69.16	27.43	110.08	37.46	159.21	64.88 to 75.00	180,390	124,760	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	68	70.26	76.13	69.16	27.43	110.08	37.46	159.21	64.88 to 75.00	180,390	124,760	
ALL												
	68	70.26	76.13	69.16	27.43	110.08	37.46	159.21	64.88 to 75.00	180,390	124,760	

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	68	70.26	76.13	69.16	27.43	110.08	37.46	159.21	64.88 to 75.00	180,390	124,760	
ALL												
	68	70.26	76.13	69.16	27.43	110.08	37.46	159.21	64.88 to 75.00	180,390	124,760	

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:	68	MEDIAN:	70	COV:	35.58	95% Median C.I.:	64.88 to 75.00	(! : Derived)
(AgLand) TOTAL Sales Price:	11,776,553	WGT. MEAN:	69	STD:	27.08	95% Wgt. Mean C.I.:	63.66 to 74.66	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,266,553	MEAN:	76	AVG.ABS.DEV:	19.27	95% Mean C.I.:	69.69 to 82.57	
(AgLand) TOTAL Assessed Value:	8,483,715							
AVG. Adj. Sales Price:	180,390	COD:	27.43	MAX Sales Ratio:	159.21			
AVG. Assessed Value:	124,760	PRD:	110.08	MIN Sales Ratio:	37.46			

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	73.08	76.17	68.00	28.69	112.02	39.92	137.76	39.92 to 137.76	109,917	74,743
DRY-N/A	26	67.62	72.71	69.23	24.24	105.03	37.46	142.20	58.22 to 75.00	147,330	101,995
GRASS	6	72.25	79.47	70.40	25.54	112.88	44.68	111.09	44.68 to 111.09	115,217	81,113
GRASS-N/A	10	82.46	89.83	80.13	32.75	112.11	53.26	159.21	54.89 to 148.47	115,588	92,623
IRRGTD	2	69.77	69.77	69.00	2.86	101.11	67.77	71.76	N/A	155,128	107,032
IRRGTD-N/A	17	65.86	72.85	66.83	28.91	109.01	37.76	142.67	55.92 to 88.92	324,064	216,568
ALL	68	70.26	76.13	69.16	27.43	110.08	37.46	159.21	64.88 to 75.00	180,390	124,760

MAJORITY LAND USE > 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	16	65.07	73.07	66.63	31.71	109.66	37.46	142.20	55.18 to 85.08	110,485	73,617
DRY-N/A	17	71.36	73.80	70.52	20.01	104.66	49.69	119.39	57.93 to 81.48	166,602	117,481
GRASS	9	73.14	94.50	82.04	42.43	115.19	44.68	159.21	65.96 to 148.47	96,023	78,773
GRASS-N/A	7	76.80	74.96	71.61	19.56	104.67	53.26	97.15	53.26 to 97.15	140,424	100,563
IRRGTD	8	66.38	71.22	68.90	21.80	103.37	39.50	109.10	39.50 to 109.10	296,665	204,400
IRRGTD-N/A	11	69.16	73.47	65.60	27.93	112.01	37.76	142.67	44.65 to 88.92	313,276	205,502
ALL	68	70.26	76.13	69.16	27.43	110.08	37.46	159.21	64.88 to 75.00	180,390	124,760

MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	32	67.62	72.61	68.57	25.21	105.88	37.46	142.20	58.22 to 75.00	141,719	97,183
DRY-N/A	1	100.32	100.32	100.32			100.32	100.32	N/A	65,000	65,205
GRASS	16	74.97	85.95	76.49	32.35	112.36	44.68	159.21	63.23 to 109.53	115,449	88,306
IRRGTD	18	68.47	72.90	67.03	26.59	108.75	37.76	142.67	59.11 to 88.58	299,686	200,878
IRRGTD-N/A	1	65.86	65.86	65.86			65.86	65.86	N/A	425,000	279,920
ALL	68	70.26	76.13	69.16	27.43	110.08	37.46	159.21	64.88 to 75.00	180,390	124,760

