

## 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.

# Table of Contents

## Commission Summary

## Property Tax Administrator's Opinions and Recommendations

### Residential Reports Section

- Preliminary Statistical Reports
  - Residential Real Property, Qualified
- Residential Assessment Actions
- Residential Appraisal Information
- R&O Statistical Reports
  - Residential Real Property, Qualified

### Residential Correlation Section

- Residential Real Property
  - I. Correlation
  - II. Analysis of Percentage of Sales Used
  - III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
  - IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
  - V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
  - VI. Analysis of R&O COD and PRD
  - VII. Analysis of Changes in the Statistics Due to the Assessor Actions
- Residential (What If) Recommendation Statistics if necessary

### Commercial Reports Section

- Preliminary Statistical Reports
  - Commercial Real Property, Qualified
- Commercial Assessment Actions
- Commercial Appraisal Information
- R&O Statistical Reports
  - Commercial Real Property, Qualified

### Commercial Correlation Section

- Commercial Real Property
  - I. Correlation
  - II. Analysis of Percentage of Sales Used
  - III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
  - IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value

- V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
- VI. Analysis of R&O COD and PRD
- VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Commercial (What If) Recommendation Statistics if necessary

### **Agricultural Reports Section**

- Preliminary Statistical Reports
  - Agricultural Unimproved, Qualified
- Agricultural Assessment Actions
- Agricultural Appraisal Information
- R&O Statistical Reports
  - Agricultural Unimproved, Qualified

### **Agricultural Correlation Section**

- Agricultural Land
  - I. Correlation
  - II. Analysis of Percentage of Sales Used
  - III. Analysis of the Preliminary, Trended Preliminary, and R&O Median Ratios
  - IV. Analysis of Percentage Change in Total Assessed Value in the Sales File to Percentage Change in Assessed Value
  - V. Analysis of the R&O Median, Weighted Mean, and Mean Ratios
  - VI. Analysis of R&O COD and PRD
  - VII. Analysis of Changes in the Statistics Due to the Assessor Actions

Agricultural (What If) Recommendation Statistics if necessary

### **Special Valuation Section**

### **County Reports Section**

- 2008 County Abstract of Assessment for Real Property, Form 45
- 2008 County Agricultural Land Detail
- 2008 County Abstract of Assessment for Real Property Compared with the 2007 Certificate of Taxes Levied (CTL) Report
- County Assessor's Three Year Plan of Assessment
- Assessment Survey – General Information

### **Certification**

### **Map Section**

### **Valuation History Chart Section**



## 2008 Commission Summary

69 Phelps

### Residential Real Property - Current

Number of Sales	319	COD	19.93
Total Sales Price	\$25,505,602	PRD	107.88
Total Adj. Sales Price	\$25,494,677	COV	32.70
Total Assessed Value	\$23,434,177	STD	32.42
Avg. Adj. Sales Price	\$79,921	Avg. Abs. Dev.	18.64
Avg. Assessed Value	\$73,461	Min	4.30
Median	93.57	Max	359.02
Wgt. Mean	91.92	95% Median C.I.	91.38 to 95.53
Mean	99.16	95% Wgt. Mean C.I.	89.84 to 93.99
		95% Mean C.I.	95.60 to 102.72
% of Value of the Class of all Real Property Value in the County			32.27
% of Records Sold in the Study Period			8.37
% of Value Sold in the Study Period			8.83
Average Assessed Value of the Base			69,625

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	319	93.57	19.93	107.88
2007	318	93.42	19.97	108.49
2006	299	94.50	19.29	107.25
2005	332	97.95	18.97	107.28
2004	335	95.61	18.70	106.14
2003	353	96	22.82	110.9
2002	346	98	22.27	111.21
2001	368	95	20.12	108.17

## 2008 Commission Summary

69 Phelps

---

### Commercial Real Property - Current

Number of Sales	43	COD	24.35
Total Sales Price	\$6,746,804	PRD	118.88
Total Adj. Sales Price	\$6,565,804	COV	40.65
Total Assessed Value	\$5,588,514	STD	41.13
Avg. Adj. Sales Price	\$152,693	Avg. Abs. Dev.	22.86
Avg. Assessed Value	\$129,965	Min	40.32
Median	93.87	Max	280.55
Wgt. Mean	85.12	95% Median C.I.	89.80 to 98.83
Mean	101.19	95% Wgt. Mean C.I.	69.97 to 100.26
		95% Mean C.I.	88.89 to 113.48
% of Value of the Class of all Real Property Value in the County			7.63
% of Records Sold in the Study Period			7.64
% of Value Sold in the Study Period			8.91
Average Assessed Value of the Base			111,467

---

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	43	93.87	24.35	118.88
2007	37	97.43	31.67	131.05
2006	33	97.72	26.35	123.17
2005	44	94.97	28.32	116.40
2004	46	94.50	39.36	131.58
2003	41	92	36.95	125.21
2002	50	95	32.16	110.48
2001	54	96	29.53	113.57



## 2008 Commission Summary

### 69 Phelps

#### Agricultural Land - Current

<b>Number of Sales</b>	<b>60</b>	<b>COD</b>	<b>22.23</b>
Total Sales Price	\$16,692,197	<b>PRD</b>	<b>108.53</b>
Total Adj. Sales Price	\$16,692,197	COV	34.24
Total Assessed Value	\$11,796,463	STD	26.26
Avg. Adj. Sales Price	\$278,203	Avg. Abs. Dev.	15.56
Avg. Assessed Value	\$196,608	Min	28.94
<b>Median</b>	<b>69.97</b>	Max	195.59
Wgt. Mean	70.67	95% Median C.I.	66.72 to 75.26
Mean	76.70	95% Wgt. Mean C.I.	66.54 to 74.80
		95% Mean C.I.	70.05 to 83.34
% of Value of the Class of all Real Property Value in the County			60.1
% of Records Sold in the Study Period			2.34
% of Value Sold in the Study Period			3.98
Average Assessed Value of the Base			192,450

#### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2008</b>	<b>60</b>	<b>69.97</b>	<b>22.23</b>	<b>108.53</b>
<b>2007</b>	<b>51</b>	<b>72.89</b>	<b>13.88</b>	<b>102.79</b>
<b>2006</b>	43	77.27	16.69	97.20
<b>2005</b>	62	76.91	12.52	104.51
<b>2004</b>	67	76.11	11.10	102.60
<b>2003</b>	76	79	15.34	102.68
<b>2002</b>	95	79	16.39	102.78
<b>2001</b>	98	77	18.91	106.24



## **2008 Opinions of the Property Tax Administrator for Phelps 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 Phelps County is 94% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Phelps 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 Phelps County is 94% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Phelps 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 Phelps County is 70% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Phelps County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen  
Property Tax Administrator



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	319	<b>MEDIAN:</b>	<b>88</b>	COV:	30.96	95% Median C.I.:	85.74 to 92.09
TOTAL Sales Price:	25,505,602	WGT. MEAN:	87	STD:	29.17	95% Wgt. Mean C.I.:	84.98 to 89.31
TOTAL Adj.Sales Price:	25,494,677	MEAN:	94	AVG.ABS.DEV:	18.47	95% Mean C.I.:	91.00 to 97.41
TOTAL Assessed Value:	22,217,461						
AVG. Adj. Sales Price:	79,920	COD:	21.00	MAX Sales Ratio:	363.59		
AVG. Assessed Value:	69,647	PRD:	108.10	MIN Sales Ratio:	4.03		

Printed: 02/09/2008 12:53:49

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	32	95.66	99.69	93.02	18.11	107.17	64.61	166.38	84.52 to 109.15	75,026	69,787
10/01/05 TO 12/31/05	29	94.98	101.20	92.02	21.29	109.98	60.77	167.85	85.25 to 106.55	77,751	71,544
01/01/06 TO 03/31/06	49	88.21	92.60	87.74	17.42	105.54	59.89	160.37	82.71 to 94.38	78,514	68,889
04/01/06 TO 06/30/06	52	83.08	87.28	83.58	16.84	104.44	55.36	148.06	78.23 to 90.23	86,799	72,542
07/01/06 TO 09/30/06	33	87.51	94.59	86.57	21.90	109.26	62.49	195.94	77.99 to 97.24	61,493	53,234
10/01/06 TO 12/31/06	33	97.10	98.46	93.51	18.56	105.30	67.43	209.44	82.07 to 100.97	85,383	79,842
01/01/07 TO 03/31/07	42	86.78	92.89	84.48	24.86	109.95	4.03	209.44	78.66 to 100.00	78,847	66,613
04/01/07 TO 06/30/07	49	85.68	93.43	82.70	23.10	112.98	61.00	363.59	80.06 to 89.18	88,157	72,904
<u>Study Years</u>											
07/01/05 TO 06/30/06	162	89.07	93.83	88.01	18.88	106.62	55.36	167.85	85.70 to 92.62	80,348	70,714
07/01/06 TO 06/30/07	157	87.00	94.59	86.24	23.16	109.67	4.03	363.59	82.20 to 93.44	79,479	68,545
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	167	87.51	92.50	87.37	19.05	105.87	55.36	209.44	84.47 to 91.85	79,087	69,097
<u>ALL</u>											
	319	87.96	94.20	87.15	21.00	108.10	4.03	363.59	85.74 to 92.09	79,920	69,647

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ATLANTA	3	86.82	89.19	84.22	13.86	105.89	72.32	108.42	N/A	42,333	35,655
BERTRAND	28	96.62	113.08	90.46	35.41	125.01	63.31	363.59	84.72 to 116.11	57,447	51,967
FUNK	3	89.74	94.57	81.30	27.55	116.32	59.89	134.07	N/A	56,300	45,771
HOLDREGE	236	86.73	92.52	86.46	19.46	107.01	4.03	195.94	84.32 to 91.85	79,228	68,501
LOOMIS	13	87.68	91.80	86.24	18.70	106.45	55.36	153.93	75.86 to 108.68	62,615	53,997
RURAL	24	82.93	90.64	85.22	23.19	106.36	60.77	161.09	73.08 to 99.97	104,949	89,437
RURAL B	2	93.40	93.40	92.45	5.82	101.02	87.96	98.83	N/A	90,750	83,899
RURAL H	10	95.90	94.38	96.91	6.28	97.38	70.03	108.15	91.38 to 101.02	137,800	133,545
<u>ALL</u>											
	319	87.96	94.20	87.15	21.00	108.10	4.03	363.59	85.74 to 92.09	79,920	69,647

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	283	87.51	94.51	86.70	21.44	109.01	4.03	363.59	85.25 to 91.85	75,676	65,610
3	36	92.82	91.83	89.49	16.95	102.61	60.77	161.09	76.28 to 98.23	113,285	101,382
<u>ALL</u>											
	319	87.96	94.20	87.15	21.00	108.10	4.03	363.59	85.74 to 92.09	79,920	69,647

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	319	<b>MEDIAN:</b>	<b>88</b>	COV:	30.96	95% Median C.I.:	85.74 to 92.09
TOTAL Sales Price:	25,505,602	WGT. MEAN:	87	STD:	29.17	95% Wgt. Mean C.I.:	84.98 to 89.31
TOTAL Adj.Sales Price:	25,494,677	MEAN:	94	AVG.ABS.DEV:	18.47	95% Mean C.I.:	91.00 to 97.41
TOTAL Assessed Value:	22,217,461						
AVG. Adj. Sales Price:	79,920	COD:	21.00	MAX Sales Ratio:	363.59		
AVG. Assessed Value:	69,647	PRD:	108.10	MIN Sales Ratio:	4.03		

Printed: 02/09/2008 12:53:49

**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	309	88.21	94.65	87.38	20.85	108.32	55.36	363.59	85.78 to 92.16	81,647	71,343
2	10	78.66	80.52	64.87	24.33	124.12	4.03	125.13	73.08 to 100.90	26,570	17,235
____ALL____											
	319	87.96	94.20	87.15	21.00	108.10	4.03	363.59	85.74 to 92.09	79,920	69,647

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	317	88.21	94.41	87.33	20.88	108.12	4.03	363.59	85.78 to 92.16	79,885	69,760
06											
07	2	60.96	60.96	60.46	9.18	100.81	55.36	66.55	N/A	85,450	51,667
____ALL____											
	319	87.96	94.20	87.15	21.00	108.10	4.03	363.59	85.74 to 92.09	79,920	69,647

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0007											
10-0009	2	72.19	72.19	72.18	2.24	100.02	70.58	73.81	N/A	231,000	166,735
24-0004	1	80.06	80.06	80.06			80.06	80.06	N/A	130,000	104,074
50-0001											
50-0501	2	103.54	103.54	86.95	29.49	119.08	73.01	134.07	N/A	87,400	75,995
69-0044	258	86.94	92.31	87.01	19.38	106.10	4.03	195.94	84.52 to 91.85	81,689	71,075
69-0054	35	94.98	108.58	90.14	30.39	120.45	63.31	363.59	87.49 to 102.65	67,240	60,613
69-0055	21	89.18	95.38	90.03	20.70	105.94	55.36	153.93	78.08 to 108.42	61,833	55,670
NonValid School											
____ALL____											
	319	87.96	94.20	87.15	21.00	108.10	4.03	363.59	85.74 to 92.09	79,920	69,647

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	319	<b>MEDIAN:</b>	<b>88</b>	COV:	30.96	95% Median C.I.:	85.74 to 92.09
TOTAL Sales Price:	25,505,602	WGT. MEAN:	87	STD:	29.17	95% Wgt. Mean C.I.:	84.98 to 89.31
TOTAL Adj.Sales Price:	25,494,677	MEAN:	94	AVG.ABS.DEV:	18.47	95% Mean C.I.:	91.00 to 97.41
TOTAL Assessed Value:	22,217,461						
AVG. Adj. Sales Price:	79,920	COD:	21.00	MAX Sales Ratio:	363.59		
AVG. Assessed Value:	69,647	PRD:	108.10	MIN Sales Ratio:	4.03		

Printed: 02/09/2008 12:53:49

<b>YEAR BUILT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	13	79.11	101.76	68.31	45.96	148.98	4.03	209.44	74.27 to 125.13	21,515	14,696	
Prior TO 1860												
1860 TO 1899	26	97.50	97.38	89.16	19.30	109.21	59.89	161.09	77.41 to 108.68	50,721	45,224	
1900 TO 1919	70	89.51	95.56	87.63	21.62	109.05	62.49	167.85	84.32 to 96.20	59,333	51,995	
1920 TO 1939	41	86.56	101.43	85.96	32.04	117.99	55.86	363.59	76.78 to 101.37	61,647	52,991	
1940 TO 1949	22	87.53	93.43	89.89	20.24	103.93	60.66	148.06	76.22 to 107.77	69,459	62,438	
1950 TO 1959	37	84.80	90.21	87.60	14.75	102.98	60.79	127.93	80.71 to 94.45	74,385	65,163	
1960 TO 1969	30	84.96	89.86	86.97	15.87	103.33	68.30	143.10	78.56 to 92.25	96,886	84,262	
1970 TO 1979	39	89.23	89.78	85.75	14.82	104.70	61.00	150.45	78.08 to 97.08	119,122	102,144	
1980 TO 1989	28	91.44	93.80	89.24	15.33	105.11	63.31	167.63	85.26 to 98.21	110,652	98,740	
1990 TO 1994	1	69.84	69.84	69.84			69.84	69.84	N/A	310,000	216,517	
1995 TO 1999	11	89.49	90.02	91.80	14.24	98.06	55.36	120.19	76.65 to 108.15	156,027	143,234	
2000 TO Present	1	71.80	71.80	71.80			71.80	71.80	N/A	258,000	185,255	
ALL	319	87.96	94.20	87.15	21.00	108.10	4.03	363.59	85.74 to 92.09	79,920	69,647	

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
5000 TO 9999	6	110.34	130.45	125.82	44.78	103.68	70.05	209.44	70.05 to 209.44	6,033	7,591	
Total \$												
1 TO 9999	6	110.34	130.45	125.82	44.78	103.68	70.05	209.44	70.05 to 209.44	6,033	7,591	
10000 TO 29999	34	115.63	126.36	121.36	30.16	104.12	74.27	363.59	94.99 to 137.68	21,354	25,914	
30000 TO 59999	83	98.03	101.67	100.57	17.05	101.09	66.57	167.63	94.41 to 104.56	44,516	44,769	
60000 TO 99999	103	82.20	85.53	84.95	16.17	100.68	4.03	150.45	79.77 to 86.88	76,016	64,573	
100000 TO 149999	62	80.97	82.93	82.54	12.81	100.47	59.89	119.42	76.66 to 86.12	118,611	97,905	
150000 TO 249999	28	81.38	83.34	82.66	14.16	100.82	55.86	120.19	76.18 to 94.07	177,177	146,447	
250000 TO 499999	3	71.80	83.26	84.35	17.79	98.71	69.84	108.15	N/A	297,666	251,087	
ALL	319	87.96	94.20	87.15	21.00	108.10	4.03	363.59	85.74 to 92.09	79,920	69,647	

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	319	<b>MEDIAN:</b>	<b>88</b>	COV:	30.96	95% Median C.I.:	85.74 to 92.09
TOTAL Sales Price:	25,505,602	WGT. MEAN:	87	STD:	29.17	95% Wgt. Mean C.I.:	84.98 to 89.31
TOTAL Adj.Sales Price:	25,494,677	MEAN:	94	AVG.ABS.DEV:	18.47	95% Mean C.I.:	91.00 to 97.41
TOTAL Assessed Value:	22,217,461						
AVG. Adj. Sales Price:	79,920	COD:	21.00	MAX Sales Ratio:	363.59		
AVG. Assessed Value:	69,647	PRD:	108.10	MIN Sales Ratio:	4.03		

Printed: 02/09/2008 12:53:49

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	70.05	49.05	12.98	32.86	378.06	4.03	73.08	N/A	30,733	3,987
5000 TO 9999	2	88.43	88.43	83.28	13.09	106.17	76.85	100.00	N/A	9,000	7,495
Total \$ _____											
1 TO 9999	5	73.08	64.80	24.46	28.13	264.94	4.03	100.00	N/A	22,040	5,390
10000 TO 29999	34	96.79	109.50	99.04	27.07	110.56	66.57	209.44	87.49 to 120.67	22,730	22,513
30000 TO 59999	127	91.85	97.72	89.68	23.29	108.97	55.36	363.59	84.80 to 96.39	52,674	47,237
60000 TO 99999	96	84.79	89.03	85.10	17.56	104.62	55.86	167.63	80.71 to 89.23	93,639	79,691
100000 TO 149999	39	86.77	87.54	86.00	10.15	101.79	61.00	114.84	81.02 to 93.43	135,114	116,193
150000 TO 249999	17	94.14	89.67	86.65	14.12	103.48	69.67	120.19	71.67 to 99.70	196,363	170,146
250000 TO 499999	1	108.15	108.15	108.15			108.15	108.15	N/A	325,000	351,490
ALL _____											
	319	87.96	94.20	87.15	21.00	108.10	4.03	363.59	85.74 to 92.09	79,920	69,647