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:	68	MEDIAN:	70	COV:	35.58	95% Median C.I.:	64.88 to 75.00	(! : Derived)
(AgLand) TOTAL Sales Price:	11,776,553	WGT. MEAN:	69	STD:	27.08	95% Wgt. Mean C.I.:	63.66 to 74.66	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	12,266,553	MEAN:	76	AVG.ABS.DEV:	19.27	95% Mean C.I.:	69.69 to 82.57	
(AgLand) TOTAL Assessed Value:	8,483,715							
AVG. Adj. Sales Price:	180,390	COD:	27.43	MAX Sales Ratio:	159.21			
AVG. Assessed Value:	124,760	PRD:	110.08	MIN Sales Ratio:	37.46			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
18-0501	5	61.77	67.91	68.19	13.09	99.58	57.93	94.12	N/A	261,984	178,658	
65-0005	35	73.78	82.42	74.89	25.84	110.05	49.69	159.21	67.20 to 85.08	142,813	106,949	
65-0011	13	67.02	79.45	75.84	34.98	104.76	44.65	142.67	55.18 to 109.10	198,502	150,541	
85-0047	4	69.77	64.73	58.00	15.91	111.61	39.50	79.90	N/A	288,564	167,361	
85-0060	11	56.23	60.09	54.90	28.02	109.45	37.46	91.25	37.76 to 88.92	202,126	110,974	
85-0070												
NonValid School												
ALL	68	70.26	76.13	69.16	27.43	110.08	37.46	159.21	64.88 to 75.00	180,390	124,760	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	1	71.36	71.36	71.36			71.36	71.36	N/A	4,050	2,890	
10.01 TO 30.00	2	111.64	111.64	113.72	27.79	98.17	80.61	142.67	N/A	16,868	19,182	
30.01 TO 50.00	4	72.42	87.05	76.57	32.76	113.69	54.89	148.47	N/A	46,409	35,536	
50.01 TO 100.00	18	64.94	65.89	63.80	19.04	103.28	37.46	91.25	57.23 to 74.79	104,617	66,745	
100.01 TO 180.00	29	69.16	77.26	65.62	32.23	117.74	37.76	142.20	59.11 to 88.11	191,828	125,868	
180.01 TO 330.00	9	73.78	82.55	77.64	26.69	106.33	49.69	159.21	63.23 to 109.10	281,566	218,605	
330.01 TO 650.00	5	71.36	72.90	71.81	14.73	101.52	53.26	97.15	N/A	412,577	296,253	
ALL	68	70.26	76.13	69.16	27.43	110.08	37.46	159.21	64.88 to 75.00	180,390	124,760	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	1	71.36	71.36	71.36			71.36	71.36	N/A	4,050	2,890	
Total \$												
1 TO 9999	1	71.36	71.36	71.36			71.36	71.36	N/A	4,050	2,890	
10000 TO 29999	4	111.64	106.66	102.24	34.85	104.32	54.89	148.47	N/A	18,384	18,796	
30000 TO 59999	5	73.14	78.47	78.61	11.25	99.82	65.96	91.25	N/A	53,016	41,679	
60000 TO 99999	15	74.79	86.94	84.78	34.53	102.55	46.92	142.20	59.02 to 111.09	76,573	64,921	
100000 TO 149999	10	80.26	84.84	82.50	25.95	102.84	52.84	159.21	55.18 to 110.16	122,253	100,864	
150000 TO 249999	14	62.44	62.00	61.98	19.70	100.02	37.46	97.15	44.65 to 73.81	179,205	111,079	
250000 TO 499999	17	67.02	67.69	67.32	17.16	100.54	37.76	109.10	55.92 to 75.00	334,470	225,180	
500000 +	2	57.60	57.60	61.24	31.42	94.04	39.50	75.69	N/A	678,944	415,800	
ALL	68	70.26	76.13	69.16	27.43	110.08	37.46	159.21	64.88 to 75.00	180,390	124,760	

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:	68	MEDIAN:	70	COV:	35.58	95% Median C.I.:	64.88 to 75.00	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	12,266,553	MEAN:	76	AVG.ABS.DEV:	19.27	95% Mean C.I.:	69.69 to 82.57	
(AgLand) TOTAL Assessed Value:	8,483,715							
AVG. Adj. Sales Price:	180,390	COD:	27.43	MAX Sales Ratio:	159.21			
AVG. Assessed Value:	124,760	PRD:	110.08	MIN Sales Ratio:	37.46			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	71.36	71.36	71.36			71.36	71.36	N/A	4,050	2,890	
Total \$ _____												
1 TO 9999	1	71.36	71.36	71.36			71.36	71.36	N/A	4,050	2,890	
10000 TO 29999	4	111.64	106.66	102.24	34.85	104.32	54.89	148.47	N/A	18,384	18,796	
30000 TO 59999	13	62.94	64.25	60.19	17.37	106.75	37.46	91.25	56.23 to 73.14	76,887	46,274	
60000 TO 99999	16	78.14	81.30	70.33	33.38	115.60	39.92	142.20	52.84 to 109.53	112,133	78,860	
100000 TO 149999	15	68.04	73.86	67.20	22.20	109.91	37.76	119.39	61.64 to 85.08	181,560	122,014	
150000 TO 249999	14	67.11	72.77	65.30	23.85	111.43	39.50	159.21	55.92 to 79.90	311,190	203,204	
250000 TO 499999	4	82.74	85.11	83.35	19.94	102.11	65.86	109.10	N/A	374,835	312,425	
500000 +	1	75.69	75.69	75.69			75.69	75.69	N/A	815,888	617,520	
ALL	68	70.26	76.13	69.16	27.43	110.08	37.46	159.21	64.88 to 75.00	180,390	124,760	

**2008 Correlation Section
for Nuckolls County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The following tables all offer support of the calculated median as the official level of value for agricultural property in Nuckolls County. The assessment actions accurately reflect valuation changes that occurred in the county.

Discussion throughout the past year between the Nuckolls County Assessor and her state liaison have revealed that she is knowledgeable with all types of property in her county and the valuation trends, problem areas, statistical reviews and economic outlook in her county.

There are no areas to specifically point to that could be given an adjustment to improve the overall quality of the agricultural assessment in Nuckolls County. There is no information available to indicate that the level of value for agricultural property in Nuckolls County is other than the calculated median of 70%.

**2008 Correlation Section
for Nuckolls 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	122	68	55.74
2007	117	71	60.68
2006	114	68	59.65
2005	100	58	58
2004	101	53	52.48
2003	106	65	61.32
2002	107	69	64.49
2001	94	66	70.21

AGRICULTURAL UNIMPROVED: At first glance, it would appear that table two shows a decrease in the percentage of sales used. However, a review of the sales not used for measurement purposes shows that 6 of the sales were taken out due to their being substantially changed since the date of the sale. Also, it should be noted that the number of sales in the qualified sales file have remained stable within the last three years. It does not appear that Nuckolls County has excessively trimmed their sales.

**2008 Correlation Section
for Nuckolls 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 Nuckolls 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	64.02	7.14	68.59	70.26
2007	69.98	2.94	72.04	69.30
2006	69.63	12.98	78.67	78.31
2005	71.80	10.26	79.17	77.92
2004	71.71	9.14	78.27	79.35
2003	76	0.1	76.08	76
2002	79	-0.77	78.39	79
2001	74	4.97	77.68	77

AGRICULTURAL UNIMPROVED: Table 3 illustrates that the agricultural values when trended from the previous year arrive at a ratio very similar to the R & O Ratio. Both ratios are within the acceptable range. The conclusion may be drawn that the agricultural population and the agricultural sales were treated uniformly. The trended ratio offers strong support for the calculated level of value at 70.26% of market and either the calculated ratio or the trended ratio could be used to call a level of value for agricultural property in Nuckolls County.

**2008 Correlation Section
for Nuckolls 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 Nuckolls 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)
7.1	2008	7.14
5.54	2007	2.94
14.26	2006	12.98
7.88	2005	10.26
12.43	2004	9.14
0	2003	0.1
-1.11	2002	-0.77
4.71	2001	4.97

AGRICULTURAL UNIMPROVED: Table 4 illustrates nearly identical movement between the sales file and the base value. This offers support that either the calculated median or the trended median for agricultural property is an accurate reflection of the level of value in Nuckolls County. It also indicates that the class of property has been valued uniformly.

2008 Correlation Section for Nuckolls 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 Nuckolls County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	70.26	69.16	76.13

AGRICULTURAL UNIMPROVED: A review of Table 5 indicates the median coming in at 70.26% with the wgt mean just slightly lower at 69.16% and the mean being more susceptible to outliers slightly high at 76.13%. All three measures of central tendency are within or close to within the acceptable range giving credibility to the calculated statistical level of value. A review of the qualified agricultural sales in Nuckolls County shows her commitment to using all possible sales as there are some outliers in the file causing the mean to be slightly elevated.