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	85.83	104.66	73.08	43.08	143.20	4.03	209.44	76.85 to 125.13	20,913	15,284
10	4	98.19	109.32	109.94	26.58	99.44	70.05	170.85	N/A	15,425	16,957
20	177	89.22	96.83	89.08	23.03	108.71	55.36	363.59	84.72 to 94.45	59,545	53,040
30	111	87.68	89.11	86.41	14.40	103.13	55.86	139.68	84.90 to 92.18	108,585	93,829
40	11	78.08	82.24	80.19	13.97	102.56	69.67	120.19	69.84 to 94.23	200,163	160,508
50	1	108.15	108.15	108.15			108.15	108.15	N/A	325,000	351,490
ALL _____											
	319	87.96	94.20	87.15	21.00	108.10	4.03	363.59	85.74 to 92.09	79,920	69,647

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	79.11	103.60	72.08	47.51	143.73	4.03	209.44	74.27 to 125.13	19,826	14,291
100	2	72.55	72.55	61.94	23.69	117.13	55.36	89.74	N/A	57,450	35,585
101	238	89.21	95.52	87.92	20.62	108.63	60.66	363.59	85.78 to 94.07	79,021	69,478
102	12	93.11	92.32	91.31	18.78	101.11	55.86	124.67	73.88 to 108.15	124,345	113,536
103	2	87.10	87.10	89.22	8.19	97.62	79.96	94.23	N/A	123,250	109,966
104	38	84.36	86.39	82.37	18.07	104.87	59.89	139.68	73.63 to 89.84	85,280	70,246
111	9	93.20	88.62	88.86	7.15	99.74	75.66	98.23	76.66 to 97.08	120,044	106,667
301	3	85.26	85.69	85.51	4.28	100.21	80.43	91.38	N/A	71,833	61,424
ALL _____											
	319	87.96	94.20	87.15	21.00	108.10	4.03	363.59	85.74 to 92.09	79,920	69,647



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	319	<b>MEDIAN:</b>	<b>88</b>	COV:	30.96	95% Median C.I.:	85.74 to 92.09
TOTAL Sales Price:	25,505,602	WGT. MEAN:	87	STD:	29.17	95% Wgt. Mean C.I.:	84.98 to 89.31
TOTAL Adj.Sales Price:	25,494,677	MEAN:	94	AVG.ABS.DEV:	18.47	95% Mean C.I.:	91.00 to 97.41
TOTAL Assessed Value:	22,217,461						
AVG. Adj. Sales Price:	79,920	COD:	21.00	MAX Sales Ratio:	363.59		
AVG. Assessed Value:	69,647	PRD:	108.10	MIN Sales Ratio:	4.03		

Printed: 02/09/2008 12:53:49

<b>CONDITION</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	17	85.83	102.58	76.16	40.34	134.69	4.03	209.44	74.27 to 125.13		20,905	15,921
10	2	98.19	98.19	96.81	1.84	101.43	96.39	100.00	N/A		21,500	20,813
20	15	96.20	102.61	96.28	20.03	106.57	68.19	170.85	83.27 to 114.87		50,333	48,462
30	263	87.83	93.97	87.97	20.19	106.82	55.36	363.59	85.70 to 92.09		78,729	69,259
40	21	78.08	83.25	78.89	14.88	105.53	63.95	122.00	71.68 to 92.16		157,637	124,353
50	1	108.15	108.15	108.15			108.15	108.15	N/A		325,000	351,490
<u>ALL</u>	<u>319</u>	<u>87.96</u>	<u>94.20</u>	<u>87.15</u>	<u>21.00</u>	<u>108.10</u>	<u>4.03</u>	<u>363.59</u>	<u>85.74 to 92.09</u>		<u>79,920</u>	<u>69,647</u>

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

### **Residential**

Within the residential property class the Phelps County staff completed sixty-percent of the physical reviews in Holdrege. The physical reviews consisted of taking the property record card and doing a comparison of the data on the card against the property, if no one was home a call back questionnaire was left for the property owner to return.

The Phelps County Assessor reviewed all sales by questionnaire, as well as existing and possibly new neighborhoods for 2008. A depreciation study was done and economic depreciation was recalibrated from the market.

In assessor location "Rural" and "Rural B" the home site value increased from 17,000 to 25,000. In these two assessor locations and assessor location "Rural H" the rural site value increased from 2,500 to 3,000.

Other action within the residential property class consisted of the annual maintenance and pickup work. Pickup work is determined by building permits, zoning permits, improvement statements, and any additional information that may be discovered or provided to the assessor.

## 2008 Assessment Survey for Phelps County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b> Assessor and office staff.
2.	<b>Valuation done by:</b> Assessor and office staff, however the assessor has the final determination.
3.	<b>Pickup work done by whom:</b> Assessor, office staff and contracted appraiser if needed.
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b> June of 2005.
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b> 2006
6.	<b>What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b> 2006
7.	<b>Number of market areas/neighborhoods for this property class:</b> 8
8.	<b>How are these defined?</b> These are defined by neighborhoods.
9.	<b>Is "Assessor Location" a usable valuation identity?</b> Yes
10.	<b>Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?)</b> There is no assessor location "suburban" in Phelps County.

11.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> ( <i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i> )
	This is not a recognized market area in Phelps County. The neighborhood outside the city limits of Bertrand and that outside the city limits of Holdrege does not fit the legal jurisdiction requirements of the two mile limitation to be considered suburban. These two neighborhoods are coded rural residential.
12.	<b>Are the county's ag residential and rural residential improvements classified and valued in the same manner?</b>
	Yes

**Residential Permit Numbers:**

Permits	Information Statements	Other	Total
124	19	1567	1710

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	319	<b>MEDIAN:</b>	<b>94</b>	COV:	32.70	95% Median C.I.:	91.38 to 95.53
TOTAL Sales Price:	25,505,602	WGT. MEAN:	92	STD:	32.42	95% Wgt. Mean C.I.:	89.84 to 93.99
TOTAL Adj.Sales Price:	25,494,677	MEAN:	99	AVG.ABS.DEV:	18.64	95% Mean C.I.:	95.60 to 102.72
TOTAL Assessed Value:	23,434,177						
AVG. Adj. Sales Price:	79,920	COD:	19.93	MAX Sales Ratio:	359.02		
AVG. Assessed Value:	73,461	PRD:	107.88	MIN Sales Ratio:	4.30		

Printed: 04/01/2008 18:43:34

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	32	102.04	104.75	98.51	17.59	106.34	68.90	163.38	87.90 to 112.38	75,026	73,906
10/01/05 TO 12/31/05	29	97.14	106.20	95.99	23.43	110.63	66.47	223.60	85.94 to 112.35	77,751	74,635
01/01/06 TO 03/31/06	49	94.07	96.41	92.32	15.04	104.43	59.89	157.65	89.13 to 99.96	78,514	72,485
04/01/06 TO 06/30/06	52	87.40	91.31	88.52	15.89	103.14	60.22	156.25	82.65 to 94.40	86,799	76,838
07/01/06 TO 09/30/06	33	92.89	101.27	92.06	20.87	110.00	66.61	206.47	87.27 to 112.19	61,493	56,611
10/01/06 TO 12/31/06	33	95.55	104.59	97.40	20.67	107.38	70.02	309.04	88.46 to 103.24	85,383	83,165
01/01/07 TO 03/31/07	42	95.87	98.95	89.97	22.04	109.98	4.30	309.04	83.68 to 99.57	78,847	70,935
04/01/07 TO 06/30/07	49	91.47	97.52	87.17	22.68	111.87	63.31	359.02	84.53 to 95.12	88,157	76,844
<u>Study Years</u>											
07/01/05 TO 06/30/06	162	93.79	98.17	92.78	17.98	105.81	59.89	223.60	89.13 to 96.95	80,348	74,548
07/01/06 TO 06/30/07	157	93.56	100.18	91.02	21.89	110.06	4.30	359.02	88.46 to 96.39	79,479	72,339
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	167	92.89	97.40	92.07	17.80	105.79	59.89	309.04	89.01 to 95.14	79,087	72,814
<u>ALL</u>											
	319	93.57	99.16	91.92	19.93	107.88	4.30	359.02	91.38 to 95.53	79,920	73,461

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ATLANTA	3	76.64	81.60	78.38	10.23	104.11	72.32	95.84	N/A	42,333	33,179
BERTRAND	28	95.56	118.28	90.28	41.85	131.02	63.31	359.02	84.48 to 112.35	57,447	51,862
FUNK	3	70.02	87.99	78.73	35.31	111.77	59.89	134.07	N/A	56,300	44,325
HOLDREGE	236	93.34	97.23	91.84	17.44	105.86	4.30	206.47	89.01 to 96.68	79,228	72,767
LOOMIS	13	93.57	101.55	94.48	20.71	107.48	60.22	158.59	85.18 to 116.43	62,615	59,160
RURAL	24	93.10	100.84	92.11	23.77	109.48	66.47	223.60	78.30 to 105.98	104,949	96,669
RURAL B	2	98.99	98.99	98.13	4.97	100.87	94.07	103.90	N/A	90,750	89,053
RURAL H	10	94.61	92.64	95.01	5.18	97.50	71.41	104.68	87.86 to 97.54	137,800	130,920
<u>ALL</u>											
	319	93.57	99.16	91.92	19.93	107.88	4.30	359.02	91.38 to 95.53	79,920	73,461

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	283	93.50	99.25	91.64	20.24	108.30	4.30	359.02	89.73 to 95.89	75,676	69,352
3	36	93.96	98.46	93.36	17.50	105.46	66.47	223.60	88.46 to 97.54	113,285	105,760
<u>ALL</u>											
	319	93.57	99.16	91.92	19.93	107.88	4.30	359.02	91.38 to 95.53	79,920	73,461

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	319	<b>MEDIAN:</b>	<b>94</b>	COV:	32.70	95% Median C.I.:	91.38 to 95.53
TOTAL Sales Price:	25,505,602	WGT. MEAN:	92	STD:	32.42	95% Wgt. Mean C.I.:	89.84 to 93.99
TOTAL Adj.Sales Price:	25,494,677	MEAN:	99	AVG.ABS.DEV:	18.64	95% Mean C.I.:	95.60 to 102.72
TOTAL Assessed Value:	23,434,177						
AVG. Adj. Sales Price:	79,920	COD:	19.93	MAX Sales Ratio:	359.02		
AVG. Assessed Value:	73,461	PRD:	107.88	MIN Sales Ratio:	4.30		

Printed: 04/01/2008 18:43:34

**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	309	93.57	99.39	92.11	19.83	107.91	59.89	359.02	91.38 to 95.55	81,647	75,202
2	10	91.69	92.01	73.96	23.37	124.41	4.30	152.33	85.50 to 118.85	26,570	19,651
____ALL____											
	319	93.57	99.16	91.92	19.93	107.88	4.30	359.02	91.38 to 95.53	79,920	73,461

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	317	93.62	99.35	92.08	19.87	107.90	4.30	359.02	91.47 to 95.55	79,885	73,558
06											
07	2	68.79	68.79	68.04	12.45	101.09	60.22	77.35	N/A	85,450	58,141
____ALL____											
	319	93.57	99.16	91.92	19.93	107.88	4.30	359.02	91.38 to 95.53	79,920	73,461

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0007											
10-0009	2	77.63	77.63	77.62	0.86	100.01	76.96	78.30	N/A	231,000	179,306
24-0004	1	93.85	93.85	93.85			93.85	93.85	N/A	130,000	122,000
50-0001											
50-0501	2	106.68	106.68	91.79	25.67	116.22	79.29	134.07	N/A	87,400	80,228
69-0044	258	93.03	96.99	91.94	17.59	105.49	4.30	223.60	89.10 to 95.53	81,689	75,109
69-0054	35	95.89	114.00	91.95	34.90	123.97	63.31	359.02	87.49 to 105.98	67,240	61,830
69-0055	21	93.62	102.62	96.32	23.33	106.53	60.22	163.38	85.18 to 116.39	61,833	59,559
NonValid School											
____ALL____											
	319	93.57	99.16	91.92	19.93	107.88	4.30	359.02	91.38 to 95.53	79,920	73,461

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	319	<b>MEDIAN:</b>	<b>94</b>	COV:	32.70	95% Median C.I.:	91.38 to 95.53
TOTAL Sales Price:	25,505,602	WGT. MEAN:	92	STD:	32.42	95% Wgt. Mean C.I.:	89.84 to 93.99
TOTAL Adj.Sales Price:	25,494,677	MEAN:	99	AVG.ABS.DEV:	18.64	95% Mean C.I.:	95.60 to 102.72
TOTAL Assessed Value:	23,434,177						
AVG. Adj. Sales Price:	79,920	COD:	19.93	MAX Sales Ratio:	359.02		
AVG. Assessed Value:	73,461	PRD:	107.88	MIN Sales Ratio:	4.30		

Printed: 04/01/2008 18:43:34

<b>YEAR BUILT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	13	94.25	125.04	78.66	53.41	158.97	4.30	309.04	85.50 to 152.33	21,515	16,923	
Prior TO 1860												
1860 TO 1899	26	102.44	102.70	93.22	20.50	110.18	59.89	223.60	84.17 to 113.33	50,721	47,281	
1900 TO 1919	70	92.54	96.35	89.39	19.26	107.78	63.60	171.82	84.49 to 97.41	59,333	53,039	
1920 TO 1939	41	93.56	107.13	91.85	29.98	116.63	66.71	359.02	81.46 to 105.52	61,647	56,623	
1940 TO 1949	22	93.69	99.70	96.30	20.28	103.53	63.88	156.25	84.68 to 114.43	69,459	66,887	
1950 TO 1959	37	93.85	97.73	95.06	13.53	102.81	66.47	137.84	88.35 to 100.90	74,385	70,710	
1960 TO 1969	30	89.41	94.30	91.31	14.29	103.27	71.71	151.14	85.16 to 97.11	96,886	88,471	
1970 TO 1979	39	94.32	95.39	91.06	14.11	104.75	63.81	163.38	85.07 to 97.91	119,122	108,472	
1980 TO 1989	28	92.50	94.50	92.89	13.87	101.73	63.31	140.91	84.39 to 100.80	110,652	102,788	
1990 TO 1994	1	79.05	79.05	79.05			79.05	79.05	N/A	310,000	245,047	
1995 TO 1999	11	94.98	93.98	95.86	10.84	98.04	60.22	109.03	81.99 to 107.44	156,027	149,565	
2000 TO Present	1	81.34	81.34	81.34			81.34	81.34	N/A	258,000	209,866	
ALL	319	93.57	99.16	91.92	19.93	107.88	4.30	359.02	91.38 to 95.53	79,920	73,461	

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
5000 TO 9999	6	110.34	166.29	156.17	72.47	106.48	70.51	309.04	70.51 to 309.04	6,033	9,422	
Total \$												
1 TO 9999	6	110.34	166.29	156.17	72.47	106.48	70.51	309.04	70.51 to 309.04	6,033	9,422	
10000 TO 29999	34	116.61	134.06	128.79	30.58	104.09	70.02	359.02	102.76 to 152.33	21,354	27,502	
30000 TO 59999	83	102.17	103.24	102.48	15.45	100.74	65.53	156.25	95.89 to 108.53	44,516	45,619	
60000 TO 99999	103	87.67	90.48	89.98	15.00	100.56	4.30	163.38	84.68 to 92.89	76,016	68,399	
100000 TO 149999	62	86.68	87.31	87.05	12.60	100.30	59.89	127.94	81.96 to 92.83	118,611	103,254	
150000 TO 249999	28	89.91	89.59	88.98	12.71	100.70	63.81	112.25	80.55 to 95.77	177,177	157,644	
250000 TO 499999	3	81.34	88.36	89.04	10.50	99.23	79.05	104.68	N/A	297,666	265,044	
ALL	319	93.57	99.16	91.92	19.93	107.88	4.30	359.02	91.38 to 95.53	79,920	73,461	

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	319	<b>MEDIAN:</b>	<b>94</b>	COV:	32.70	95% Median C.I.:	91.38 to 95.53
TOTAL Sales Price:	25,505,602	WGT. MEAN:	92	STD:	32.42	95% Wgt. Mean C.I.:	89.84 to 93.99
TOTAL Adj.Sales Price:	25,494,677	MEAN:	99	AVG.ABS.DEV:	18.64	95% Mean C.I.:	95.60 to 102.72
TOTAL Assessed Value:	23,434,177						
AVG. Adj. Sales Price:	79,920	COD:	19.93	MAX Sales Ratio:	359.02		
AVG. Assessed Value:	73,461	PRD:	107.88	MIN Sales Ratio:	4.30		

Printed: 04/01/2008 18:43:34

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	37.41	37.41	8.70	88.50	429.76	4.30	70.51	N/A	42,850	3,729
5000 TO 9999	2	94.23	94.23	93.48	6.12	100.80	88.46	100.00	N/A	5,750	5,375
Total \$ _____											
1 TO 9999	4	79.49	65.82	18.73	35.75	351.34	4.30	100.00	N/A	24,300	4,552
10000 TO 29999	31	102.76	122.61	105.46	35.53	116.26	65.53	309.04	89.13 to 120.67	21,562	22,741
30000 TO 59999	114	94.40	102.36	94.41	22.57	108.42	60.22	359.02	91.38 to 100.90	49,383	46,623
60000 TO 99999	101	89.10	93.11	89.82	15.81	103.66	59.89	151.14	86.87 to 94.40	86,439	77,639
100000 TO 149999	46	93.69	93.68	91.27	11.61	102.64	63.81	163.38	85.40 to 96.39	127,148	116,051
150000 TO 249999	22	93.79	94.50	92.39	12.25	102.29	76.96	127.94	81.34 to 106.71	190,685	176,170
250000 TO 499999	1	104.68	104.68	104.68			104.68	104.68	N/A	325,000	340,219
ALL _____											
	319	93.57	99.16	91.92	19.93	107.88	4.30	359.02	91.38 to 95.53	79,920	73,461

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	94.92	129.60	85.34	55.05	151.87	4.30	309.04	85.52 to 152.33	20,913	17,847
10	4	99.27	115.11	115.62	30.81	99.55	70.51	191.38	N/A	15,425	17,834
20	177	94.07	100.38	93.38	20.89	107.50	60.22	359.02	89.43 to 98.25	59,545	55,601
30	111	92.36	93.29	90.90	13.78	102.62	59.89	145.71	87.54 to 94.81	108,585	98,708
40	11	85.18	90.85	88.87	12.14	102.22	79.05	109.03	79.08 to 107.44	200,163	177,890
50	1	104.68	104.68	104.68			104.68	104.68	N/A	325,000	340,219
ALL _____											
	319	93.57	99.16	91.92	19.93	107.88	4.30	359.02	91.38 to 95.53	79,920	73,461

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	15	94.25	127.98	84.35	57.12	151.72	4.30	309.04	85.50 to 152.33	19,826	16,723
100	2	65.12	65.12	62.10	7.52	104.87	60.22	70.02	N/A	57,450	35,675
101	238	94.33	99.68	93.14	18.61	107.02	63.31	359.02	91.70 to 96.95	79,021	73,602
102	12	99.61	93.94	92.14	15.10	101.96	66.41	116.05	73.88 to 110.48	124,345	114,572
103	2	97.19	97.19	100.03	9.80	97.16	87.67	106.71	N/A	123,250	123,282
104	38	88.40	90.76	86.26	18.39	105.22	59.89	145.71	78.58 to 94.40	85,280	73,560
111	9	94.81	91.69	91.69	5.71	100.00	80.89	98.25	81.96 to 97.91	120,044	110,068
301	3	85.94	87.22	86.88	2.73	100.39	84.33	91.38	N/A	71,833	62,409
ALL _____											
	319	93.57	99.16	91.92	19.93	107.88	4.30	359.02	91.38 to 95.53	79,920	73,461



**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	319	<b>MEDIAN:</b>	<b>94</b>	COV:	32.70	95% Median C.I.:	91.38 to 95.53
TOTAL Sales Price:	25,505,602	WGT. MEAN:	92	STD:	32.42	95% Wgt. Mean C.I.:	89.84 to 93.99
TOTAL Adj.Sales Price:	25,494,677	MEAN:	99	AVG.ABS.DEV:	18.64	95% Mean C.I.:	95.60 to 102.72
TOTAL Assessed Value:	23,434,177						
AVG. Adj. Sales Price:	79,920	COD:	19.93	MAX Sales Ratio:	359.02		
AVG. Assessed Value:	73,461	PRD:	107.88	MIN Sales Ratio:	4.30		

Printed: 04/01/2008 18:43:34

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	17	94.92	125.00	87.65	51.05	142.62	4.30	309.04	85.50 to 152.33	20,905	18,323
10	2	99.27	99.27	98.70	0.74	100.57	98.53	100.00	N/A	21,500	21,220
20	15	105.30	105.33	101.21	17.97	104.07	70.02	191.38	82.94 to 116.05	50,333	50,940
30	263	93.56	97.86	92.40	18.33	105.91	59.89	359.02	91.09 to 95.53	78,729	72,746
40	21	85.18	89.79	85.90	14.26	104.53	66.87	129.01	79.05 to 97.14	157,637	135,403
50	1	104.68	104.68	104.68			104.68	104.68	N/A	325,000	340,219
ALL	319	93.57	99.16	91.92	19.93	107.88	4.30	359.02	91.38 to 95.53	79,920	73,461



**2008 Correlation Section  
for Phelps County**

---

**Residential Real Property**

**I. Correlation**

RESIDENTIAL: A review of the 2008 residential statistics indicates that an accurate measurement of the residential property in Phelps County has been achieved. All three measures of central tendency are within the required parameter. Although the COD and PRD are above the acceptable standards, they are not a significant cause for concern in a county of this size. The relationship between the trended preliminary median and the R&O median suggests that the assessment practices are applied uniform and proportionately to the sales file and the population.