**2008 Correlation Section
for Nuckolls County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	27.43	110.08
Difference	7.43	7.08

AGRICULTURAL UNIMPROVED: Table 6 accurately reflects that the COD and PRD are both above the acceptable range for qualitative measures. This is to be expected after a review of the minimum and maximum sales, which reveals that there are outliers within the agricultural sales data base. This would be another indication that all possible sales have been used. Upon closer inspection, when arrayed by ratio, the outliers are all types of agricultural land and trimming 3 sales from either end of the spectrum improves but does not bring into range the qualitative measures.

**2008 Correlation Section
for Nuckolls 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	78	68	-10
Median	64.02	70.26	6.24
Wgt. Mean	64.66	69.16	4.5
Mean	69.19	76.13	6.94
COD	27.83	27.43	-0.4
PRD	107.00	110.08	3.08
Min Sales Ratio	34.12	37.46	3.34
Max Sales Ratio	149.40	159.21	9.81

AGRICULTURAL UNIMPROVED: Table 7 shows that there were 10 sales removed following the preliminary statistics. Upon completion of pickup work and sales verification, 4 of these sales were deemed not arms-length due to a substantial change occurring on the parcel after the time of sale. Three of these sales were purchased by adjoining landowners increasing the size of their operation in order to maximize on their irrigation, and the remaining 3 sales were railroad right-of-way and were removed from the file. Due to the health of the County Assessor, some of the sales verification was not as timely as in the past. The changes in the remaining statistics give mathematical support to the reported assessment actions.

County 65 - Nuckolls

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,543	Value 401,407,930	Total Growth (Sum 17, 25, & 41)	1,772,860
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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	266	173,020	0	0	15	1,635	281	174,655	
2. Res Improv Land	1,730	1,961,975	0	0	17	3,160	1,747	1,965,135	
3. Res Improvements	1,741	50,502,490	0	0	22	49,065	1,763	50,551,555	
4. Res Total	2,007	52,637,485	0	0	37	53,860	2,044	52,691,345	410,055
% of Total	98.18	99.89	0.00	0.00	1.81	0.10	36.87	13.12	23.12
5. Rec UnImp Land	0	0	0	0	0	0	0	0	0
6. Rec Improv Land	0	0	0	0	0	0	0	0	0
7. Rec Improvements	0	0	0	0	0	0	0	0	0
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	2,007	52,637,485	0	0	37	53,860	2,044	52,691,345	410,055
% of Total	98.18	99.89	0.00	0.00	1.81	0.10	36.87	13.12	23.12

County 65 - Nuckolls

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,543	Value 401,407,930	Total Growth 1,772,860 (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	80	136,390	0	0	7	60,490	87	196,880	
10. Comm Improv Land	274	577,265	0	0	13	88,970	287	666,235	
11. Comm Improvements	281	15,022,860	0	0	19	2,891,425	300	17,914,285	
12. Comm Total	361	15,736,515	0	0	26	3,040,885	387	18,777,400	275,610
% of Total	93.28	83.80	0.00	0.00	6.71	16.19	6.98	4.67	15.54
13. Ind UnImp Land	2	47,710	0	0	3	9,765	5	57,475	
14. Ind Improv Land	1	32,030	0	0	2	43,215	3	75,245	
15. Ind Improvements	1	145,295	0	0	2	222,110	3	367,405	
16. Ind Total	3	225,035	0	0	5	275,090	8	500,125	0
% of Total	37.50	44.99	0.00	0.00	62.50	55.00	0.14	0.12	0.00
Comm+Ind Total	364	15,961,550	0	0	31	3,315,975	395	19,277,525	275,610
% of Total	92.15	82.79	0.00	0.00	7.84	17.20	7.12	4.80	15.54
17. Taxable Total	2,371	68,599,035	0	0	68	3,369,835	2,439	71,968,870	685,665
% of Total	97.21	95.31	0.00	0.00	2.78	0.07	44.00	17.92	38.67

County 65 - Nuckolls

2008 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	242	0	637	879

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	87	445,720	0	0	1,890	172,930,715	1,977	173,376,435
28. Ag-Improved Land	14	131,110	0	0	1,095	109,395,570	1,109	109,526,680
29. Ag-Improvements	9	35,240	0	0	1,118	46,500,705	1,127	46,535,945
30. Ag-Total Taxable							3,104	329,439,060