For direct equalization purposes the median measure of central tendency will be used to describe the level of value for the residential class of property in Phelps County and is supported by the trended preliminary ratio. There is no recommended adjustment for the residential class of property.

**2008 Correlation Section  
for Phelps 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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>426</b>	<b>319</b>	<b>74.88</b>
<b>2007</b>	<b>425</b>	<b>318</b>	<b>74.82</b>
<b>2006</b>	<b>419</b>	<b>299</b>	<b>71.36</b>
<b>2005</b>	<b>431</b>	<b>332</b>	<b>77.03</b>
<b>2004</b>	<b>439</b>	<b>335</b>	<b>76.31</b>
<b>2003</b>	<b>451</b>	<b>353</b>	<b>78.27</b>
<b>2002</b>	<b>415</b>	<b>346</b>	<b>83.37</b>
<b>2001</b>	<b>432</b>	<b>368</b>	<b>85.19</b>

RESIDENTIAL: The sales verification process has been in place for a number of years in Phelps County. The grid demonstrates over the last six years that the percent of usage has stayed within a range of seventy to eighty percent. Phelps County appears to be using an acceptable number of qualified sales in the measurement of the residential class of property.

**2008 Correlation Section  
for Phelps 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 Phelps County**

---

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>87.96</b>	<b>5.26</b>	<b>92.58</b>	<b>93.57</b>
<b>2007</b>	<b>90.79</b>	<b>2.92</b>	<b>93.44</b>	<b>93.42</b>
<b>2006</b>	<b>92.37</b>	<b>7.45</b>	<b>99.25</b>	<b>94.50</b>
<b>2005</b>	<b>96.43</b>	<b>1.54</b>	<b>97.91</b>	<b>97.95</b>
<b>2004</b>	<b>92.59</b>	<b>4.9</b>	<b>97.13</b>	<b>95.61</b>
<b>2003</b>	<b>95</b>	<b>-0.03</b>	<b>94.96</b>	<b>96</b>
<b>2002</b>	<b>93</b>	<b>2.31</b>	<b>95.15</b>	<b>98</b>
<b>2001</b>	<b>91</b>	<b>11.01</b>	<b>101.02</b>	<b>95</b>

RESIDENTIAL: There is approximately a one point (.99) difference between the Trended Preliminary Ratio and the R&O Ratio, this comparison indicates the two measures are very similar and strongly support one another and an acceptable level of value. The action within the base supports the assessment actions.

**2008 Correlation Section  
for Phelps 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 Phelps County**

---

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>5.54</b>	<b>2008</b>	<b>5.26</b>
<b>4.11</b>	<b>2007</b>	<b>2.92</b>
<b>2.74</b>	<b>2006</b>	<b>7.45</b>
<b>2.1</b>	<b>2005</b>	<b>1.54</b>
<b>3.77</b>	<b>2004</b>	<b>4.9</b>
<b>1.11</b>	<b>2003</b>	<b>-0.03</b>
<b>4.76</b>	<b>2002</b>	<b>2.31</b>
<b>3.7</b>	<b>2001</b>	<b>11.01</b>

RESIDENTIAL: There is only a very slight difference between the percent change in the sales file compared to the percent change in the base. Both statistics indicate that the sold and unsold properties are being treated fairly and support the assessment actions for 2008; sixty-percent of the physical reviews in Holdrege were completed, a depreciation study and re-calibrating from the market where needed was done, increasing the home site value in "Assessor Location" Rural and Rural B, and rural site value in Rural H, and completing the yearly maintenance.



## 2008 Correlation Section for Phelps 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 Phelps County**

---

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>93.57</b>	<b>91.92</b>	<b>99.16</b>

RESIDENTIAL: Of the three measures of central tendency the weighted mean appears to be out of compliance, but when rounded (92) it meets the acceptable level of value. Therefore all measures are within the range of 92 to 100 percent and supported by the trended preliminary ratio. For direct equalization purposes the median measure of central tendency will be used to describe the level of value for the residential class of property.

**2008 Correlation Section  
for Phelps 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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>19.93</b>	<b>107.88</b>
<b>Difference</b>	<b>4.93</b>	<b>4.88</b>

RESIDENTIAL: Neither of the qualitative measures has met the required standards. Within the “Assessor Location” Bertrand there are three outliers (book 83 page 394 sale date 03/16/07, book 83 page 392 sale date 11/30/06, book 83 page 545 05/31/07) that have sold extremely low in comparison to the assessed value and all have ratios over 300%. When these outliers are hypothetically removed the COD and PRD for Bertrand move to 18.51 and 107.08 respectively, but overall the COD becomes 17.51 and the PRD changes to 105.76 still above the standards. However, based on the assessment practices it is believed that the residential properties are being treated as uniform and proportionately as possible.

**2008 Correlation Section  
for Phelps 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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>319</b>	<b>319</b>	<b>0</b>
<b>Median</b>	<b>87.96</b>	<b>93.57</b>	<b>5.61</b>
<b>Wgt. Mean</b>	<b>87.15</b>	<b>91.92</b>	<b>4.77</b>
<b>Mean</b>	<b>94.20</b>	<b>99.16</b>	<b>4.96</b>
<b>COD</b>	<b>21.00</b>	<b>19.93</b>	<b>-1.07</b>
<b>PRD</b>	<b>108.10</b>	<b>107.88</b>	<b>-0.22</b>
<b>Min Sales Ratio</b>	<b>4.03</b>	<b>4.30</b>	<b>0.27</b>
<b>Max Sales Ratio</b>	<b>363.59</b>	<b>359.02</b>	<b>-4.57</b>

RESIDENTIAL: The Preliminary Statistics and the Final R&O statistics show no change in the number of sales. After reviewing the preliminary statistical report, the reported assessment actions and the R&O statistical report for residential property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Phelps County. Which consisted of; completing sixty-percent of the physical reviews in Holdrege, doing a depreciation study and re-calibrating from the market where needed, increasing the home site value in "Assessor Location" Rural and Rural B, and rural site value in Rural H, and completing the yearly maintenance.



**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:	43	<b>MEDIAN:</b>	<b>92</b>	COV:	42.17	95% Median C.I.:	82.02 to 97.43	(! : Derived)
TOTAL Sales Price:	6,746,804	WGT. MEAN:	83	STD:	41.66	95% Wgt. Mean C.I.:	68.41 to 96.90	
TOTAL Adj.Sales Price:	6,565,804	MEAN:	99	AVG.ABS.DEV:	23.23	95% Mean C.I.:	86.33 to 111.23	
TOTAL Assessed Value:	5,427,211							
AVG. Adj. Sales Price:	152,693	COD:	25.14	MAX Sales Ratio:	280.55			
AVG. Assessed Value:	126,214	PRD:	119.50	MIN Sales Ratio:	40.32			

Printed: 02/09/2008 12:53:57

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	4	88.51	79.20	90.64	21.75	87.38	40.32	99.47	N/A	122,125	110,691
10/01/04 TO 12/31/04	1	104.08	104.08	104.08			104.08	104.08	N/A	22,250	23,157
01/01/05 TO 03/31/05	5	70.94	88.37	65.65	30.10	134.61	62.89	138.83	N/A	214,776	140,999
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	7	92.50	124.86	79.98	43.52	156.11	66.42	199.50	66.42 to 199.50	29,685	23,743
10/01/05 TO 12/31/05	2	109.86	109.86	111.33	8.97	98.67	100.00	119.71	N/A	31,300	34,847
01/01/06 TO 03/31/06	2	68.32	68.32	71.15	4.90	96.01	64.97	71.66	N/A	230,000	163,650
04/01/06 TO 06/30/06	1	92.41	92.41	92.41			92.41	92.41	N/A	13,500	12,475
07/01/06 TO 09/30/06	6	84.10	89.46	88.87	20.78	100.66	70.00	128.62	70.00 to 128.62	59,833	53,174
10/01/06 TO 12/31/06	9	88.57	85.84	74.33	5.63	115.48	67.79	93.87	81.26 to 90.93	305,666	227,209
01/01/07 TO 03/31/07	2	94.20	94.20	94.25	1.32	99.94	92.96	95.44	N/A	67,852	63,952
04/01/07 TO 06/30/07	4	108.56	141.06	119.89	53.22	117.66	66.57	280.55	N/A	247,892	297,196
<u>Study Years</u>											
07/01/04 TO 06/30/05	10	88.51	86.27	73.89	24.51	116.75	40.32	138.83	62.89 to 104.08	158,463	117,092
07/01/05 TO 06/30/06	12	92.50	110.23	77.39	32.88	142.44	64.97	199.50	71.66 to 132.64	61,991	47,972
07/01/06 TO 06/30/07	21	89.82	98.19	86.86	21.80	113.04	66.57	280.55	81.26 to 95.44	201,774	175,267
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	14	96.25	109.68	69.99	33.01	156.71	62.89	199.50	69.18 to 138.83	96,020	67,206
01/01/06 TO 12/31/06	18	88.53	85.46	75.45	12.18	113.27	64.97	128.62	71.66 to 92.41	199,083	150,205
<u>ALL</u>											
	43	92.41	98.78	82.66	25.14	119.50	40.32	280.55	82.02 to 97.43	152,693	126,214

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BERTRAND	2	93.19	93.19	93.10	0.74	100.09	92.50	93.87	N/A	17,000	15,827
HOLDREGE	29	90.96	101.26	81.17	30.34	124.76	40.32	280.55	71.53 to 100.00	166,380	135,045
LOOMIS	2	113.22	113.22	98.66	17.15	114.76	93.80	132.64	N/A	20,000	19,731
RURAL	10	85.29	89.81	86.38	17.15	103.97	66.57	128.62	71.66 to 117.11	166,677	143,977
<u>ALL</u>											
	43	92.41	98.78	82.66	25.14	119.50	40.32	280.55	82.02 to 97.43	152,693	126,214

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	33	92.50	101.50	81.39	27.67	124.70	40.32	280.55	88.49 to 99.47	148,455	120,831
3	10	85.29	89.81	86.38	17.15	103.97	66.57	128.62	71.66 to 117.11	166,677	143,977
<u>ALL</u>											
	43	92.41	98.78	82.66	25.14	119.50	40.32	280.55	82.02 to 97.43	152,693	126,214

**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:	43	<b>MEDIAN:</b>	<b>92</b>	COV:	42.17	95% Median C.I.:	82.02 to 97.43	(! : Derived)
TOTAL Sales Price:	6,746,804	WGT. MEAN:	83	STD:	41.66	95% Wgt. Mean C.I.:	68.41 to 96.90	
TOTAL Adj.Sales Price:	6,565,804	MEAN:	99	AVG.ABS.DEV:	23.23	95% Mean C.I.:	86.33 to 111.23	
TOTAL Assessed Value:	5,427,211							
AVG. Adj. Sales Price:	152,693	COD:	25.14	MAX Sales Ratio:	280.55			
AVG. Assessed Value:	126,214	PRD:	119.50	MIN Sales Ratio:	40.32			

Printed: 02/09/2008 12:53:58

**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	32	90.38	93.10	82.32	22.12	113.09	40.32	280.55	71.66 to 98.39	199,306	164,061
2	10	92.46	112.95	93.55	33.49	120.74	64.97	199.50	79.58 to 199.50	18,500	17,307
3	1	138.83	138.83	138.83			138.83	138.83	N/A	3,000	4,165
ALL	43	92.41	98.78	82.66	25.14	119.50	40.32	280.55	82.02 to 97.43	152,693	126,214

**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	43	92.41	98.78	82.66	25.14	119.50	40.32	280.55	82.02 to 97.43	152,693	126,214
04											
ALL	43	92.41	98.78	82.66	25.14	119.50	40.32	280.55	82.02 to 97.43	152,693	126,214

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0007											
10-0009											
24-0004											
50-0001	1	81.26	81.26	81.26			81.26	81.26	N/A	74,000	60,135
50-0501											
69-0044	35	90.93	98.82	80.01	28.34	123.51	40.32	280.55	74.40 to 98.39	169,472	135,600
69-0054	4	93.19	96.38	114.36	9.78	84.27	82.02	117.11	N/A	112,392	128,532
69-0055	3	95.44	107.29	96.60	13.57	111.07	93.80	132.64	N/A	36,901	35,647
NonValid School											
ALL	43	92.41	98.78	82.66	25.14	119.50	40.32	280.55	82.02 to 97.43	152,693	126,214

**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:	43	<b>MEDIAN:</b>	<b>92</b>	COV:	42.17	95% Median C.I.:	82.02 to 97.43	(! : Derived)
TOTAL Sales Price:	6,746,804	WGT. MEAN:	83	STD:	41.66	95% Wgt. Mean C.I.:	68.41 to 96.90	
TOTAL Adj.Sales Price:	6,565,804	MEAN:	99	AVG.ABS.DEV:	23.23	95% Mean C.I.:	86.33 to 111.23	
TOTAL Assessed Value:	5,427,211							
AVG. Adj. Sales Price:	152,693	COD:	25.14	MAX Sales Ratio:	280.55			
AVG. Assessed Value:	126,214	PRD:	119.50	MIN Sales Ratio:	40.32			

Printed: 02/09/2008 12:53:58

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	14	92.46	110.61	93.51	28.37	118.29	64.97	199.50	82.02 to 138.83	57,178	53,466
Prior TO 1860											
1860 TO 1899	1	104.08	104.08	104.08			104.08	104.08	N/A	22,250	23,157
1900 TO 1919	5	97.43	91.85	94.20	7.17	97.51	70.94	100.00	N/A	72,120	67,938
1920 TO 1939	6	96.94	96.35	91.29	10.55	105.54	71.53	119.71	71.53 to 119.71	43,239	39,472
1940 TO 1949											
1950 TO 1959	3	88.49	146.07	142.76	79.62	102.32	69.18	280.55	N/A	150,815	215,300
1960 TO 1969	2	84.47	84.47	85.69	52.27	98.58	40.32	128.62	N/A	63,250	54,198
1970 TO 1979	6	77.83	77.89	68.05	12.83	114.47	62.89	93.80	62.89 to 93.80	207,666	141,307
1980 TO 1989											
1990 TO 1994	3	89.82	92.31	108.81	17.48	84.83	70.00	117.11	N/A	186,690	203,143
1995 TO 1999	1	71.66	71.66	71.66			71.66	71.66	N/A	425,000	304,561
2000 TO Present	2	67.18	67.18	67.57	0.91	99.42	66.57	67.79	N/A	1,156,500	781,432
ALL	43	92.41	98.78	82.66	25.14	119.50	40.32	280.55	82.02 to 97.43	152,693	126,214

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	2	115.67	115.67	121.46	20.03	95.23	92.50	138.83	N/A	2,400	2,915
5000 TO 9999	3	199.50	177.21	177.21	11.17	100.00	132.64	199.50	N/A	5,000	8,860
Total \$											
1 TO 9999	5	138.83	152.59	163.70	25.05	93.22	92.50	199.50	N/A	3,960	6,482
10000 TO 29999	10	92.46	90.54	92.17	8.16	98.24	70.00	104.08	79.58 to 100.00	19,190	17,687
30000 TO 59999	6	96.10	91.30	91.01	15.33	100.32	64.97	119.71	64.97 to 119.71	39,480	35,930
60000 TO 99999	7	88.57	85.53	85.47	19.99	100.06	40.32	128.62	40.32 to 128.62	73,029	62,420
100000 TO 149999	5	88.49	119.94	125.64	51.88	95.46	66.42	280.55	N/A	128,389	161,308
150000 TO 249999	5	90.93	89.36	89.55	8.34	99.79	69.18	99.47	N/A	204,500	183,134
250000 TO 499999	3	71.66	85.11	84.74	23.51	100.44	66.57	117.11	N/A	413,856	350,710
500000 +	2	65.34	65.34	66.34	3.75	98.50	62.89	67.79	N/A	1,350,000	895,526
ALL	43	92.41	98.78	82.66	25.14	119.50	40.32	280.55	82.02 to 97.43	152,693	126,214



**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:	43	<b>MEDIAN:</b>	<b>92</b>	COV:	42.17	95% Median C.I.:	82.02 to 97.43	(! : Derived)
TOTAL Sales Price:	6,746,804	WGT. MEAN:	83	STD:	41.66	95% Wgt. Mean C.I.:	68.41 to 96.90	
TOTAL Adj. Sales Price:	6,565,804	MEAN:	99	AVG. ABS. DEV:	23.23	95% Mean C.I.:	86.33 to 111.23	
TOTAL Assessed Value:	5,427,211							
AVG. Adj. Sales Price:	152,693	COD:	25.14	MAX Sales Ratio:	280.55			
AVG. Assessed Value:	126,214	PRD:	119.50	MIN Sales Ratio:	40.32			

Printed: 02/09/2008 12:53:58

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	115.67	115.67	121.46	20.03	95.23	92.50	138.83	N/A	2,400	2,915
5000 TO 9999	5	132.64	138.65	117.88	35.80	117.62	79.58	199.50	N/A	7,800	9,194
Total \$ _____											
1 TO 9999	7	132.64	132.08	118.27	30.56	111.67	79.58	199.50	79.58 to 199.50	6,257	7,400
10000 TO 29999	10	92.46	84.91	77.54	14.25	109.51	40.32	104.08	64.97 to 100.00	26,440	20,501
30000 TO 59999	5	98.39	96.57	95.52	11.17	101.09	70.94	119.71	N/A	40,376	38,569
60000 TO 99999	9	88.49	87.52	84.48	14.06	103.60	66.42	128.62	71.53 to 95.44	89,633	75,725
100000 TO 149999	2	79.50	79.50	77.71	12.98	102.30	69.18	89.82	N/A	166,250	129,200
150000 TO 249999	4	94.18	94.41	94.35	4.29	100.06	89.80	99.47	N/A	206,875	195,192
250000 TO 499999	4	94.38	133.97	105.53	68.72	126.96	66.57	280.55	N/A	347,253	366,448
500000 +	2	65.34	65.34	66.34	3.75	98.50	62.89	67.79	N/A	1,350,000	895,526
ALL _____											
	43	92.41	98.78	82.66	25.14	119.50	40.32	280.55	82.02 to 97.43	152,693	126,214

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	92.41	111.47	91.52	29.98	121.79	64.97	199.50	82.02 to 138.83	46,192	42,275
10	2	78.72	78.72	106.96	48.78	73.59	40.32	117.11	N/A	232,535	248,713
20	26	92.73	96.26	81.52	21.36	118.08	62.89	280.55	74.40 to 99.47	179,316	146,180
30	2	69.11	69.11	69.15	3.68	99.95	66.57	71.66	N/A	419,000	289,750
ALL _____											
	43	92.41	98.78	82.66	25.14	119.50	40.32	280.55	82.02 to 97.43	152,693	126,214

**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:	43	<b>MEDIAN:</b>	<b>92</b>	COV:	42.17	95% Median C.I.:	82.02 to 97.43	(!: Derived)
TOTAL Sales Price:	6,746,804	WGT. MEAN:	83	STD:	41.66	95% Wgt. Mean C.I.:	68.41 to 96.90	
TOTAL Adj.Sales Price:	6,565,804	MEAN:	99	AVG.ABS.DEV:	23.23	95% Mean C.I.:	86.33 to 111.23	
TOTAL Assessed Value:	5,427,211							
AVG. Adj. Sales Price:	152,693	COD:	25.14	MAX Sales Ratio:	280.55			
AVG. Assessed Value:	126,214	PRD:	119.50	MIN Sales Ratio:	40.32			

Printed: 02/09/2008 12:53:58

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	92.50	115.30	94.27	34.98	122.31	64.97	199.50	79.58 to 199.50	17,091	16,112
300	1	62.89	62.89	62.89			62.89	62.89	N/A	800,000	503,127
325	1	81.26	81.26	81.26			81.26	81.26	N/A	74,000	60,135
326	1	70.00	70.00	70.00			70.00	70.00	N/A	19,000	13,300
341	1	280.55	280.55	280.55			280.55	280.55	N/A	147,445	413,660
343	1	67.79	67.79	67.79			67.79	67.79	N/A	1,900,000	1,287,925
344	5	70.94	75.67	69.97	10.12	108.14	66.57	100.00	N/A	220,920	154,585
350	2	82.70	82.70	74.88	13.51	110.44	71.53	93.87	N/A	50,000	37,440
352	1	99.47	99.47	99.47			99.47	99.47	N/A	200,000	198,946
353	8	99.19	104.21	102.79	8.96	101.38	92.50	128.62	92.50 to 128.62	63,516	65,290
386	1	89.82	89.82	89.82			89.82	89.82	N/A	137,500	123,500
389	1	117.11	117.11	117.11			117.11	117.11	N/A	403,570	472,631
406	6	81.49	77.25	73.08	20.71	105.71	40.32	100.00	40.32 to 100.00	76,842	56,155
408	1	88.49	88.49	88.49			88.49	88.49	N/A	110,000	97,341
851	2	90.37	90.37	90.27	0.63	100.11	89.80	90.93	N/A	206,250	186,175
<u>ALL</u>	<u>43</u>	<u>92.41</u>	<u>98.78</u>	<u>82.66</u>	<u>25.14</u>	<u>119.50</u>	<u>40.32</u>	<u>280.55</u>	<u>82.02 to 97.43</u>	<u>152,693</u>	<u>126,214</u>

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

**Commercial**

Through the review process of the commercial sales and a review of the existing neighborhoods it was determined that the sales were showing a need to establish a new neighborhood on the west side of Holdrege. The commercial land value in this area was set at 5,000 per acre. The market was also indicating a need to establish a market area surrounding the City of Holdrege again there were numerous sales that were a factor in this decision. The commercial land value in the area is 12,500 per acre.

Other action within the commercial property class consisted of the annual maintenance and pickup work. Pickup work is determined by building permits, zoning permits, improvement statements, and any additional information that may be discovered or provided to the assessor.

## 2008 Assessment Survey for Phelps County

### Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b> Contracted appraisal service.
2.	<b>Valuation done by:</b> Contracted appraisal service, with the assessor making the final determination.
3.	<b>Pickup work done by whom:</b> Contracted appraisal service.
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b> 1999
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b> 1999
6.	<b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b> The income approach is utilized on those properties where rent, income, and expense data can be obtained from the market. However, there is not enough data available for the income approach to be utilized for all properties.
7.	<b>When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b> 2007
8.	<b>Number of market areas/neighborhoods for this property class?</b> Three market areas are located in Holdrege, while Bertrand, Loomis, Funk, Atlanta, and the rural area have each been defined as market areas.
9.	<b>How are these defined?</b> These are defined by location.
10.	<b>Is "Assessor Location" a usable valuation identity?</b> Yes.
11.	<b>Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)</b> There is no assessor location "suburban".

12.	<p><b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)</p>
	<p>This is not a recognized market area. The neighborhood outside the city limits of Bertrand and that outside the city limits of Holdrege does not fit the legal jurisdiction requirements of the two mile limitation to be considered suburban. These two neighborhoods are coded rural.</p>

**Commercial Permit Numbers:**

Permits	Information Statements	Other	Total
20	0	18	38

**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:	43	<b>MEDIAN:</b>	<b>94</b>	COV:	40.65	95% Median C.I.:	89.80 to 98.83	(! : Derived)
TOTAL Sales Price:	6,746,804	WGT. MEAN:	85	STD:	41.13	95% Wgt. Mean C.I.:	69.97 to 100.26	
TOTAL Adj.Sales Price:	6,565,804	MEAN:	101	AVG.ABS.DEV:	22.86	95% Mean C.I.:	88.89 to 113.48	
TOTAL Assessed Value:	5,588,514							
AVG. Adj. Sales Price:	152,693	COD:	24.35	MAX Sales Ratio:	280.55			
AVG. Assessed Value:	129,965	PRD:	118.88	MIN Sales Ratio:	40.32			

Printed: 04/01/2008 18:43:37

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	4	98.13	90.69	91.52	22.23	99.09	40.32	126.17	N/A	122,125	111,768
10/01/04 TO 12/31/04	1	104.08	104.08	104.08			104.08	104.08	N/A	22,250	23,157
01/01/05 TO 03/31/05	5	70.94	88.37	65.65	30.10	134.61	62.89	138.83	N/A	214,776	140,999
<u>Study Years</u>											
07/01/05 TO 09/30/05	7	92.50	124.86	79.98	43.52	156.11	66.42	199.50	66.42 to 199.50	29,685	23,743
10/01/05 TO 12/31/05	2	109.86	109.86	111.33	8.97	98.67	100.00	119.71	N/A	31,300	34,847
01/01/06 TO 03/31/06	2	79.26	79.26	91.37	18.02	86.75	64.97	93.54	N/A	230,000	210,140
04/01/06 TO 06/30/06	1	93.99	93.99	93.99			93.99	93.99	N/A	13,500	12,688
07/01/06 TO 09/30/06	6	90.03	89.96	90.57	15.58	99.32	70.00	119.77	70.00 to 119.77	59,833	54,192
10/01/06 TO 12/31/06	9	89.80	88.85	75.80	9.18	117.21	67.79	106.80	79.51 to 96.09	305,666	231,701
01/01/07 TO 03/31/07	2	94.20	94.20	94.25	1.32	99.94	92.96	95.44	N/A	67,852	63,952
04/01/07 TO 06/30/07	4	108.56	142.10	121.63	52.26	116.83	70.75	280.55	N/A	247,892	301,512
<u>Calendar Yrs</u>											
07/01/04 TO 06/30/05	10	98.13	90.87	74.16	23.15	122.52	40.32	138.83	62.89 to 126.17	158,463	117,522
07/01/05 TO 06/30/06	12	93.77	112.19	89.91	30.61	124.77	64.97	199.50	90.96 to 132.64	61,991	55,738
07/01/06 TO 06/30/07	21	93.80	99.82	88.37	20.52	112.96	67.79	280.55	82.02 to 98.39	201,774	178,305
<u>ALL</u>											
	43	93.87	101.19	85.12	24.35	118.88	40.32	280.55	89.80 to 98.83	152,693	129,965

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BERTRAND	2	93.19	93.19	93.10	0.74	100.09	92.50	93.87	N/A	17,000	15,827
HOLDREGE	29	96.09	103.61	82.00	29.82	126.36	40.32	280.55	71.53 to 100.00	166,380	136,424
LOOMIS	2	113.22	113.22	98.66	17.15	114.76	93.80	132.64	N/A	20,000	19,731
RURAL	10	93.77	93.37	93.66	11.68	99.69	70.75	119.77	79.51 to 117.11	166,677	156,109
<u>ALL</u>											
	43	93.87	101.19	85.12	24.35	118.88	40.32	280.55	89.80 to 98.83	152,693	129,965

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	33	93.87	103.56	82.21	28.20	125.97	40.32	280.55	89.80 to 100.00	148,455	122,043
3	10	93.77	93.37	93.66	11.68	99.69	70.75	119.77	79.51 to 117.11	166,677	156,109
<u>ALL</u>											
	43	93.87	101.19	85.12	24.35	118.88	40.32	280.55	89.80 to 98.83	152,693	129,965

**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:	43	<b>MEDIAN:</b>	<b>94</b>	COV:	40.65	95% Median C.I.:	89.80 to 98.83	(! : Derived)
TOTAL Sales Price:	6,746,804	WGT. MEAN:	85	STD:	41.13	95% Wgt. Mean C.I.:	69.97 to 100.26	
TOTAL Adj.Sales Price:	6,565,804	MEAN:	101	AVG.ABS.DEV:	22.86	95% Mean C.I.:	88.89 to 113.48	
TOTAL Assessed Value:	5,588,514							
AVG. Adj. Sales Price:	152,693	COD:	24.35	MAX Sales Ratio:	280.55			
AVG. Assessed Value:	129,965	PRD:	118.88	MIN Sales Ratio:	40.32			

Printed: 04/01/2008 18:43:37

**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	32	93.67	94.83	84.75	20.31	111.89	40.32	280.55	79.51 to 98.83	199,306	168,921
2	10	94.72	117.77	96.69	34.72	121.80	64.97	199.50	82.02 to 199.50	18,500	17,887
3	1	138.83	138.83	138.83			138.83	138.83	N/A	3,000	4,165
ALL	43	93.87	101.19	85.12	24.35	118.88	40.32	280.55	89.80 to 98.83	152,693	129,965

**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	43	93.87	101.19	85.12	24.35	118.88	40.32	280.55	89.80 to 98.83	152,693	129,965
04											
ALL	43	93.87	101.19	85.12	24.35	118.88	40.32	280.55	89.80 to 98.83	152,693	129,965

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0007											
10-0009											
24-0004											
50-0001	1	79.51	79.51	79.51			79.51	79.51	N/A	74,000	58,840
50-0501											
69-0044	35	93.99	101.83	82.75	27.10	123.06	40.32	280.55	88.49 to 100.00	169,472	140,245
69-0054	4	93.19	96.38	114.36	9.78	84.27	82.02	117.11	N/A	112,392	128,532
69-0055	3	95.44	107.29	96.60	13.57	111.07	93.80	132.64	N/A	36,901	35,647
NonValid School											
ALL	43	93.87	101.19	85.12	24.35	118.88	40.32	280.55	89.80 to 98.83	152,693	129,965

**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:	43	<b>MEDIAN:</b>	<b>94</b>	COV:	40.65	95% Median C.I.:	89.80 to 98.83	(! : Derived)
TOTAL Sales Price:	6,746,804	WGT. MEAN:	85	STD:	41.13	95% Wgt. Mean C.I.:	69.97 to 100.26	
TOTAL Adj.Sales Price:	6,565,804	MEAN:	101	AVG.ABS.DEV:	22.86	95% Mean C.I.:	88.89 to 113.48	
TOTAL Assessed Value:	5,588,514							
AVG. Adj. Sales Price:	152,693	COD:	24.35	MAX Sales Ratio:	280.55			
AVG. Assessed Value:	129,965	PRD:	118.88	MIN Sales Ratio:	40.32			

Printed: 04/01/2008 18:43:37

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	14	97.13	115.14	97.45	28.87	118.15	64.97	199.50	89.80 to 138.83	57,178	55,722
Prior TO 1860											
1860 TO 1899	1	104.08	104.08	104.08			104.08	104.08	N/A	22,250	23,157
1900 TO 1919	5	97.43	91.85	94.20	7.17	97.51	70.94	100.00	N/A	72,120	67,938
1920 TO 1939	6	96.94	96.35	91.29	10.55	105.54	71.53	119.71	71.53 to 119.71	43,239	39,472
1940 TO 1949											
1950 TO 1959	3	88.49	146.07	142.76	79.62	102.32	69.18	280.55	N/A	150,815	215,300
1960 TO 1969	2	80.05	80.05	81.14	49.63	98.65	40.32	119.77	N/A	63,250	51,323
1970 TO 1979	6	82.89	80.69	69.38	13.38	116.31	62.89	95.28	62.89 to 95.28	207,666	144,075
1980 TO 1989											
1990 TO 1994	3	96.09	94.40	110.35	16.34	85.54	70.00	117.11	N/A	186,690	206,017
1995 TO 1999	1	93.54	93.54	93.54			93.54	93.54	N/A	425,000	397,541
2000 TO Present	2	69.27	69.27	68.32	2.14	101.40	67.79	70.75	N/A	1,156,500	790,064
ALL	43	93.87	101.19	85.12	24.35	118.88	40.32	280.55	89.80 to 98.83	152,693	129,965

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	2	115.67	115.67	121.46	20.03	95.23	92.50	138.83	N/A	2,400	2,915
5000 TO 9999	3	199.50	177.21	177.21	11.17	100.00	132.64	199.50	N/A	5,000	8,860
Total \$											
1 TO 9999	5	138.83	152.59	163.70	25.05	93.22	92.50	199.50	N/A	3,960	6,482
10000 TO 29999	10	93.93	95.36	95.19	10.10	100.18	70.00	126.17	82.02 to 104.08	19,190	18,267
30000 TO 59999	6	96.10	91.30	91.01	15.33	100.32	64.97	119.71	64.97 to 119.71	39,480	35,930
60000 TO 99999	7	92.96	84.97	85.28	18.31	99.64	40.32	119.77	40.32 to 119.77	73,029	62,278
100000 TO 149999	5	88.49	123.56	128.83	50.62	95.91	66.42	280.55	N/A	128,389	165,404
150000 TO 249999	5	97.43	92.41	92.07	9.58	100.36	69.18	106.80	N/A	204,500	188,289
250000 TO 499999	3	93.54	93.80	93.62	16.52	100.19	70.75	117.11	N/A	413,856	387,458
500000 +	2	65.34	65.34	66.34	3.75	98.50	62.89	67.79	N/A	1,350,000	895,526
ALL	43	93.87	101.19	85.12	24.35	118.88	40.32	280.55	89.80 to 98.83	152,693	129,965



**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:	43	<b>MEDIAN:</b>	<b>94</b>	COV:	40.65	95% Median C.I.:	89.80 to 98.83	(! : Derived)
TOTAL Sales Price:	6,746,804	WGT. MEAN:	85	STD:	41.13	95% Wgt. Mean C.I.:	69.97 to 100.26	
TOTAL Adj. Sales Price:	6,565,804	MEAN:	101	AVG. ABS. DEV:	22.86	95% Mean C.I.:	88.89 to 113.48	
TOTAL Assessed Value:	5,588,514							
AVG. Adj. Sales Price:	152,693	COD:	24.35	MAX Sales Ratio:	280.55			
AVG. Assessed Value:	129,965	PRD:	118.88	MIN Sales Ratio:	40.32			

Printed: 04/01/2008 18:43:37

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	115.67	115.67	121.46	20.03	95.23	92.50	138.83	N/A	2,400	2,915
5000 TO 9999	4	166.07	153.42	134.90	27.75	113.72	82.02	199.50	N/A	6,750	9,106
Total \$ _____											
1 TO 9999	6	135.74	140.83	132.87	28.32	105.99	82.02	199.50	82.02 to 199.50	5,300	7,042
10000 TO 29999	11	93.87	88.81	79.73	16.03	111.39	40.32	126.17	64.97 to 104.08	25,127	20,033
30000 TO 59999	6	96.10	93.73	91.23	12.81	102.73	70.94	119.71	70.94 to 119.71	45,980	41,947
60000 TO 99999	8	90.72	89.52	86.47	12.50	103.53	66.42	119.77	66.42 to 119.77	91,588	79,194
100000 TO 149999	2	82.64	82.64	80.31	16.28	102.90	69.18	96.09	N/A	166,250	133,510
150000 TO 249999	4	98.13	98.22	97.47	4.69	100.77	89.80	106.80	N/A	206,875	201,636
250000 TO 499999	4	105.33	140.49	113.46	55.39	123.82	70.75	280.55	N/A	347,253	394,009
500000 +	2	65.34	65.34	66.34	3.75	98.50	62.89	67.79	N/A	1,350,000	895,526
ALL _____											
	43	93.87	101.19	85.12	24.35	118.88	40.32	280.55	89.80 to 98.83	152,693	129,965

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	95.44	116.39	96.99	31.37	120.00	64.97	199.50	89.80 to 138.83	46,192	44,803
10	2	78.72	78.72	106.96	48.78	73.59	40.32	117.11	N/A	232,535	248,713
20	26	93.84	96.78	81.91	20.16	118.15	62.89	280.55	79.51 to 98.83	179,316	146,880
30	2	82.15	82.15	82.31	13.87	99.80	70.75	93.54	N/A	419,000	344,872
ALL _____											
	43	93.87	101.19	85.12	24.35	118.88	40.32	280.55	89.80 to 98.83	152,693	129,965