County 65 - Nuckolls

2008 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	9		35,240	0		0	
38. FarmSite Total							
39. Road & Ditches		9.430			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	3	3.000	9,000	3	3.000	9,000	
32. HomeSite Improv Land	681	686.300	2,058,965	681	686.300	2,058,965	
33. HomeSite Improvements	675		33,083,940	675		33,083,940	599,825
34. HomeSite Total				678	689.300	35,151,905	
35. FarmSite UnImp Land	167	262.030	85,120	167	262.030	85,120	
36. FarmSite Impr Land	930	2,984.690	1,458,435	930	2,984.690	1,458,435	
37. FarmSite Improv	1,062		13,416,765	1,071		13,452,005	487,370
38. FarmSite Total				1,238	3,246.720	14,995,560	
39. Road & Ditches		8,726.390			8,735.820		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,916	12,671.840	50,147,465	1,087,195

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	1	38.560	12,715	1	38.560	12,715

Schedule VIII: Agricultural Records:

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

County 65 - Nuckolls

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	6.000	11,460	0.000	0	20,569.400	39,287,805	20,575.400	39,299,265
46. 1A	14.800	28,120	0.000	0	21,904.300	41,618,220	21,919.100	41,646,340
47. 2A1	0.000	0	0.000	0	5,916.100	7,720,960	5,916.100	7,720,960
48. 2A	0.000	0	0.000	0	7,391.820	7,243,990	7,391.820	7,243,990
49. 3A1	0.000	0	0.000	0	1,612.330	1,556,075	1,612.330	1,556,075
50. 3A	0.000	0	0.000	0	505.000	356,055	505.000	356,055
51. 4A1	0.000	0	0.000	0	1,248.170	792,730	1,248.170	792,730
52. 4A	0.000	0	0.000	0	1,626.360	788,970	1,626.360	788,970
53. Total	20.800	39,580	0.000	0	60,773.480	99,364,805	60,794.280	99,404,385
Dryland:								
54. 1D1	113.920	108,255	0.000	0	28,206.110	26,767,170	28,320.030	26,875,425
55. 1D	234.440	222,730	0.000	0	67,481.260	64,107,415	67,715.700	64,330,145
56. 2D1	0.000	0	0.000	0	5,294.460	2,847,815	5,294.460	2,847,815
57. 2D	76.210	40,775	0.000	0	38,372.510	20,523,975	38,448.720	20,564,750
58. 3D1	7.500	3,600	0.000	0	4,772.050	2,290,580	4,779.550	2,294,180
59. 3D	0.000	0	0.000	0	763.880	308,670	763.880	308,670
60. 4D1	0.500	170	0.000	0	10,059.340	3,420,180	10,059.840	3,420,350
61. 4D	0.000	0	0.000	0	4,059.420	1,036,150	4,059.420	1,036,150
62. Total	432.570	375,530	0.000	0	159,009.030	121,301,955	159,441.600	121,677,485
Grass:								
63. 1G1	30.420	14,310	0.000	0	5,055.750	2,292,155	5,086.170	2,306,465
64. 1G	21.740	10,345	0.000	0	10,586.390	5,016,370	10,608.130	5,026,715
65. 2G1	38.500	18,290	0.000	0	6,518.110	2,634,715	6,556.610	2,653,005
66. 2G	61.500	29,215	0.000	0	33,069.640	15,541,260	33,131.140	15,570,475
67. 3G1	0.500	240	0.000	0	2,546.650	1,209,890	2,547.150	1,210,130
68. 3G	2.550	1,210	0.000	0	827.630	130,480	830.180	131,690
69. 4G1	0.000	0	0.000	0	14,982.870	7,101,850	14,982.870	7,101,850
70. 4G	185.180	87,985	0.000	0	53,988.300	24,094,805	54,173.480	24,182,790
71. Total	340.390	161,595	0.000	0	127,575.340	58,021,525	127,915.730	58,183,120
72. Waste	4.130	125	0.000	0	801.630	26,480	805.760	26,605
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	91.570		0.000		1,435.250		1,526.820	
75. Total	797.890	576,830	0.000	0	348,159.480	278,714,765	348,957.370	279,291,595

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	20.800	39,580	0.000	0	60,773.480	99,364,805	60,794.280	99,404,385
77.Dry Land	432.570	375,530	0.000	0	159,009.030	121,301,955	159,441.600	121,677,485
78.Grass	340.390	161,595	0.000	0	127,575.340	58,021,525	127,915.730	58,183,120
79.Waste	4.130	125	0.000	0	801.630	26,480	805.760	26,605
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	797.890	576,830	0.000	0	348,159.480	278,714,765	348,957.370	279,291,595