**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:	43	<b>MEDIAN:</b>	<b>94</b>	COV:	40.65	95% Median C.I.:	89.80 to 98.83	(!: Derived)
TOTAL Sales Price:	6,746,804	WGT. MEAN:	85	STD:	41.13	95% Wgt. Mean C.I.:	69.97 to 100.26	
TOTAL Adj.Sales Price:	6,565,804	MEAN:	101	AVG.ABS.DEV:	22.86	95% Mean C.I.:	88.89 to 113.48	
TOTAL Assessed Value:	5,588,514							
AVG. Adj. Sales Price:	152,693	COD:	24.35	MAX Sales Ratio:	280.55			
AVG. Assessed Value:	129,965	PRD:	118.88	MIN Sales Ratio:	40.32			

Printed: 04/01/2008 18:43:37

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	11	95.44	119.68	97.36	35.45	122.93	64.97	199.50	82.02 to 199.50	17,091	16,640
300	1	62.89	62.89	62.89			62.89	62.89	N/A	800,000	503,127
325	1	79.51	79.51	79.51			79.51	79.51	N/A	74,000	58,840
326	1	70.00	70.00	70.00			70.00	70.00	N/A	19,000	13,300
341	1	280.55	280.55	280.55			280.55	280.55	N/A	147,445	413,660
343	1	67.79	67.79	67.79			67.79	67.79	N/A	1,900,000	1,287,925
344	5	70.94	80.88	79.95	15.11	101.16	69.18	100.00	N/A	220,920	176,634
350	2	82.70	82.70	74.88	13.51	110.44	71.53	93.87	N/A	50,000	37,440
352	1	98.83	98.83	98.83			98.83	98.83	N/A	200,000	197,661
353	8	99.19	103.11	101.66	7.85	101.42	92.50	119.77	92.50 to 119.77	63,516	64,571
386	1	96.09	96.09	96.09			96.09	96.09	N/A	137,500	132,120
389	1	117.11	117.11	117.11			117.11	117.11	N/A	403,570	472,631
406	6	90.03	80.35	76.96	17.79	104.40	40.32	100.00	40.32 to 100.00	76,842	59,139
408	1	88.49	88.49	88.49			88.49	88.49	N/A	110,000	97,341
851	2	98.30	98.30	96.83	8.65	101.52	89.80	106.80	N/A	206,250	199,705
<u>ALL</u>	<u>43</u>	<u>93.87</u>	<u>101.19</u>	<u>85.12</u>	<u>24.35</u>	<u>118.88</u>	<u>40.32</u>	<u>280.55</u>	<u>89.80 to 98.83</u>	<u>152,693</u>	<u>129,965</u>



**2008 Correlation Section  
for Phelps County**

---

**Commerical Real Property**

**I. Correlation**

COMMERCIAL: A review of the 2008 commercial statistics indicates that an accurate measurement of the commercial class has been achieved. There are three outliers that are impacting two of central measures of tendency, the mean and weighted mean. Two are the extreme high dollar sales book 81 page 464 sale date 01/31/05 (an apartment building for \$800,000), and book 83 page 142 sale date 11/01/06 (a motel for \$1,900,000). The third outlier is book 83 page 585 sale date 06/22/07 (was a medical clinic that sold as a vacant building, but at this point unable to verify why the building sold so low and there is anticipation it may be converted to apartment, however sale has been left in the file). When hypothetically removing them there affect is mitigated and the measures are; median 93.93, weighted mean 91.00, and mean 98.50. Therefore the median and mean are both within the acceptable range and the weighted mean is out by only one point.

For direct equalization purposes the median measure of central tendency will be used to describe the level of value for the commercial class of property in Phelps County. There is no recommended adjustment for the commercial class of property.

**2008 Correlation Section  
for Phelps 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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>93</b>	<b>43</b>	<b>46.24</b>
<b>2007</b>	<b>81</b>	<b>37</b>	<b>45.68</b>
<b>2006</b>	<b>79</b>	<b>33</b>	<b>41.77</b>
<b>2005</b>	<b>72</b>	<b>44</b>	<b>61.11</b>
<b>2004</b>	<b>72</b>	<b>46</b>	<b>63.89</b>
<b>2003</b>	<b>69</b>	<b>41</b>	<b>59.42</b>
<b>2002</b>	<b>79</b>	<b>50</b>	<b>63.29</b>
<b>2001</b>	<b>85</b>	<b>54</b>	<b>63.53</b>

COMMERCIAL: Of the 93 commercial sales the review process has determined 43 of them to be qualified sales. Of the 50 not used, twenty-one percent were substantially changed, and the remainder is a mixture of such things as partial interests, foreclosures, and change in use, corrective deeds, and split outs. Phelps County has attempted to use as many sales as possible in the measurement of the commercial class of property.

**2008 Correlation Section  
for Phelps County**

---

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section  
for Phelps County**

---

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>92.41</b>	<b>-6.62</b>	<b>86.29</b>	<b>93.87</b>
<b>2007</b>	<b>92.50</b>	<b>0.36</b>	<b>92.83</b>	<b>97.43</b>
<b>2006</b>	<b>97.43</b>	<b>-1</b>	<b>96.45</b>	<b>97.72</b>
<b>2005</b>	<b>93.33</b>	<b>-0.71</b>	<b>92.66</b>	<b>94.97</b>
<b>2004</b>	<b>93.30</b>	<b>-0.35</b>	<b>92.98</b>	<b>94.50</b>
<b>2003</b>	<b>91</b>	<b>0.79</b>	<b>91.72</b>	<b>92</b>
<b>2002</b>	<b>96</b>	<b>-2.29</b>	<b>93.8</b>	<b>95</b>
<b>2001</b>	<b>96</b>	<b>3.49</b>	<b>99.35</b>	<b>96</b>

COMMERCIAL: The trended preliminary ratio is being affected by an unusual amount of growth in Phelps County; the R&O Ratio is more reflective of the assessment actions and supportive of an acceptable level of value for the commercial class of property.

**2008 Correlation Section  
for Phelps 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 Phelps County**

---

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
1.74	2008	-6.62
3.17	2007	0.36
1.33	2006	-1
0	2005	-0.71
4.66	2004	-0.35
2.78	2003	0.79
-5.13	2002	-2.29
-0.23	2001	3.49

COMMERCIAL: The percent change in the sales file is more reflective of the assessment actions in that a new neighborhood was established on the west side of Holdrege, and a market area surrounding the City of Holdrege was also identified. The negative percent change in the base is caused by the large amount of growth (\$9,490.367) actually pulling the calculated percent down even though there was gain in the commercial and industrial valuation for 2008. Growth was attributable to such things as; a new clinic, a large fertilizer plant, grain storage bins and holding facilities, additions to existing buildings, and several other new buildings.

## 2008 Correlation Section for Phelps 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 Phelps County**

---

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>93.87</b>	<b>85.12</b>	<b>101.19</b>

COMMERCIAL: Only the median measure of central tendency is within the acceptable range. There are three outliers that are impacting the other two measures the mean and weighted mean. Two are the extreme high dollar sales book 81 page 464 sale date 01/31/05 (an apartment building for \$800,000), and book 83 page 142 sale date 11/01/06 (a motel for \$1,900,000). The third outlier is book 83 page 585 sale date 06/22/07 (was a medical clinic that sold as a vacant building, but at this point unable to verify why the building sold so low and there is anticipation it may be converted to apartment, however sale has been left in the file). When hypothetically removing them there affect is mitigated and the measures are; median 93.93, weighted mean 91.00, and mean 98.50. Therefore the median and mean are both within the acceptable range and the weighted mean is out by only one point. The median measure of central tendency will be used as the best indicator for the level of value for the commercial class of property.

**2008 Correlation Section  
for Phelps 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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>24.35</b>	<b>118.88</b>
<b>Difference</b>	<b>4.35</b>	<b>15.88</b>

COMMERCIAL: From the table it would appear that neither of the qualitative measures is within the acceptable range. However when three outliers sales (book 81 page 464 sale date 01/31/05, book 83 page 142 sale date 11/01/06, book 83 page 585 sale date 06/22/07) are hypothetically removed from the “mix” the COD is 19.68 and the PRD is 108.24. Based on the assessment practices it is believed that the commercial properties are being treated as uniform and proportionately as possible.

**2008 Correlation Section  
for Phelps 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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>43</b>	<b>43</b>	<b>0</b>
<b>Median</b>	<b>92.41</b>	<b>93.87</b>	<b>1.46</b>
<b>Wgt. Mean</b>	<b>82.66</b>	<b>85.12</b>	<b>2.46</b>
<b>Mean</b>	<b>98.78</b>	<b>101.19</b>	<b>2.41</b>
<b>COD</b>	<b>25.14</b>	<b>24.35</b>	<b>-0.79</b>
<b>PRD</b>	<b>119.50</b>	<b>118.88</b>	<b>-0.62</b>
<b>Min Sales Ratio</b>	<b>40.32</b>	<b>40.32</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>280.55</b>	<b>280.55</b>	<b>0</b>

COMMERCIAL: After reviewing the preliminary statistical report, the reported assessment actions and the R&O statistical report for residential property, the statistical measurements appear to be a realistic reflection of the assessment action taken in Phelps County. A new neighborhood was established on the west side of Holdrege, and a market area surrounding the City of Holdrege was also identified.



**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:	61	<b>MEDIAN:</b>	<b>66</b>	COV:	34.45	95% Median C.I.:	62.77 to 68.84	(!: Derived)
(AgLand) TOTAL Sales Price:	16,755,424	WGT. MEAN:	66	STD:	24.35	95% Wgt. Mean C.I.:	61.82 to 69.55	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,755,424	MEAN:	71	AVG.ABS.DEV:	14.41	95% Mean C.I.:	64.57 to 76.79	
(AgLand) TOTAL Assessed Value:	11,005,768							
AVG. Adj. Sales Price:	274,679	COD:	21.97	MAX Sales Ratio:	182.18			
AVG. Assessed Value:	180,422	PRD:	107.60	MIN Sales Ratio:	27.02			

Printed: 02/09/2008 12:54:17

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	4	73.04	71.89	71.09	10.09	101.13	60.24	81.26	N/A	164,750	117,123
01/01/05 TO 03/31/05	6	62.81	65.36	66.48	12.71	98.33	50.71	79.40	50.71 to 79.40	254,993	169,511
04/01/05 TO 06/30/05	6	72.70	71.39	70.02	11.44	101.95	57.80	82.73	57.80 to 82.73	321,083	224,819
07/01/05 TO 09/30/05	2	80.00	80.00	76.79	17.21	104.18	66.23	93.77	N/A	300,000	230,361
10/01/05 TO 12/31/05	5	59.63	62.42	61.74	6.54	101.10	57.47	70.30	N/A	347,694	214,650
01/01/06 TO 03/31/06	6	67.99	71.82	68.83	18.56	104.36	47.48	110.69	47.48 to 110.69	251,095	172,818
04/01/06 TO 06/30/06	7	66.24	67.22	65.93	18.05	101.95	46.92	84.97	46.92 to 84.97	223,606	147,420
07/01/06 TO 09/30/06	2	83.68	83.68	79.13	8.65	105.74	76.44	90.91	N/A	174,418	138,020
10/01/06 TO 12/31/06	4	72.46	80.40	72.55	18.35	110.83	65.37	111.33	N/A	230,500	167,222
01/01/07 TO 03/31/07	13	58.65	76.83	61.05	46.14	125.85	31.77	182.18	52.91 to 131.93	262,617	160,328
04/01/07 TO 06/30/07	6	62.60	56.98	60.49	11.45	94.21	27.02	65.60	27.02 to 65.60	424,134	256,543
<u>Study Years</u>											
07/01/04 TO 06/30/05	16	68.47	69.25	68.87	12.69	100.55	50.71	82.73	60.24 to 79.11	257,216	177,154
07/01/05 TO 06/30/06	20	65.97	68.68	66.59	16.23	103.13	46.92	110.69	59.63 to 72.36	270,514	180,141
07/01/06 TO 06/30/07	25	64.08	73.19	63.19	32.18	115.82	27.02	182.18	58.65 to 68.84	289,186	182,738
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	65.67	68.03	67.30	13.01	101.09	50.71	93.77	59.01 to 77.69	304,996	205,260
01/01/06 TO 12/31/06	19	70.27	73.18	69.40	18.23	105.45	46.92	111.33	64.43 to 80.27	228,560	158,620
<u>ALL</u>											
	61	65.60	70.68	65.68	21.97	107.60	27.02	182.18	62.77 to 68.84	274,679	180,422

**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:	61	<b>MEDIAN:</b>	<b>66</b>	COV:	34.45	95% Median C.I.:	62.77 to 68.84	(!: Derived)
(AgLand) TOTAL Sales Price:	16,755,424	WGT. MEAN:	66	STD:	24.35	95% Wgt. Mean C.I.:	61.82 to 69.55	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,755,424	MEAN:	71	AVG.ABS.DEV:	14.41	95% Mean C.I.:	64.57 to 76.79	
(AgLand) TOTAL Assessed Value:	11,005,768							
AVG. Adj. Sales Price:	274,679	COD:	21.97	MAX Sales Ratio:	182.18			
AVG. Assessed Value:	180,422	PRD:	107.60	MIN Sales Ratio:	27.02			

Printed: 02/09/2008 12:54:17

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3643	1	79.40	79.40	79.40			79.40	79.40	N/A	280,000	222,318	
3645	1	68.80	68.80	68.80			68.80	68.80	N/A	176,000	121,088	
3649	4	61.33	59.08	59.79	6.07	98.82	50.71	62.94	N/A	456,340	272,823	
3781	6	79.59	82.91	78.13	16.11	106.12	65.71	110.69	65.71 to 110.69	258,429	201,903	
3783	2	69.95	69.95	67.52	14.75	103.60	59.63	80.27	N/A	283,362	191,326	
3785	2	72.35	72.35	74.37	9.34	97.30	65.60	79.11	N/A	235,000	174,761	
3787	3	64.43	65.83	67.41	3.90	97.67	62.77	70.30	N/A	186,742	125,874	
3877	1	76.07	76.07	76.07			76.07	76.07	N/A	557,500	424,064	
3879	8	63.24	69.91	57.68	26.72	121.20	38.37	141.89	38.37 to 141.89	263,043	151,736	
3881	5	62.42	60.29	63.83	22.44	94.46	27.02	77.27	N/A	371,210	236,935	
3883	4	62.07	60.82	60.38	8.03	100.73	52.91	66.24	N/A	206,430	124,650	
4017	9	64.08	75.59	64.94	29.83	116.39	31.77	131.93	62.95 to 111.33	259,450	168,486	
4019	3	77.69	105.87	89.67	53.40	118.06	57.73	182.18	N/A	209,000	187,406	
4021	6	59.51	62.24	62.12	6.34	100.18	57.80	72.36	57.80 to 72.36	335,500	208,420	
4023	6	64.59	65.96	59.48	27.38	110.89	46.92	90.91	46.92 to 90.91	167,977	99,916	
ALL	61	65.60	70.68	65.68	21.97	107.60	27.02	182.18	62.77 to 68.84	274,679	180,422	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	54	65.49	71.29	66.09	21.86	107.87	27.02	182.18	62.77 to 68.84	286,714	189,486	
2	7	65.67	65.92	60.77	23.08	108.47	46.92	90.91	46.92 to 90.91	181,838	110,501	
ALL	61	65.60	70.68	65.68	21.97	107.60	27.02	182.18	62.77 to 68.84	274,679	180,422	

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	61	65.60	70.68	65.68	21.97	107.60	27.02	182.18	62.77 to 68.84	274,679	180,422	
ALL	61	65.60	70.68	65.68	21.97	107.60	27.02	182.18	62.77 to 68.84	274,679	180,422	



**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:	61	<b>MEDIAN:</b>	<b>66</b>	COV:	34.45	95% Median C.I.:	62.77 to 68.84	(!: Derived)
(AgLand) TOTAL Sales Price:	16,755,424	WGT. MEAN:	66	STD:	24.35	95% Wgt. Mean C.I.:	61.82 to 69.55	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,755,424	MEAN:	71	AVG.ABS.DEV:	14.41	95% Mean C.I.:	64.57 to 76.79	
(AgLand) TOTAL Assessed Value:	11,005,768							
AVG. Adj. Sales Price:	274,679	COD:	21.97	MAX Sales Ratio:	182.18			
AVG. Assessed Value:	180,422	PRD:	107.60	MIN Sales Ratio:	27.02			

Printed: 02/09/2008 12:54:17

<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	1	111.33	111.33	111.33			111.33	111.33	N/A	1,500	1,670	
DRY-N/A	4	73.58	67.46	49.90	25.32	135.18	31.77	90.91	N/A	160,584	80,132	
GRASS	3	47.48	48.27	49.18	2.46	98.16	46.92	50.42	N/A	228,843	112,546	
GRASS-N/A	1	62.77	62.77	62.77			62.77	62.77	N/A	63,227	39,686	
IRRGTD	32	65.49	68.54	65.90	17.72	104.01	27.02	141.89	59.01 to 72.36	256,242	168,864	
IRRGTD-N/A	20	66.90	76.45	68.45	24.82	111.69	38.37	182.18	62.94 to 76.44	358,103	245,128	
ALL	61	65.60	70.68	65.68	21.97	107.60	27.02	182.18	62.77 to 68.84	274,679	180,422	

<b>MAJORITY LAND USE &gt; 80%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	2	96.30	96.30	82.45	15.61	116.79	81.26	111.33	N/A	19,000	15,665	
DRY-N/A	3	65.89	62.86	48.01	29.92	130.92	31.77	90.91	N/A	201,945	96,956	
GRASS	3	47.48	48.27	49.18	2.46	98.16	46.92	50.42	N/A	228,843	112,546	
GRASS-N/A	1	62.77	62.77	62.77			62.77	62.77	N/A	63,227	39,686	
IRRGTD	50	65.49	71.22	66.66	20.56	106.84	27.02	182.18	62.66 to 68.84	297,936	198,605	
IRRGTD-N/A	2	80.74	80.74	80.85	2.46	99.87	78.75	82.73	N/A	232,500	187,973	
ALL	61	65.60	70.68	65.68	21.97	107.60	27.02	182.18	62.77 to 68.84	274,679	180,422	

<b>MAJORITY LAND USE &gt; 50%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	5	81.26	76.23	50.04	25.74	152.33	31.77	111.33	N/A	128,767	64,439	
GRASS	4	48.95	51.90	50.33	9.60	103.12	46.92	62.77	N/A	187,439	94,331	
IRRGTD	52	65.63	71.59	67.09	20.61	106.70	27.02	182.18	62.94 to 70.27	295,419	198,197	
ALL	61	65.60	70.68	65.68	21.97	107.60	27.02	182.18	62.77 to 68.84	274,679	180,422	

**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:	61	<b>MEDIAN:</b>	<b>66</b>	COV:	34.45	95% Median C.I.:	62.77 to 68.84	(! : Derived)
(AgLand) TOTAL Sales Price:	16,755,424	WGT. MEAN:	66	STD:	24.35	95% Wgt. Mean C.I.:	61.82 to 69.55	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,755,424	MEAN:	71	AVG.ABS.DEV:	14.41	95% Mean C.I.:	64.57 to 76.79	
(AgLand) TOTAL Assessed Value:	11,005,768							
AVG. Adj. Sales Price:	274,679	COD:	21.97	MAX Sales Ratio:	182.18			
AVG. Assessed Value:	180,422	PRD:	107.60	MIN Sales Ratio:	27.02			

Printed: 02/09/2008 12:54:17

<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
10-0007	1	50.71	50.71	50.71			50.71	50.71	N/A	224,000	113,593	
10-0009	4	62.80	65.51	63.37	6.66	103.37	60.00	76.44	N/A	471,340	298,700	
24-0004	1	68.80	68.80	68.80			68.80	68.80	N/A	176,000	121,088	
50-0001	6	64.99	78.18	63.74	38.27	122.65	31.77	131.93	31.77 to 131.93	268,750	171,307	
50-0501	8	65.54	72.48	68.54	15.09	105.75	58.77	110.69	58.77 to 110.69	239,715	164,311	
69-0044	16	64.01	71.22	65.79	30.39	108.25	27.02	182.18	57.47 to 80.27	285,318	187,697	
69-0054	8	73.19	71.58	71.14	14.12	100.61	47.48	90.91	47.48 to 90.91	211,757	150,649	
69-0055	17	65.67	68.75	64.64	18.57	106.35	46.92	141.89	57.80 to 77.69	275,334	177,976	
NonValid School												
ALL	61	65.60	70.68	65.68	21.97	107.60	27.02	182.18	62.77 to 68.84	274,679	180,422	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	1	111.33	111.33	111.33			111.33	111.33	N/A	1,500	1,670	
10.01 TO 30.00	2	84.46	84.46	41.08	68.01	205.59	27.02	141.89	N/A	61,290	25,178	
50.01 TO 100.00	17	64.43	67.35	65.02	13.06	103.59	52.91	110.69	58.57 to 68.84	167,033	108,601	
100.01 TO 180.00	33	66.23	72.40	67.36	23.33	107.47	31.77	182.18	62.66 to 77.27	291,214	196,174	
180.01 TO 330.00	6	64.08	64.42	65.93	10.02	97.70	47.48	76.07	47.48 to 76.07	461,583	304,315	
330.01 TO 650.00	1	60.00	60.00	60.00			60.00	60.00	N/A	1,000,000	600,040	
650.01 +	1	50.42	50.42	50.42			50.42	50.42	N/A	412,187	207,822	
ALL	61	65.60	70.68	65.68	21.97	107.60	27.02	182.18	62.77 to 68.84	274,679	180,422	

**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:	61	<b>MEDIAN:</b>	<b>66</b>	COV:	34.45	95% Median C.I.:	62.77 to 68.84	(! : Derived)
(AgLand) TOTAL Sales Price:	16,755,424	WGT. MEAN:	66	STD:	24.35	95% Wgt. Mean C.I.:	61.82 to 69.55	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,755,424	MEAN:	71	AVG.ABS.DEV:	14.41	95% Mean C.I.:	64.57 to 76.79	
(AgLand) TOTAL Assessed Value:	11,005,768							
AVG. Adj. Sales Price:	274,679	COD:	21.97	MAX Sales Ratio:	182.18			
AVG. Assessed Value:	180,422	PRD:	107.60	MIN Sales Ratio:	27.02			

Printed: 02/09/2008 12:54:17

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	111.33	111.33	111.33			111.33	111.33	N/A	1,500	1,670	
Total \$ _____												
1 TO 9999	1	111.33	111.33	111.33			111.33	111.33	N/A	1,500	1,670	
10000 TO 29999	1	141.89	141.89	141.89			141.89	141.89	N/A	15,000	21,284	
30000 TO 59999	1	81.26	81.26	81.26			81.26	81.26	N/A	36,500	29,661	
60000 TO 99999	3	62.77	66.87	65.50	23.36	102.08	46.92	90.91	N/A	69,135	45,284	
100000 TO 149999	4	97.83	101.22	100.58	46.22	100.63	27.02	182.18	N/A	118,426	119,114	
150000 TO 249999	21	65.37	68.42	68.21	17.06	100.31	47.48	131.93	58.57 to 68.84	197,735	134,875	
250000 TO 499999	26	64.88	65.29	64.39	11.50	101.41	31.77	79.40	60.00 to 70.30	346,891	223,355	
500000 +	4	61.21	59.22	59.70	16.39	99.19	38.37	76.07	N/A	712,425	425,308	
ALL												
	61	65.60	70.68	65.68	21.97	107.60	27.02	182.18	62.77 to 68.84	274,679	180,422	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	111.33	111.33	111.33			111.33	111.33	N/A	1,500	1,670	
Total \$ _____												
1 TO 9999	1	111.33	111.33	111.33			111.33	111.33	N/A	1,500	1,670	
10000 TO 29999	3	81.26	83.39	50.30	47.12	165.79	27.02	141.89	N/A	53,026	26,672	
30000 TO 59999	3	62.77	66.87	65.50	23.36	102.08	46.92	90.91	N/A	69,135	45,284	
60000 TO 99999	3	54.82	54.18	53.71	7.76	100.87	47.48	60.24	N/A	170,000	91,315	
100000 TO 149999	16	64.90	64.64	60.85	15.27	106.23	31.77	110.69	57.73 to 68.80	199,365	121,315	
150000 TO 249999	29	68.13	74.25	68.47	21.74	108.44	38.37	182.18	62.66 to 77.69	314,244	215,168	
250000 TO 499999	5	64.08	67.80	67.33	6.84	100.71	62.42	76.07	N/A	514,900	346,660	
500000 +	1	60.00	60.00	60.00			60.00	60.00	N/A	1,000,000	600,040	
ALL												
	61	65.60	70.68	65.68	21.97	107.60	27.02	182.18	62.77 to 68.84	274,679	180,422	

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

**Agricultural**

An analysis of each market area was done and as a result of the changing market conditions the values changed per market area as follows:

Market Area 1 –

	<u>2007</u>	<u>2008</u>		<u>2007</u>	<u>2008</u>		<u>2007</u>	<u>2008</u>
1A1	1610	1720	1D1	1060	1100	1G1	380	400
1A	1610	1720	1D	1050	1100	1G	370	400
2A1	1425	1500	2D1	820	900	2G1	360	380
2A	1350	1400	2D	750	775	2G	340	370
3A1	1000	1100	3D1	410	450	3G1	320	360
3A	750	1000	3D	360	400	3G	290	350
4A1	725	800	4D1	325	375	4G1	290	340
4A	625	700	4D	300	325	4G	290	330

Market Area 2 –

	<u>2007</u>	<u>2008</u>		<u>2007</u>	<u>2008</u>		<u>2007</u>	<u>2008</u>
1A1	--	--	1D1	--	--	1G1	--	--
1A	1375	1450	1D	900	1030	1G	370	420
2A1	1200	1210	2D1	700	700	2G1	330	400
2A	945	945	2D	630	630	2G	310	390
3A1	800	800	3D1	400	550	3G1	300	380
3A	540	540	3D	340	340	3G	300	370
4A1	505	505	4D1	300	300	4G1	300	365
4A	450	450	4D	225	225	4G	275	365

## 2008 Assessment Survey for Phelps County

### Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	Office personnel.
2.	<b>Valuation done by:</b>
	Office personnel, but ultimately the assessor has the final determination.
3.	<b>Pickup work done by whom:</b>
	The office personnel.
4.	<b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>
	Not at this time.
a.	<b>How is agricultural land defined in this county?</b>
	Agricultural land is defined by statute.
5.	<b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	The income approach is not used.
6.	<b>What is the date of the soil survey currently used?</b>
	1974
7.	<b>What date was the last countywide land use study completed?</b>
	2007
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	Primarily through the GIS system, but will also include physical inspection, FSA maps and resources available.
b.	<b>By whom?</b>
	The office staff.
c.	<b>What proportion is complete / implemented at this time?</b>
	Land use within the county is monitored on a continual basis.
8.	<b>Number of market areas/neighborhoods in the agricultural property class:</b>
	2

9.	<b>How are market areas/neighborhoods defined in this property class?</b>
	The two areas are predominantly defined by soils and topography.
10.	<b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b>
	No

**Agricultural Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
20	524	824	1368

**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:	60	<b>MEDIAN:</b>	<b>70</b>	COV:	34.24	95% Median C.I.:	66.72 to 75.26	(! : Derived)
(AgLand) TOTAL Sales Price:	16,692,197	WGT. MEAN:	71	STD:	26.26	95% Wgt. Mean C.I.:	66.54 to 74.80	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,692,197	MEAN:	77	AVG.ABS.DEV:	15.56	95% Mean C.I.:	70.05 to 83.34	
(AgLand) TOTAL Assessed Value:	11,796,463							
AVG. Adj. Sales Price:	278,203	COD:	22.23	MAX Sales Ratio:	195.59			
AVG. Assessed Value:	196,607	PRD:	108.53	MIN Sales Ratio:	28.94			

Printed: 04/01/2008 18:43:43

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	4	78.09	80.37	77.43	12.97	103.80	67.40	97.91	N/A	164,750	127,561
01/01/05 TO 03/31/05	6	66.29	69.86	70.96	12.75	98.45	56.09	84.97	56.09 to 84.97	254,993	180,934
04/01/05 TO 06/30/05	6	76.26	75.62	74.17	11.14	101.96	61.69	88.76	61.69 to 88.76	321,083	238,139
07/01/05 TO 09/30/05	2	84.83	84.83	81.56	16.52	104.01	70.82	98.85	N/A	300,000	244,694
10/01/05 TO 12/31/05	5	63.72	66.76	66.05	6.48	101.08	61.39	75.50	N/A	347,694	229,651
01/01/06 TO 03/31/06	6	72.66	79.48	76.32	17.64	104.14	60.83	118.12	60.83 to 118.12	251,095	191,634
04/01/06 TO 06/30/06	7	70.77	74.69	73.53	13.82	101.58	61.32	90.77	61.32 to 90.77	223,606	164,409
07/01/06 TO 09/30/06	2	99.16	99.16	87.53	18.67	113.29	80.64	117.67	N/A	174,418	152,660
10/01/06 TO 12/31/06	4	77.56	85.39	77.61	17.53	110.02	69.84	116.60	N/A	230,500	178,892
01/01/07 TO 03/31/07	13	62.69	82.15	65.25	46.07	125.90	34.25	195.59	56.53 to 139.90	262,617	171,350
04/01/07 TO 06/30/07	5	66.72	59.30	63.87	14.05	92.84	28.94	70.21	N/A	496,316	317,002
<u>Study Years</u>											
07/01/04 TO 06/30/05	16	72.55	74.65	73.50	13.25	101.57	56.09	97.91	65.33 to 83.09	257,216	189,043
07/01/05 TO 06/30/06	20	70.42	75.16	72.79	14.42	103.25	60.83	118.12	64.84 to 83.52	270,514	196,916
07/01/06 TO 06/30/07	24	68.11	79.34	67.45	34.77	117.64	28.94	195.59	62.51 to 80.64	298,601	201,393
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	19	69.88	72.44	71.65	12.65	101.10	56.09	98.85	63.33 to 82.72	304,996	218,531
01/01/06 TO 12/31/06	19	75.26	81.03	76.49	17.63	105.94	60.83	118.12	69.07 to 85.77	228,560	174,819
<u>ALL</u>											
	60	69.97	76.70	70.67	22.23	108.53	28.94	195.59	66.72 to 75.26	278,203	196,607

**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:	60	<b>MEDIAN:</b>	<b>70</b>	COV:	34.24	95% Median C.I.:	66.72 to 75.26	(! : Derived)
(AgLand) TOTAL Sales Price:	16,692,197	WGT. MEAN:	71	STD:	26.26	95% Wgt. Mean C.I.:	66.54 to 74.80	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,692,197	MEAN:	77	AVG.ABS.DEV:	15.56	95% Mean C.I.:	70.05 to 83.34	
(AgLand) TOTAL Assessed Value:	11,796,463							
AVG. Adj. Sales Price:	278,203	COD:	22.23	MAX Sales Ratio:	195.59			
AVG. Assessed Value:	196,607	PRD:	108.53	MIN Sales Ratio:	28.94			

Printed: 04/01/2008 18:43:43

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3643	1	84.97	84.97	84.97			84.97	84.97	N/A	280,000	237,919	
3645	1	73.08	73.08	73.08			73.08	73.08	N/A	176,000	128,615	
3649	4	63.92	62.39	62.70	4.83	99.51	56.09	65.63	N/A	456,340	286,126	
3781	6	84.70	88.08	82.94	16.33	106.19	70.07	118.12	70.07 to 118.12	258,429	214,341	
3783	2	74.75	74.75	72.15	14.75	103.60	63.72	85.77	N/A	283,362	204,442	
3785	2	75.35	75.35	76.88	6.82	98.01	70.21	80.49	N/A	235,000	180,668	
3787	2	72.29	72.29	72.98	4.45	99.05	69.07	75.50	N/A	248,500	181,343	
3877	1	81.38	81.38	81.38			81.38	81.38	N/A	557,500	453,714	
3879	8	69.11	75.17	61.95	25.59	121.34	41.03	151.59	41.03 to 151.59	263,043	162,945	
3881	5	66.72	64.65	68.37	22.74	94.55	28.94	83.09	N/A	371,210	253,806	
3883	4	66.32	64.99	64.52	8.02	100.73	56.53	70.77	N/A	206,430	133,181	
4017	9	68.11	80.41	69.27	29.53	116.08	34.25	139.90	67.25 to 116.60	259,450	179,729	
4019	3	82.72	113.33	95.83	53.96	118.26	61.68	195.59	N/A	209,000	200,292	
4021	6	63.73	67.52	67.47	7.83	100.07	61.69	83.52	61.69 to 83.52	335,500	226,373	
4023	6	74.29	81.05	72.51	25.20	111.79	60.83	117.67	60.83 to 117.67	167,977	121,792	
ALL	60	69.97	76.70	70.67	22.23	108.53	28.94	195.59	66.72 to 75.26	278,203	196,607	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	53	70.07	76.33	70.56	22.11	108.17	28.94	195.59	66.72 to 75.26	290,930	205,293	
2	7	69.88	79.45	71.96	22.96	110.42	60.83	117.67	60.83 to 117.67	181,838	130,846	
ALL	60	69.97	76.70	70.67	22.23	108.53	28.94	195.59	66.72 to 75.26	278,203	196,607	

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	60	69.97	76.70	70.67	22.23	108.53	28.94	195.59	66.72 to 75.26	278,203	196,607	
ALL	60	69.97	76.70	70.67	22.23	108.53	28.94	195.59	66.72 to 75.26	278,203	196,607	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	1	116.60	116.60	116.60			116.60	116.60	N/A	1,500	1,749	
DRY-N/A	4	84.47	80.22	56.37	32.64	142.31	34.25	117.67	N/A	160,584	90,517	
GRASS	3	61.32	62.33	63.29	2.18	98.48	60.83	64.84	N/A	228,843	144,842	
IRRGTD	32	69.96	73.50	70.69	17.58	103.98	28.94	151.59	63.33 to 80.49	256,242	181,140	
IRRGTD-N/A	20	70.95	81.27	72.63	25.22	111.89	41.03	195.59	65.63 to 81.38	358,103	260,081	
ALL	60	69.97	76.70	70.67	22.23	108.53	28.94	195.59	66.72 to 75.26	278,203	196,607	



**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:	60	<b>MEDIAN:</b>	<b>70</b>	COV:	34.24	95% Median C.I.:	66.72 to 75.26	(!: Derived)
(AgLand) TOTAL Sales Price:	16,692,197	WGT. MEAN:	71	STD:	26.26	95% Wgt. Mean C.I.:	66.54 to 74.80	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,692,197	MEAN:	77	AVG.ABS.DEV:	15.56	95% Mean C.I.:	70.05 to 83.34	
(AgLand) TOTAL Assessed Value:	11,796,463							
AVG. Adj. Sales Price:	278,203	COD:	22.23	MAX Sales Ratio:	195.59			
AVG. Assessed Value:	196,607	PRD:	108.53	MIN Sales Ratio:	28.94			

Printed: 04/01/2008 18:43:43

**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	2	107.26	107.26	98.65	8.71	108.72	97.91	116.60	N/A	19,000	18,743
DRY-N/A	3	71.03	74.32	53.86	39.15	137.97	34.25	117.67	N/A	201,945	108,777
GRASS	3	61.32	62.33	63.29	2.18	98.48	60.83	64.84	N/A	228,843	144,842
IRRGTD	50	69.86	76.10	71.13	20.58	106.98	28.94	195.59	66.72 to 73.74	297,936	211,928
IRRGTD-N/A	2	86.25	86.25	86.38	2.92	99.84	83.73	88.76	N/A	232,500	200,837
ALL	60	69.97	76.70	70.67	22.23	108.53	28.94	195.59	66.72 to 75.26	278,203	196,607

**MAJORITY LAND USE > 50%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	5	97.91	87.49	56.51	26.35	154.83	34.25	117.67	N/A	128,767	72,763
GRASS	3	61.32	62.33	63.29	2.18	98.48	60.83	64.84	N/A	228,843	144,842
IRRGTD	52	69.97	76.49	71.59	20.65	106.84	28.94	195.59	67.25 to 75.26	295,419	211,502
ALL	60	69.97	76.70	70.67	22.23	108.53	28.94	195.59	66.72 to 75.26	278,203	196,607

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
10-0007	1	56.09	56.09	56.09			56.09	56.09	N/A	224,000	125,643
10-0009	4	65.48	68.53	66.19	7.04	103.53	62.51	80.64	N/A	471,340	311,973
24-0004	1	73.08	73.08	73.08			73.08	73.08	N/A	176,000	128,615
50-0001	6	69.57	83.00	67.93	37.63	122.18	34.25	139.90	34.25 to 139.90	268,750	182,564
50-0501	8	69.96	77.32	73.08	14.90	105.80	62.80	118.12	62.80 to 118.12	239,715	175,186
69-0044	16	68.47	76.17	70.34	30.45	108.28	28.94	195.59	61.39 to 85.77	285,318	200,701
69-0054	7	81.38	83.90	78.79	16.70	106.49	60.83	117.67	60.83 to 117.67	232,976	183,567
69-0055	17	69.88	75.06	70.53	16.64	106.42	58.80	151.59	62.69 to 82.72	275,334	194,190
NonValid School											
ALL	60	69.97	76.70	70.67	22.23	108.53	28.94	195.59	66.72 to 75.26	278,203	196,607

**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:	60	<b>MEDIAN:</b>	<b>70</b>	COV:	34.24	95% Median C.I.:	66.72 to 75.26	(! : Derived)
(AgLand) TOTAL Sales Price:	16,692,197	WGT. MEAN:	71	STD:	26.26	95% Wgt. Mean C.I.:	66.54 to 74.80	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,692,197	MEAN:	77	AVG.ABS.DEV:	15.56	95% Mean C.I.:	70.05 to 83.34	
(AgLand) TOTAL Assessed Value:	11,796,463							
AVG. Adj. Sales Price:	278,203	COD:	22.23	MAX Sales Ratio:	195.59			
AVG. Assessed Value:	196,607	PRD:	108.53	MIN Sales Ratio:	28.94			