2008 Agricultural Land Detail

County 65 - Nuckolls

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	20,575.400	33.84%	39,299,265	39.53%	1,910.012
1A	21,919.100	36.05%	41,646,340	41.90%	1,900.002
2A1	5,916.100	9.73%	7,720,960	7.77%	1,305.075
2A	7,391.820	12.16%	7,243,990	7.29%	980.000
3A1	1,612.330	2.65%	1,556,075	1.57%	965.109
3A	505.000	0.83%	356,055	0.36%	705.059
4A1	1,248.170	2.05%	792,730	0.80%	635.113
4A	1,626.360	2.68%	788,970	0.79%	485.114
Irrigated Total	60,794.280	100.00%	99,404,385	100.00%	1,635.094

Dry:

1D1	28,320.030	17.76%	26,875,425	22.09%	948.989
1D	67,715.700	42.47%	64,330,145	52.87%	950.003
2D1	5,294.460	3.32%	2,847,815	2.34%	537.885
2D	38,448.720	24.11%	20,564,750	16.90%	534.861
3D1	4,779.550	3.00%	2,294,180	1.89%	479.999
3D	763.880	0.48%	308,670	0.25%	404.081
4D1	10,059.840	6.31%	3,420,350	2.81%	340.000
4D	4,059.420	2.55%	1,036,150	0.85%	255.245
Dry Total	159,441.600	100.00%	121,677,485	100.00%	763.147

Grass:

1G1	5,086.170	3.98%	2,306,465	3.96%	453.477
1G	10,608.130	8.29%	5,026,715	8.64%	473.854
2G1	6,556.610	5.13%	2,653,005	4.56%	404.630
2G	33,131.140	25.90%	15,570,475	26.76%	469.964
3G1	2,547.150	1.99%	1,210,130	2.08%	475.091
3G	830.180	0.65%	131,690	0.23%	158.628
4G1	14,982.870	11.71%	7,101,850	12.21%	473.997
4G	54,173.480	42.35%	24,182,790	41.56%	446.395
Grass Total	127,915.730	100.00%	58,183,120	100.00%	454.855

Irrigated Total	60,794.280	17.42%	99,404,385	35.59%	1,635.094
Dry Total	159,441.600	45.69%	121,677,485	43.57%	763.147
Grass Total	127,915.730	36.66%	58,183,120	20.83%	454.855
Waste	805.760	0.23%	26,605	0.01%	33.018
Other	0.000	0.00%	0	0.00%	0.000
Exempt	1,526.820	0.44%			
Market Area Total	348,957.370	100.00%	279,291,595	100.00%	800.360

As Related to the County as a Whole

Irrigated Total	60,794.280	100.00%	99,404,385	100.00%	
Dry Total	159,441.600	100.00%	121,677,485	100.00%	
Grass Total	127,915.730	100.00%	58,183,120	100.00%	
Waste	805.760	100.00%	26,605	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	1,526.820	***.***%			
Market Area Total	348,957.370	100.00%	279,291,595	100.00%	

2008 Agricultural Land Detail

County 65 - Nuckolls

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	20.800	39,580	0.000	0	60,773.480	99,364,805
Dry	432.570	375,530	0.000	0	159,009.030	121,301,955
Grass	340.390	161,595	0.000	0	127,575.340	58,021,525
Waste	4.130	125	0.000	0	801.630	26,480
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	797.890	576,830	0.000	0	348,159.480	278,714,765

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	60,794.280	99,404,385	60,794.280	17.42%	99,404,385	35.59%	1,635.094
Dry	159,441.600	121,677,485	159,441.600	45.69%	121,677,485	43.57%	763.147
Grass	127,915.730	58,183,120	127,915.730	36.66%	58,183,120	20.83%	454.855
Waste	805.760	26,605	805.760	0.23%	26,605	0.01%	33.018
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	348,957.370	279,291,595	348,957.370	100.00%	279,291,595	100.00%	800.360