Printed: 04/01/2008 18:43:43

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	1	116.60	116.60	116.60			116.60	116.60	N/A	1,500	1,749
10.01 TO 30.00	2	90.27	90.27	43.95	67.94	205.40	28.94	151.59	N/A	61,290	26,934
50.01 TO 100.00	16	69.46	73.16	69.86	14.25	104.73	56.53	118.12	62.57 to 73.74	173,521	121,213
100.01 TO 180.00	33	71.03	78.13	72.00	23.42	108.51	34.25	195.59	65.33 to 82.72	291,214	209,669
180.01 TO 330.00	6	68.11	71.44	71.85	9.14	99.43	60.83	83.52	60.83 to 83.52	461,583	331,666
330.01 TO 650.00	1	62.51	62.51	62.51			62.51	62.51	N/A	1,000,000	625,095
650.01 +	1	64.84	64.84	64.84			64.84	64.84	N/A	412,187	267,251
ALL	60	69.97	76.70	70.67	22.23	108.53	28.94	195.59	66.72 to 75.26	278,203	196,607

**SALE PRICE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	116.60	116.60	116.60			116.60	116.60	N/A	1,500	1,749
Total \$											
1 TO 9999	1	116.60	116.60	116.60			116.60	116.60	N/A	1,500	1,749
10000 TO 29999	1	151.59	151.59	151.59			151.59	151.59	N/A	15,000	22,738
30000 TO 59999	1	97.91	97.91	97.91			97.91	97.91	N/A	36,500	35,738
60000 TO 99999	2	89.50	89.50	86.66	31.48	103.27	61.32	117.67	N/A	72,090	62,471
100000 TO 149999	4	104.45	108.36	107.66	46.44	100.64	28.94	195.59	N/A	118,426	127,503
150000 TO 249999	21	69.84	73.75	73.50	15.87	100.34	56.09	139.90	62.57 to 73.74	197,735	145,328
250000 TO 499999	26	69.00	70.11	69.26	11.21	101.23	34.25	84.97	64.84 to 75.50	346,891	240,258
500000 +	4	64.61	62.91	63.26	17.24	99.45	41.03	81.38	N/A	712,425	450,667
ALL	60	69.97	76.70	70.67	22.23	108.53	28.94	195.59	66.72 to 75.26	278,203	196,607

**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:	60	<b>MEDIAN:</b>	<b>70</b>	COV:	34.24	95% Median C.I.:	66.72 to 75.26	(!: Derived)
(AgLand) TOTAL Sales Price:	16,692,197	WGT. MEAN:	71	STD:	26.26	95% Wgt. Mean C.I.:	66.54 to 74.80	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,692,197	MEAN:	77	AVG.ABS.DEV:	15.56	95% Mean C.I.:	70.05 to 83.34	
(AgLand) TOTAL Assessed Value:	11,796,463							
AVG. Adj. Sales Price:	278,203	COD:	22.23	MAX Sales Ratio:	195.59			
AVG. Assessed Value:	196,607	PRD:	108.53	MIN Sales Ratio:	28.94			

Printed: 04/01/2008 18:43:43

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	116.60	116.60	116.60			116.60	116.60	N/A	1,500	1,749
Total \$ _____											
1 TO 9999	1	116.60	116.60	116.60			116.60	116.60	N/A	1,500	1,749
10000 TO 29999	1	151.59	151.59	151.59			151.59	151.59	N/A	15,000	22,738
30000 TO 59999	3	61.32	62.72	51.70	37.49	121.31	28.94	97.91	N/A	74,474	38,507
60000 TO 99999	2	88.24	88.24	76.16	33.36	115.86	58.80	117.67	N/A	109,918	83,711
100000 TO 149999	18	68.24	68.67	65.08	14.43	105.52	34.25	118.12	61.68 to 71.03	196,935	128,158
150000 TO 249999	22	78.00	83.03	75.86	22.32	109.45	41.03	195.59	65.63 to 84.97	292,922	222,224
250000 TO 499999	11	68.11	70.63	70.50	9.10	100.19	61.39	83.52	62.69 to 82.72	408,118	287,735
500000 +	2	64.61	64.61	64.32	3.26	100.46	62.51	66.72	N/A	877,000	564,077
ALL	60	69.97	76.70	70.67	22.23	108.53	28.94	195.59	66.72 to 75.26	278,203	196,607



**2008 Correlation Section  
for Phelps County**

---

**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: A review of the 2008 agricultural unimproved statistics reveals two measures of central tendency the median and weighted mean are within the acceptable range. The mean is two points above but would be more affected by outliers. The assessor has valued the agricultural unimproved class by market area; each area would be subject to the affects of the outliers within it.

For direct equalization purposes the median measure of central tendency will be used to describe the level of value. There is no recommended adjustment for the agricultural unimproved class.

**2008 Correlation Section  
for Phelps 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.

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>131</b>	<b>60</b>	<b>45.8</b>
<b>2007</b>	<b>118</b>	<b>51</b>	<b>43.22</b>
<b>2006</b>	<b>125</b>	<b>43</b>	<b>34.4</b>
<b>2005</b>	<b>126</b>	<b>62</b>	<b>49.21</b>
<b>2004</b>	<b>133</b>	<b>67</b>	<b>50.38</b>
<b>2003</b>	<b>136</b>	<b>76</b>	<b>55.88</b>
<b>2002</b>	<b>155</b>	<b>95</b>	<b>61.29</b>
<b>2001</b>	<b>154</b>	<b>98</b>	<b>63.64</b>

AGRICULTURAL UNIMPROVED: Through the review process the county has always tried to utilize as many sales as possible in the measurement of the agricultural properties. For assessment year 2008 there has been an increase in the number of qualified sales, therefore the utilization grid is demonstrating an increase in the percentage of usage, and is indicating that the sample has not been excessively trimmed. Of the sales deemed not qualified twenty-one percent are partial interests, twenty percent are estate settlements, eighteen percent are family transactions, and the remainder is a mixture of things such as substantially changed, land exchanges, splits, land use changes, and corrective deeds.

**2008 Correlation Section  
for Phelps County**

---

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section  
for Phelps County**

---

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>65.60</b>	<b>7.09</b>	<b>70.25</b>	<b>69.97</b>
<b>2007</b>	<b>72.89</b>	<b>0.03</b>	<b>72.91</b>	<b>72.89</b>
<b>2006</b>	<b>75.96</b>	<b>1.99</b>	<b>77.47</b>	<b>77.27</b>
<b>2005</b>	<b>74.14</b>	<b>4.6</b>	<b>77.55</b>	<b>76.91</b>
<b>2004</b>	<b>72.56</b>	<b>3.95</b>	<b>75.42</b>	<b>76.11</b>
<b>2003</b>	<b>79</b>	<b>-1.38</b>	<b>77.91</b>	<b>79</b>
<b>2002</b>	<b>79</b>	<b>0.28</b>	<b>79.22</b>	<b>79</b>
<b>2001</b>	<b>77</b>	<b>0.06</b>	<b>77.05</b>	<b>77</b>

AGRICULTURAL UNIMPROVED: There is less than a one point (.28) difference between the Trended Preliminary Ratio and the R&O Ratio, the two measures are virtually identical and very supportive of one another and an acceptable level of value. The action within the base supports the assessment actions.



**2008 Correlation Section  
for Phelps 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 Phelps County**

---

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>6.74</b>	<b>2008</b>	<b>7.09</b>
<b>0.32</b>	<b>2007</b>	<b>0.03</b>
<b>2.64</b>	<b>2006</b>	<b>1.99</b>
<b>3.13</b>	<b>2005</b>	<b>4.6</b>
<b>5.7</b>	<b>2004</b>	<b>3.95</b>
<b>0</b>	<b>2003</b>	<b>-1.38</b>
<b>-1.28</b>	<b>2002</b>	<b>0.28</b>
<b>-0.8</b>	<b>2001</b>	<b>0.06</b>

AGRICULTURAL UNIMPROVED: There is only a very slight difference between the percent change in the sales file compared to the percent change in the base. Both statistics indicate that the sold and unsold properties are being treated fairly and support the assessment actions for 2008; a market analysis of the agricultural unimproved sales by market area and the values within each of the land classification groups were changed as needed.

## 2008 Correlation Section for Phelps 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 Phelps County**

---

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>69.97</b>	<b>70.67</b>	<b>76.70</b>

AGRICULTURAL UNIMPROVED: Of the three measures of central tendency the median and weighted mean are within the acceptable range. The mean is two points above but would be more affected by outliers. The assessor has valued the agricultural unimproved class by market area; each area would be subject to the affects of the outliers within it. Most dry land values increased for 2008 but with only five dry land sales in the file the statistical measures for dry land alone are unreliable, but these statistics may be having an effect on the overall statistical analysis. For direct equalization purposes the median measure of central tendency will be used to describe the level of value.

**2008 Correlation Section  
for Phelps 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.

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>22.23</b>	<b>108.53</b>
<b>Difference</b>	<b>2.23</b>	<b>5.53</b>

AGRICULTURAL UNIMPROVED: Both of the qualitative measures are above the acceptable standards. Again, the effects of the five dry land sales may be having an impact on the overall statistical analysis. If they were hypothetically removed the COD would move to 20.15 and the PRD would change to 106.50. However, based on the assessment practices of Phelps County it is believed that the agricultural unimproved class of property is being treated as uniform and proportionately as possible.

**2008 Correlation Section  
for Phelps 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.

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>61</b>	<b>60</b>	<b>-1</b>
<b>Median</b>	<b>65.60</b>	<b>69.97</b>	<b>4.37</b>
<b>Wgt. Mean</b>	<b>65.68</b>	<b>70.67</b>	<b>4.99</b>
<b>Mean</b>	<b>70.68</b>	<b>76.70</b>	<b>6.02</b>
<b>COD</b>	<b>21.97</b>	<b>22.23</b>	<b>0.26</b>
<b>PRD</b>	<b>107.60</b>	<b>108.53</b>	<b>0.93</b>
<b>Min Sales Ratio</b>	<b>27.02</b>	<b>28.94</b>	<b>1.92</b>
<b>Max Sales Ratio</b>	<b>182.18</b>	<b>195.59</b>	<b>13.41</b>

AGRICULTURAL UNIMPROVED: The change from the Preliminary Statistics to the R&O Statistics is a reflection of a market analysis of the agricultural unimproved sales by market area. The values within each of the land classification groups were changed as needed and reported by the assessor in the 2008 Assessment Survey. One sale was removed that was substantially changed.



**County 69 - Phelps**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 6,940	<b>Value</b> 822,045,668	<b>Total Growth</b> 14,218,765 (Sum 17, 25, & 41)
--	----------------------	--------------------------	--

**Schedule I: Non-Agricultural Records (Res and Rec)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	349	2,515,574	0	0	15	343,880	364	2,859,454	
2. Res Improv Land	2,794	27,171,239	0	0	487	17,322,023	3,281	44,493,262	
3. Res Improvements	2,937	171,665,793	0	0	508	46,239,752	3,445	217,905,545	
4. Res Total	3,286	201,352,606	0	0	523	63,905,655	3,809	265,258,261	2,985,903
% of Total	86.26	75.90	0.00	0.00	13.73	24.09	54.88	32.26	20.99
5. Rec UnImp Land	0	0	0	0	1	12,500	1	12,500	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	1	12,500	1	12,500	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.01	0.00	0.00
Res+Rec Total	3,286	201,352,606	0	0	524	63,918,155	3,810	265,270,761	2,985,903
% of Total	86.24	75.90	0.00	0.00	13.75	24.09	54.89	32.26	20.99



**County 69 - Phelps**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 6,940	<b>Value</b> 822,045,668	<b>Total Growth</b> 14,218,765 (Sum 17, 25, & 41)
--	----------------------	--------------------------	--

**Schedule I: Non-Agricultural Records (Com and Ind)**

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	86	1,036,102	0	0	15	247,399	101	1,283,501	
10. Comm Improv Land	392	4,697,312	0	0	64	1,124,544	456	5,821,856	
11. Comm Improvements	392	35,238,612	0	0	61	9,854,606	453	45,093,218	
12. Comm Total	478	40,972,026	0	0	76	11,226,549	554	52,198,575	8,633,540
% of Total	86.28	78.49	0.00	0.00	13.71	21.50	7.98	6.34	60.71
13. Ind UnImp Land	3	70,680	0	0	0	0	3	70,680	
14. Ind Improv Land	3	63,660	0	0	3	320,438	6	384,098	
15. Ind Improvements	3	773,219	0	0	3	9,329,577	6	10,102,796	
16. Ind Total	6	907,559	0	0	3	9,650,015	9	10,557,574	856,827
% of Total	66.66	8.59	0.00	0.00	33.33	91.40	0.12	1.28	6.02
Comm+Ind Total	484	41,879,585	0	0	79	20,876,564	563	62,756,149	9,490,367
% of Total	85.96	66.73	0.00	0.00	14.03	33.26	8.11	7.63	66.74
17. Taxable Total	3,770	243,232,191	0	0	603	84,794,719	4,373	328,026,910	12,476,270
% of Total	86.21	74.15	0.00	0.00	13.78	19.48	63.01	39.90	87.74

**County 69 - Phelps**

**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	5	10,135	478,231	0	0	0
19. Commercial	14	539,646	4,605,447	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	5	10,135	478,231
19. Commercial	0	0	0	14	539,646	4,605,447
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
<b>22. Total Sch II</b>				<b>19</b>	<b>549,781</b>	<b>5,083,678</b>

**Schedule III: Mineral Interest Records**

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

	Total		Growth
	Records	Value	
23. Mineral Interest-Producing	0	0	0
24. Mineral Interest-Non-Producing	0	0	0
<b>25. Mineral Interest Total</b>	<b>0</b>	<b>0</b>	<b>0</b>

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

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	392	0	427	819

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,818	307,068,005	1,818	307,068,005
28. Ag-Improved Land	0	0	0	0	749	143,197,193	749	143,197,193
29. Ag-Improvements	0	0	0	0	749	43,753,560	749	43,753,560
<b>30. Ag-Total Taxable</b>							<b>2,567</b>	<b>494,018,758</b>

County 69 - Phelps

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	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	10	10.020	251,510	10	10.020	251,510	
32. HomeSite Improv Land	382	406.180	9,726,310	382	406.180	9,726,310	
33. HomeSite Improvements	396		27,120,611	396		27,120,611	669,134
34. HomeSite Total				406	416.200	37,098,431	
35. FarmSite UnImp Land	68	357.620	667,561	68	357.620	667,561	
36. FarmSite Impr Land	627	3,930.640	8,716,138	627	3,930.640	8,716,138	
37. FarmSite Improv	724		16,632,949	724		16,632,949	1,073,361
38. FarmSite Total				792	4,288.260	26,016,648	
39. Road & Ditches		6,763.865			6,763.865		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,198	11,468.325	63,115,079	1,742,495

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

County 69 - Phelps

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	249.740	303,777	249.740	303,777
46. 1A	0.000	0	0.000	0	191,585.990	329,495,987	191,585.990	329,495,987
47. 2A1	0.000	0	0.000	0	4,425.410	6,638,115	4,425.410	6,638,115
48. 2A	0.000	0	0.000	0	15,562.050	21,774,089	15,562.050	21,774,089
49. 3A1	0.000	0	0.000	0	8,218.070	9,039,877	8,218.070	9,039,877
50. 3A	0.000	0	0.000	0	823.700	823,700	823.700	823,700
51. 4A1	0.000	0	0.000	0	7,542.640	6,034,112	7,542.640	6,034,112
52. 4A	0.000	0	0.000	0	14,780.500	10,346,350	14,780.500	10,346,350
53. Total	0.000	0	0.000	0	243,188.100	384,456,007	243,188.100	384,456,007
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	53.310	58,641	53.310	58,641
55. 1D	0.000	0	0.000	0	9,403.440	10,343,784	9,403.440	10,343,784
56. 2D1	0.000	0	0.000	0	422.280	380,052	422.280	380,052
57. 2D	0.000	0	0.000	0	1,570.370	1,217,084	1,570.370	1,217,084
58. 3D1	0.000	0	0.000	0	484.440	218,049	484.440	218,049
59. 3D	0.000	0	0.000	0	224.580	89,832	224.580	89,832
60. 4D1	0.000	0	0.000	0	1,023.710	383,926	1,023.710	383,926
61. 4D	0.000	0	0.000	0	646.470	210,118	646.470	210,118
62. Total	0.000	0	0.000	0	13,828.600	12,901,486	13,828.600	12,901,486
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	149.480	58,535	149.480	58,535
64. 1G	0.000	0	0.000	0	3,226.570	1,692,407	3,226.570	1,692,407
65. 2G1	0.000	0	0.000	0	447.080	272,371	447.080	272,371
66. 2G	0.000	0	0.000	0	1,294.780	635,175	1,294.780	635,175
67. 3G1	0.000	0	0.000	0	333.880	142,626	333.880	142,626
68. 3G	0.000	0	0.000	0	52.530	19,720	52.530	19,720
69. 4G1	0.000	0	0.000	0	2,174.950	809,893	2,174.950	809,893
70. 4G	0.000	0	0.000	0	8,348.610	2,933,186	8,348.610	2,933,186
71. Total	0.000	0	0.000	0	16,027.880	6,563,913	16,027.880	6,563,913
72. Waste	0.000	0	0.000	0	213.540	6,409	213.540	6,409
73. Other	0.000	0	0.000	0	3,017.726	2,247,580	3,017.726	2,247,580
74. Exempt	3,381.841		0.000		11,351.941		14,733.782	
75. Total	0.000	0	0.000	0	276,275.846	406,175,395	276,275.846	406,175,395

County 69 - Phelps

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	6,759.460	9,801,268	6,759.460	9,801,268
47. 2A1	0.000	0	0.000	0	57.280	69,309	57.280	69,309
48. 2A	0.000	0	0.000	0	38.150	36,051	38.150	36,051
49. 3A1	0.000	0	0.000	0	1,583.820	1,267,056	1,583.820	1,267,056
50. 3A	0.000	0	0.000	0	85.970	46,427	85.970	46,427
51. 4A1	0.000	0	0.000	0	567.040	286,354	567.040	286,354
52. 4A	0.000	0	0.000	0	1,734.790	780,693	1,734.790	780,693
53. Total	0.000	0	0.000	0	10,826.510	12,287,158	10,826.510	12,287,158
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	2,273.010	2,341,212	2,273.010	2,341,212
56. 2D1	0.000	0	0.000	0	19.000	13,300	19.000	13,300
57. 2D	0.000	0	0.000	0	17.860	11,253	17.860	11,253
58. 3D1	0.000	0	0.000	0	2,060.140	1,133,096	2,060.140	1,133,096
59. 3D	0.000	0	0.000	0	243.430	82,765	243.430	82,765
60. 4D1	0.000	0	0.000	0	447.190	134,157	447.190	134,157
61. 4D	0.000	0	0.000	0	508.790	114,502	508.790	114,502
62. Total	0.000	0	0.000	0	5,569.420	3,830,285	5,569.420	3,830,285
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	1,540.770	651,149	1,540.770	651,149
65. 2G1	0.000	0	0.000	0	248.350	99,340	248.350	99,340
66. 2G	0.000	0	0.000	0	291.070	113,525	291.070	113,525
67. 3G1	0.000	0	0.000	0	653.870	253,354	653.870	253,354
68. 3G	0.000	0	0.000	0	174.010	64,388	174.010	64,388
69. 4G1	0.000	0	0.000	0	1,392.820	508,918	1,392.820	508,918
70. 4G	0.000	0	0.000	0	18,952.600	6,919,534	18,952.600	6,919,534
71. Total	0.000	0	0.000	0	23,253.490	8,610,208	23,253.490	8,610,208
72. Waste	0.000	0	0.000	0	21.100	633	21.100	633
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		1,044.820		1,044.820	
75. Total	0.000	0	0.000	0	39,670.520	24,728,284	39,670.520	24,728,284

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	254,014.610	396,743,165	254,014.610	396,743,165
77.Dry Land	0.000	0	0.000	0	19,398.020	16,731,771	19,398.020	16,731,771
78.Grass	0.000	0	0.000	0	39,281.370	15,174,121	39,281.370	15,174,121
79.Waste	0.000	0	0.000	0	234.640	7,042	234.640	7,042
80.Other	0.000	0	0.000	0	3,017.726	2,247,580	3,017.726	2,247,580
81.Exempt	3,381.841	27,260	0.000	0	12,396.761	0	15,778.602	27,260
<b>82.Total</b>	0.000	0	0.000	0	315,946.366	430,903,679	<b>315,946.366</b>	<b>430,903,679</b>

## 2008 Agricultural Land Detail

### County 69 - Phelps

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	249.740	0.10%	303,777	0.08%	1,216.373
1A	191,585.990	78.78%	329,495,987	85.70%	1,719.833
2A1	4,425.410	1.82%	6,638,115	1.73%	1,500.000
2A	15,562.050	6.40%	21,774,089	5.66%	1,399.178
3A1	8,218.070	3.38%	9,039,877	2.35%	1,100.000
3A	823.700	0.34%	823,700	0.21%	1,000.000
4A1	7,542.640	3.10%	6,034,112	1.57%	800.000
4A	14,780.500	6.08%	10,346,350	2.69%	700.000
<b>Irrigated Total</b>	<b>243,188.100</b>	<b>100.00%</b>	<b>384,456,007</b>	<b>100.00%</b>	<b>1,580.899</b>

**Dry:**

1D1	53.310	0.39%	58,641	0.45%	1,100.000
1D	9,403.440	68.00%	10,343,784	80.18%	1,100.000
2D1	422.280	3.05%	380,052	2.95%	900.000
2D	1,570.370	11.36%	1,217,084	9.43%	775.030
3D1	484.440	3.50%	218,049	1.69%	450.105
3D	224.580	1.62%	89,832	0.70%	400.000
4D1	1,023.710	7.40%	383,926	2.98%	375.033
4D	646.470	4.67%	210,118	1.63%	325.023
<b>Dry Total</b>	<b>13,828.600</b>	<b>100.00%</b>	<b>12,901,486</b>	<b>100.00%</b>	<b>932.956</b>

**Grass:**

1G1	149.480	0.93%	58,535	0.89%	391.590
1G	3,226.570	20.13%	1,692,407	25.78%	524.522
2G1	447.080	2.79%	272,371	4.15%	609.222
2G	1,294.780	8.08%	635,175	9.68%	490.565
3G1	333.880	2.08%	142,626	2.17%	427.177
3G	52.530	0.33%	19,720	0.30%	375.404
4G1	2,174.950	13.57%	809,893	12.34%	372.373
4G	8,348.610	52.09%	2,933,186	44.69%	351.338
<b>Grass Total</b>	<b>16,027.880</b>	<b>100.00%</b>	<b>6,563,913</b>	<b>100.00%</b>	<b>409.530</b>

<b>Irrigated Total</b>	<b>243,188.100</b>	<b>88.02%</b>	<b>384,456,007</b>	<b>94.65%</b>	<b>1,580.899</b>
<b>Dry Total</b>	<b>13,828.600</b>	<b>5.01%</b>	<b>12,901,486</b>	<b>3.18%</b>	<b>932.956</b>
<b>Grass Total</b>	<b>16,027.880</b>	<b>5.80%</b>	<b>6,563,913</b>	<b>1.62%</b>	<b>409.530</b>
Waste	213.540	0.08%	6,409	0.00%	30.013
Other	3,017.726	1.09%	2,247,580	0.55%	744.792
Exempt	14,733.782	5.33%			
<b>Market Area Total</b>	<b>276,275.846</b>	<b>100.00%</b>	<b>406,175,395</b>	<b>100.00%</b>	<b>1,470.180</b>

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

<b>Irrigated Total</b>	<b>243,188.100</b>	<b>95.74%</b>	<b>384,456,007</b>	<b>96.90%</b>	
<b>Dry Total</b>	<b>13,828.600</b>	<b>71.29%</b>	<b>12,901,486</b>	<b>77.11%</b>	
<b>Grass Total</b>	<b>16,027.880</b>	<b>40.80%</b>	<b>6,563,913</b>	<b>43.26%</b>	
Waste	213.540	91.01%	6,409	91.01%	
Other	3,017.726	100.00%	2,247,580	100.00%	
Exempt	14,733.782	93.38%			
<b>Market Area Total</b>	<b>276,275.846</b>	<b>87.44%</b>	<b>406,175,395</b>	<b>94.26%</b>	

## 2008 Agricultural Land Detail

### County 69 - Phelps

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	6,759.460	62.43%	9,801,268	79.77%	1,450.007
2A1	57.280	0.53%	69,309	0.56%	1,210.003
2A	38.150	0.35%	36,051	0.29%	944.980
3A1	1,583.820	14.63%	1,267,056	10.31%	800.000
3A	85.970	0.79%	46,427	0.38%	540.037
4A1	567.040	5.24%	286,354	2.33%	504.997
4A	1,734.790	16.02%	780,693	6.35%	450.021
<b>Irrigated Total</b>	<b>10,826.510</b>	<b>100.00%</b>	<b>12,287,158</b>	<b>100.00%</b>	<b>1,134.914</b>

**Dry:**

1D1	0.000	0.00%	0	0.00%	0.000
1D	2,273.010	40.81%	2,341,212	61.12%	1,030.005
2D1	19.000	0.34%	13,300	0.35%	700.000
2D	17.860	0.32%	11,253	0.29%	630.067
3D1	2,060.140	36.99%	1,133,096	29.58%	550.009
3D	243.430	4.37%	82,765	2.16%	339.995
4D1	447.190	8.03%	134,157	3.50%	300.000
4D	508.790	9.14%	114,502	2.99%	225.047
<b>Dry Total</b>	<b>5,569.420</b>	<b>100.00%</b>	<b>3,830,285</b>	<b>100.00%</b>	<b>687.734</b>

**Grass:**

1G1	0.000	0.00%	0	0.00%	0.000
1G	1,540.770	6.63%	651,149	7.56%	422.612
2G1	248.350	1.07%	99,340	1.15%	400.000
2G	291.070	1.25%	113,525	1.32%	390.026
3G1	653.870	2.81%	253,354	2.94%	387.468
3G	174.010	0.75%	64,388	0.75%	370.024
4G1	1,392.820	5.99%	508,918	5.91%	365.386
4G	18,952.600	81.50%	6,919,534	80.36%	365.096
<b>Grass Total</b>	<b>23,253.490</b>	<b>100.00%</b>	<b>8,610,208</b>	<b>100.00%</b>	<b>370.275</b>

<b>Irrigated Total</b>	<b>10,826.510</b>	<b>27.29%</b>	<b>12,287,158</b>	<b>49.69%</b>	<b>1,134.914</b>
<b>Dry Total</b>	<b>5,569.420</b>	<b>14.04%</b>	<b>3,830,285</b>	<b>15.49%</b>	<b>687.734</b>
<b>Grass Total</b>	<b>23,253.490</b>	<b>58.62%</b>	<b>8,610,208</b>	<b>34.82%</b>	<b>370.275</b>
Waste	21.100	0.05%	633	0.00%	30.000
Other	0.000	0.00%	0	0.00%	0.000
Exempt	1,044.820	2.63%			
<b>Market Area Total</b>	<b>39,670.520</b>	<b>100.00%</b>	<b>24,728,284</b>	<b>100.00%</b>	<b>623.341</b>

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

<b>Irrigated Total</b>	<b>10,826.510</b>	<b>4.26%</b>	<b>12,287,158</b>	<b>3.10%</b>	
<b>Dry Total</b>	<b>5,569.420</b>	<b>28.71%</b>	<b>3,830,285</b>	<b>22.89%</b>	
<b>Grass Total</b>	<b>23,253.490</b>	<b>59.20%</b>	<b>8,610,208</b>	<b>56.74%</b>	
Waste	21.100	8.99%	633	8.99%	
Other	0.000	0.00%	0	0.00%	
Exempt	1,044.820	6.62%			
<b>Market Area Total</b>	<b>39,670.520</b>	<b>12.56%</b>	<b>24,728,284</b>	<b>5.74%</b>	



## 2008 Agricultural Land Detail

### County 69 - Phelps

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	254,014.610	396,743,165
Dry	0.000	0	0.000	0	19,398.020	16,731,771
Grass	0.000	0	0.000	0	39,281.370	15,174,121
Waste	0.000	0	0.000	0	234.640	7,042
Other	0.000	0	0.000	0	3,017.726	2,247,580
Exempt	3,381.841	27,260	0.000	0	12,396.761	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>0.000</b>	<b>0</b>	<b>315,946.366</b>	<b>430,903,679</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	254,014.610	396,743,165	254,014.610	80.40%	396,743,165	92.07%	1,561.891
Dry	19,398.020	16,731,771	19,398.020	6.14%	16,731,771	3.88%	862.550
Grass	39,281.370	15,174,121	39,281.370	12.43%	15,174,121	3.52%	386.293
Waste	234.640	7,042	234.640	0.07%	7,042	0.00%	30.011
Other	3,017.726	2,247,580	3,017.726	0.96%	2,247,580	0.52%	744.792
Exempt	15,778.602	27,260	15,778.602	4.99%	27,260	0.01%	1.727
<b>Total</b>	<b>315,946.366</b>	<b>430,903,679</b>	<b>315,946.366</b>	<b>100.00%</b>	<b>430,903,679</b>	<b>100.00%</b>	<b>1,363.850</b>

\* Department of Property Assessment & Taxation Calculates

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

69 Phelps

	<b>2007 CTL County Total</b>	<b>2008 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2008 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	249,176,029	265,258,261	16,082,232	6.45	2,985,903	5.26
2. Recreational	12,500	12,500	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	34,156,317	37,098,431	2,942,114	8.61	*-----	8.61
<b>4. Total Residential (sum lines 1-3)</b>	<b>283,344,846</b>	<b>302,369,192</b>	<b>19,024,346</b>	<b>6.71</b>	<b>2,985,903</b>	<b>5.66</b>
5. Commercial	46,540,192	52,198,575	5,658,383	12.16	8,633,540	-6.39
6. Industrial	10,503,305	10,557,574	54,269	0.52	856,827	-7.64
7. Ag-Farmsite Land, Outbuildings	28,822,198	26,016,648	-2,805,550	-9.73	1,742,495	-15.78
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>85,865,695</b>	<b>88,772,797</b>	<b>2,907,102</b>	<b>3.39</b>	<b>10,563,728</b>	<b>-8.92</b>
<b>10. Total Non-Agland Real Property</b>	<b>369,210,541</b>	<b>391,141,989</b>	<b>21,931,448</b>	<b>5.94</b>	<b>14,218,765</b>	<b>2.09</b>
11. Irrigated	372,055,133	396,743,165	24,688,032	6.64		
12. Dryland	15,512,677	16,731,771	1,219,094	7.86		
13. Grassland	12,532,380	15,174,121	2,641,741	21.08		
14. Wasteland	6,560	7,042	482	7.35		
15. Other Agland	2,255,580	2,255,580	-8,000	-0.35		
<b>16. Total Agricultural Land</b>	<b>402,362,330</b>	<b>430,903,679</b>	<b>28,541,349</b>	<b>7.09</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>771,572,871</b>	<b>822,045,668</b>	<b>50,472,797</b>	<b>6.54</b>	<b>14,218,765</b>	<b>4.7</b>

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

**PHELPS COUNTY**  
3 YEAR PLAN OF ACTION

GENERAL DESCRIPTION OF REAL PROPERTY IN PHELPS COUNTY

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

	Parcels	% of Total Parcels
Residential	3805	54%
Commercial	563	8%
Industrial	9	1%
Recreational	1	
Agricultural	2550	37%

Agricultural land-taxable acres for 2007 assessment was 343,841.

Agricultural land is approx 55% of the real property valuation base in Phelps County and of that approx 74% is taxed as irrigated.

For more information see the 2007 Reports and Opinions, Abstract and Assessor Survey.

**CURRENT RESOURCES**

There are currently four full time employees on staff including the Assessor. The Assessor is certified by the Property Tax Administrator. The Assessor will continue to keep her certification current by attending continuing education and obtaining the number of hours as required by the Property Tax Division. The assessor or staff member will attend all the district meetings and workshops provided. Current statues and regulations will continue to be followed to the best of our ability and the office will keep current on any changes that may be made in them.

Proposed Office Budget for July 1, 2007 – June 30, 2008 will be \$75,999. The proposed appraisal budget for July 1, 2007 – June 30, 2008 will be 93,716.

Assessment Actions Planned for Assessment Year 2008:

Residential

Continue with the project of Holdrege physical review. Do market study to insure residential properties are in compliance for Property Tax. All residential pick-up work and building permits will be reviewed and completed by March 1, 2008.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be reviewed and completed by March 1, 2008. Start physical review of Commercial property dwellings.

Agricultural land:

Continue to monitor land use and acres with 2007 aerial put in GIS layer. Land use and water transfers will be updated in GIS as reported. Land use and market areas will be reviewed and updated as information becomes available. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes.

Assessment Actions Planned by Assessment Year 2009:

Residential:

Finish with the physical dwelling review of Holdrege. Start on Villages physical dwelling review. Do market study to insure residential properties are in compliance for Property Tax. All residential pick-up work and building permits will be reviewed and completed by March 1, 2009.

Commercial:

Continue with commercial physical reviews. Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up work and building permits will be reviewed and completed by March 1, 2009.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Land use and market areas will be reviewed and updated as information becomes available.

Assessment Actions Planned for Assessment Year 2010:

Residential:

Finish with the physical dwelling review of Villages. Start on Rural physical dwelling review. Do market analysis to insure that the level of value and quality of assessment is in compliance with state statutes. Complete pick-up work and building permits by March 1, 2007. If budgeting allows start on aerial photos on the rural sites.

Commercial:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance with state statutes. Pick-up and building permits will be reviewed and completed by March 1, 2010.

Agricultural:

Market analysis will be conducted to ensure that the level of value and quality of assessment is in compliance to state statutes. Land use/water transfers will be updated in the GIS as reported. If budgeting allows start to review buildings on aerial photos.

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

1. Appraisal cards are updated yearly. Ownership changes are made as the transfers are given to the assessor's office from the register of deeds and the green sheets are worked and forward to the Property Tax Division. Splits and subdivision changes are made as they become available to the assessor's office from the surveyor or county clerk. These are updated in the GIS system at the same time they are changed on the appraisal cards and in the computer administrative package.

11. Tax List Corrections – prepare tax list correction documents for county board approval.
12. County Board of Equalization - attend county board of equalization meetings for valuation protests- assemble and provide information.
13. TERC Appeals - prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
14. TERC Statewide Equalization - attend hearings if applicable to county, defend values, and/or implement orders of the TERC.
15. Education - Assessor and/or Appraisal Education - attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

For 2007-2008 a budget request of an increase of approximately 3% will be submitted to the County Board for approval.

The Phelps County Assessor's Office will strive to maintain an efficient and professional office.

Respectfully submitted:

\_\_\_\_\_, Dated this 31<sup>th</sup> day of July, 2007.

Melodie Marvin  
Phelps County Assessor

**2007 PLAN OF ASSESSMENT FOR PHELPS COUNTY**  
**ASSESSMENT YEARS 2008-2009-2010**  
**DATE: 07-31-2007**

Plan of Assessment Requirements:

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

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

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

2. Annually prepare and file Assessor Administrative Reports required by law/regulation:
  - a. Abstracts (Real & Personal Property)
  - b. Assessor Survey
  - c. Sales information to PA&T rosters & annual Assessed Value update w/abstract
  - d. Certification of Value to Political Subdivisions
  - e. School District Taxable Report
  - f. Homestead Exemption Tax Loss Report
  - g. Certificate of Taxes Levied Report
  - h. Report of all exempt property and taxable government owned property
  - i. Annual Plan of Assessment Report
3. Personal Property - administer annual filing of approximately 1400 schedules, prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.
4. Permissive Exemptions - administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.
5. Taxable Government Owned Property - annual review of government owned property not used for public purpose, send notices of intent to tax, etc.
6. Homestead Exemptions - administer approximately 300 annual filings of applications, approval/denial process, taxpayer notifications and assistance.
7. Centrally Assessed - review of valuations as certified by PA&T for railroads and Public service entities, establish assessment records and tax billing for tax list.
8. Tax Increment Financing - management of record/valuation information for Properties in community redevelopment projects for proper reporting on Administrative reports and allocation of ad valorem tax.
9. Tax Districts and Tax Rates - management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process.
10. Tax Lists - prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.



## 2008 Assessment Survey for Phelps County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	0
2.	<b>Appraiser(s) on staff</b>
	0
3.	<b>Other full-time employees</b>
	3
4.	<b>Other part-time employees</b>
	0
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$ 75,999
7.	<b>Part of the budget that is dedicated to the computer system</b>
	\$ 6,000
8.	<b>Adopted budget, or granted budget if different from above</b>
	\$ 76,000
9.	<b>Amount of the total budget set aside for appraisal work</b>
	\$ - 0 -
10.	<b>Amount of the total budget set aside for education/workshops</b>
	\$ 3,700
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	\$ 93,716
12.	<b>Other miscellaneous funds</b>
	\$ - 0 -

13.	<b>Total budget</b>
	\$ 169,716
a.	<b>Was any of last year's budget not used:</b>
	\$ 17,152 unused from the administrative budget and \$ 15,240 unused from the appraisal budget.

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

1.	<b>Administrative software</b>
	MIPS
2.	<b>CAMA software</b>
	MIPS
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes, all done through GIS.
4.	<b>Who maintains the Cadastral Maps?</b>
	Office staff.
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Who maintains the GIS software and maps?</b>
	Office staff.
7.	<b>Personal Property software:</b>
	MIPS

### **C. Zoning Information**

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

4.	<b>When was zoning implemented?</b>
	2000

#### **D. Contracted Services**

1.	<b>Appraisal Services</b>
	Contracted through a private appraisal company.
2.	<b>Other services</b>
	MIPS

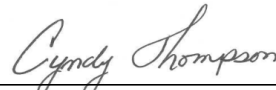


## Certification

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 Phelps County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5913.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division



## Valuation History Charts