* 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)**

65 Nuckolls

	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	52,391,220	52,691,345	300,125	0.57	410,055	-0.21
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	32,494,860	35,151,905	2,657,045	8.18	*-----	8.18
4. Total Residential (sum lines 1-3)	84,886,080	87,843,250	2,957,170	3.48	410,055	3
5. Commercial	17,775,950	18,777,400	1,001,450	5.63	275,610	4.08
6. Industrial	500,125	500,125	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	14,747,990	14,995,560	247,570	1.68	1,087,195	-5.69
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	33,024,065	34,273,085	1,249,020	3.78	762,980	1.47
10. Total Non-Agland Real Property	117,910,145	122,116,335	4,206,190	3.57	1,772,860	2.06
11. Irrigated	94,869,055	99,404,385	4,535,330	4.78		
12. Dryland	110,635,410	121,677,485	11,042,075	9.98		
13. Grassland	55,150,395	58,183,120	3,032,725	5.5		
14. Wasteland	26,605	26,605	0	0		
15. Other Agland	0	0	0			
16. Total Agricultural Land	260,681,465	279,291,595	18,610,130	7.14		
17. Total Value of All Real Property (Locally Assessed)	378,591,610	401,407,930	22,816,320	6.03	1,772,860	5.56

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

June 15, 2007
Amended September 20, 2007
Nuckolls County

3 Year Plan of Assessment- Nuckolls County

Pursuant to section 77-1311.02 as amended by 2004 Neb. Laws LB263, section 9.
The purpose of three-year plan is to inform the County Board of Equalization on or before June 15 each year and the Department of Property Assessment and Taxation on or before October 31 each year. Every three years and to update the plan between the adoption of each three-year plan.

Nuckolls County population base is 5,057.

The Assessor's office staff consists of the assessor, deputy assessor and a part-time clerk who works two days a week. All the staff works in every area, real estate, and personal property and homesteads exemptions. The Assessor and Deputy Assessor attend continuing education classes as required to remain certified.

The assessor is responsible for filing the reports as follows:

Abstract- due on or before March 19

Notice of Valuation Change- June 1

Certification of Values- due on or before August 20

School District Taxable Value Report- due on or before August 25

Three-year Plan of Assessment- July 31 and October 31

Certifies Trusts Owning Aground to the Secretary of State- October 1

Generate Tax Roll and deliver to Treasurer on or before November 22

Certificate of Taxes Levied- due on or before December 1

Tax list corrections- reasons

The assessor maintains the Cadastral maps as needed due to any recorded property splits, etc. They are in good condition, kept current with ownership changes and descriptions. The property record cards are in good condition; include the required legal, ownership, classification codes, and valuation by year as required by regulation.

The assessor also completes the 521's as they are brought from the Clerk's Office. Procedure is to change name owner on property record cards, lots and lands books, plat books, computer generated records, trustee list, treasurers books, sales file and to the Department of Property Assessment and Taxation. Also list is made for the County Weed Office. The City of Superior requested data as changes are made, now we can do this with computer generated information from the CAMA program. The assessor verifies sales by telephone or questionnaire. Also the information provided by the Department of Property Assessment and Taxation's reviewer is helpful.

Computers- IBM AS400, 3 Dell 4600 P C's

Mips/County Solutions LLC is the current software vendors for Nuckolls County

Assessment Actions Year 2007 –

CAMA system data has been entered on all improvements.

Digital pictures are being taken as a review is done and added to the CAMA system.

The assessor, staff and Stanard Appraisal Services do all the pick-up work. usually in September through February, so entry of data and pricing can be completed before March deadline. The Cities of Superior and Nelson submit building permits to the Assessor's office on a regular basis. Use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property. Maintenance contract with Darrel Stanard of Stanard Appraisal Services Inc.

Residential

Nuckolls County Assessor and staff completed all pick-up work in a timely manner. Stanard Appraisal Services Inc completed pickup work in Hardy, Ruskin, Nora and Oak and the Nuckolls County Assessor, Standard Appraisal Services Inc and staff did the remainder of the county. Stanard Appraisal Services Inc was contracted for the reappraisal of the Villages of Hardy, Ruskin, Nora and Oak. New residential cards were completed for all cities and villages. The Assessor and Darrel Stanard of Stanard Appraisal Services Inc are in the process of verifying all residential sales.

Commercial

Nuckolls County Assessor and staff assessed, priced and entered commercial data on urban and rural improvements added to real property in 2007. Cama 2000 Commercial software data entered by Nuckolls County staff and Stanard Appraisal. Stanard Appraisal Services Inc and the Assessor are in the process of verifying all the sales.

Agricultural

Nuckolls County Assessor and staff reviewed some rural property, listing any new construction. All pick-up work was completed. After spreadsheet analysis and plotting sales on a map, no potential market areas were identified. After market analysis, all irrigated values were increases 12%, grassland values were decreased 5 percent. Continue to use good assessment practices to insure acceptable level of value, quality and uniformity countywide.

2008

Continue to budget for maintenance contract with Stanard Appraisal Services Inc. New residential property record cards budgeted for.

Continue to add to GIS fund for the Assessor's office. If funds are available to have the farm sites flown, this is also a goal of this office.

Nuckolls County is developing a Policy and Procedure manual for the Assessor's office.

Work with software vendors to help develop a correlation and reconciliation document for maintenance within the property record file or in a policy and procedures manual. Continue to use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property.

Nuckolls County Assessor budget was approved to continue with reappraisal of all rural improved property in the Nuckolls County, this will be over a 2 year period, the total number of parcels 1,111. Precincts to be completed for 2008 are Beaver, Highland, Nelson, Liberty, Bostwick, Alban, St Stephens and Victor, eight of sixteen, approximately 530 parcels. County Board has approved budget in County general for appraisal. Implement this appraisal for the tax year 2008. Complete all pickup work in Nuckolls County in a timely manner.

2009

Continue to budget for maintenance contract with Stanard Appraisal Services Inc.

Continue to use good assessment practices to insure acceptable levels of value, quality and uniformity countywide in all classes and subclasses of property. The County Board is starting a fund for GIS Workshop Inc; the Assessor's Office is to be considered for funding for GIS mapping.

Complete the rural improved properties in the precincts of Hardy, Spring Creek, Elk, Hammond, Garfield, Nora, Blaine and Sherman\as contracted.

Do an analysis based on the RCN and sales to determine the valuation of residential properties.

Utilize the CAMA system for sales analysis; continue to update programs each year.

Review commercial sales, analysis for acceptable levels of quality and uniformity. Request County Board consider commercial appraisal. This is covered in the maintenance contract.

Continue to correlate information for sales comparison of all properties.

New aerial photos, if GIS is not in place. Utilize FSA or NRD's information.

Continue good assessment practices to insure acceptable levels of value, quality and uniformity in all classes and subclasses of property countywide.

Do all pick-up work to be implemented by March 19, deadline.

Continue to do sales analysis of commercial sales, determine if the County board would consider a commercial appraisal. Small number of commercial properties and sales in Nuckolls County.

Take new digital photos, list and measure as necessary. Continue to do an analysis of the RCN and sales to determine the valuations and if any need for location factors to be applied.

Continue with the review and pick-up work. Continue work on GIS mapping.

Analysis of the ag land sales. Continue good assessment practices to insure acceptable level of value, quality and uniformity countywide.

2010

Continue to budget for maintenance contract with Stanard Appraisal Services Inc.

Complete all pick-up work, data entry in timely manner. Continue to request funding for GIS mapping. Continue to review all property as required by statute. Consider budgeting for Commercial re-appraisal in the County.

Nuckolls County Assessor

Janice E Murray

2008 Assessment Survey for Nuckolls 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
	\$124,913.71
7.	Part of the budget that is dedicated to the computer system
	\$4,000
8.	Adopted budget, or granted budget if different from above
9.	Amount of the total budget set aside for appraisal work
	\$18,000
10.	Amount of the total budget set aside for education/workshops
	\$750
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$122,210 -2 year contract for rural improvements re-appraisal.
12.	Other miscellaneous funds

13.	Total budget
a.	Was any of last year's budget not used:
	\$1,256.86

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS/County Solutions
2.	CAMA software
	CAMA 2000 CAMA Commercial
3.	Cadastral maps: Are they currently being used?
	Yes.
4.	Who maintains the Cadastral Maps?
	Nuckolls County Assessor maintains the cadastral maps.
5.	Does the county have GIS software?
	No.
6.	Who maintains the GIS software and maps?
	N/A
7.	Personal Property software:
	MIPS/County Solutions

C. Zoning Information

1.	Does the county have zoning?
	No.
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	Superior and Nelson

4.	When was zoning implemented?
	N/A

D. Contracted Services

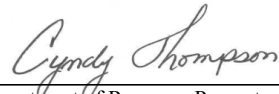
1.	Appraisal Services
	Contracted
2.	Other services
	MIPS/County Solutions

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 Nuckolls County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5876.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts