

Preface

The requirements for the assessment of real property for the purposes of property taxation are found in Nebraska law. The Constitution of Nebraska requires that “taxes shall be levied by valuation uniformly and proportionately upon all real property and franchises as defined by the Legislature except as otherwise provided in or permitted by this Constitution.” Neb. Const. art. VIII, sec. 1 (1) (1998). The uniform standard for the assessed value of real property for tax purposes is actual value, which is defined by law as “the market value of real property in the ordinary course of trade.” Neb. Rev. Stat. §77-112 (R.R.S., 2003). The assessment level for all real property, except agricultural land and horticultural land, is one hundred percent of actual value. The assessment level for agricultural land and horticultural land, hereinafter referred to as agricultural land, is seventy-five percent of actual value. Neb. Rev. Stat. §77-201(1) and (2)(R.S. Supp., 2007). More importantly, for purposes of equalization, similar properties must be assessed at the same proportion of actual value when compared to each other. Achieving the constitutional requirement of proportionality ultimately ensures the balance equity in the imposition of the property tax by local units of government on each parcel of real property.

The assessment process, implemented under the authority of the county assessor, seeks to value similarly classed properties at the same proportion to actual value. This is not a precise mathematical process, but instead depends on the judgment of the county assessor, based on his or her analysis of relevant factors that affect the actual value of real property. Nebraska law provides ranges of acceptable levels of value that must be met to achieve the uniform and proportionate valuation of classes and subclasses of real property in each county. Neb. Rev. Stat. §77-5023 (R.S. Supp., 2007) requires that all classes of real property, except agricultural land, be assessed within the range of ninety-two and one hundred percent of actual value; the class of agricultural land be assessed within the range of sixty-nine to seventy-five percent of actual value; the class of agricultural land receiving special valuation be assessed within the range sixty-nine to seventy-five percent of its special value; and, when the land is disqualified for special value the recapture value be assessed at actual value.

To ensure that the classes of real property are assessed at these required levels of actual value, the Department of Revenue Property Assessment Division, hereinafter referred to as the Division, is annually responsible for analyzing and measuring the assessment performance of each county. This responsibility includes requiring the Property Tax Administrator to prepare statistical and narrative reports for the Tax Equalization and Review Commission, hereinafter referred to as the Commission, and the county assessors. Pursuant to Neb. Rev. Stat. §77-5027 (R.S. Supp., 2005):

(2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.

(3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

Administrator regarding the level of value and quality of assessment of the classes and subclasses of real property in the county.

(4) In addition to an opinion of level of value and quality of assessment in the county, the Property Tax Administrator may make nonbinding recommendations for consideration by the commission.

The narrative and statistical reports contained in the Reports and Opinions of the Property Tax Administrator, hereinafter referred to as the R&O, provide a thorough, concise analysis of the assessment process implemented by each county assessor to reach the levels of value and quality of assessment required by Nebraska law. The Property Tax Administrator's opinion of level of value and quality of assessment achieved by each county assessor is a conclusion based upon all the data provided by the county assessor and gathered by the Division regarding the assessment activities during the preceding year. This is done in recognition of the fact that the measurement of assessment compliance, in terms of the concepts of actual value and uniformity and proportionality mandated by Nebraska law, requires both statistical and narrative analysis.

The Division is required by Neb. Rev. Stat. §77-1327 (R. S. Supp., 2007) to develop and maintain a state-wide sales file of all arm's length transactions. From this sales file the Division prepares an assessment sales ratio study in compliance with acceptable mass appraisal standards. The assessment sales ratio study is the primary mass appraisal performance evaluation tool. From the sales file, the Division prepares statistical analysis from a non-randomly selected set of observations, known as sales, from which inferences about the population, known as a class or subclass of real property, may be drawn. The statistical reports contained in the R&O are developed in compliance with standards developed by the International Association of Assessing Officers, hereinafter referred to as the IAAO.

However, just as the valuation of property is sometimes more art than science, a narrative analysis of assessment practices in each county is necessary to give proper context to the statistical inferences from the assessment sales ratio study. There may be instances when the analysis of assessment practices outweighs or limits the reliability of the statistical inferences of central tendency or quality measures. This may require an opinion of the level of value that is not identical to the result of the statistical calculation. The Property Tax Administrator's goal is to provide statistical and narrative analysis of the assessment level and practices to the Commission, providing the Commission with the most complete picture possible of the true level of value and quality of assessment in each county.

The Property Tax Administrator's opinions of level of value and quality of assessment are stated as a single numeric representation for level of value and a simple judgment regarding the quality of assessment practices. Based on the information collected in developing this report the Property Tax Administrator may feel further recommendations must be stated for a county to assist the Commission in determining the level of value and quality of assessment within a county. These opinions are made only after considering all narrative and statistical analysis provided by the county assessor and gathered by the Division. An evaluation of these opinions must only be made after considering all other information provided in the R&O.

Finally, after reviewing all of the information available to the Property Tax Administrator regarding the level and quality of assessment for classes and subclasses of real property in each county, the Property Tax Administrator, pursuant to Neb. Rev. Stat. §77-5027(4) (R.S. Supp., 2005), may make recommendations for adjustments to value for classes and subclasses of property. All of the factors relating to the Property Tax Administrator's determination of level of value and quality of assessment shall be taken into account in the making of such recommendations. Such recommendations are not binding on the Commission.

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2008 Commission Summary

71 Platte

Residential Real Property - Current

Number of Sales	866	COD	12.45
Total Sales Price	\$94,019,331	PRD	101.52
Total Adj. Sales Price	\$94,016,331	COV	39.23
Total Assessed Value	\$88,045,280	STD	37.29
Avg. Adj. Sales Price	\$108,564	Avg. Abs. Dev.	11.57
Avg. Assessed Value	\$101,669	Min	40.63
Median	92.91	Max	820.98
Wgt. Mean	93.65	95% Median C.I.	92.23 to 93.81
Mean	95.07	95% Wgt. Mean C.I.	92.11 to 95.19
		95% Mean C.I.	92.59 to 97.55
% of Value of the Class of all Real Property Value in the County			43.62
% of Records Sold in the Study Period			7.7
% of Value Sold in the Study Period			8.33
Average Assessed Value of the Base			93,897

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	866	92.91	12.45	101.52
2007	970	94.79	9.56	100.93
2006	965	97.43	9.28	101.20
2005	988	97.13	9.77	100.15
2004	977	96.95	8.70	101.18
2003	1,008	97	7.18	100.87
2002	1,076	94	12.74	100.58
2001	1,051	92	13.31	100.77

2008 Commission Summary

71 Platte

Commercial Real Property - Current

Number of Sales	115	COD	11.89
Total Sales Price	\$25,755,772	PRD	103.53
Total Adj. Sales Price	\$25,260,772	COV	23.52
Total Assessed Value	\$23,777,275	STD	22.92
Avg. Adj. Sales Price	\$219,659	Avg. Abs. Dev.	11.48
Avg. Assessed Value	\$206,759	Min	28.05
Median	96.55	Max	247.00
Wgt. Mean	94.13	95% Median C.I.	95.56 to 98.11
Mean	97.45	95% Wgt. Mean C.I.	90.89 to 97.36
		95% Mean C.I.	93.26 to 101.64
% of Value of the Class of all Real Property Value in the County			19.78
% of Records Sold in the Study Period			7.81
% of Value Sold in the Study Period			4.96
Average Assessed Value of the Base			325,417

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	115	96.55	11.89	103.53
2007	119	96.55	14.36	99.48
2006	110	96.50	16.51	99.34
2005	100	94.93	19.17	98.97
2004	103	96.30	15.27	99.76
2003	132	98	13.08	99.57
2002	146	100	16.13	100.32
2001	169	95	22.26	97.02

2008 Commission Summary

71 Platte

Agricultural Land - Current

Number of Sales	67	COD	22.35
Total Sales Price	\$15,322,832	PRD	103.56
Total Adj. Sales Price	\$15,027,352	COV	32.65
Total Assessed Value	\$10,044,265	STD	22.60
Avg. Adj. Sales Price	\$224,289	Avg. Abs. Dev.	15.53
Avg. Assessed Value	\$149,914	Min	29.81
Median	69.50	Max	173.22
Wgt. Mean	66.84	95% Median C.I.	63.24 to 74.12
Mean	69.22	95% Wgt. Mean C.I.	62.98 to 70.70
		95% Mean C.I.	63.81 to 74.63
% of Value of the Class of all Real Property Value in the County			36.6
% of Records Sold in the Study Period			1.34
% of Value Sold in the Study Period			1.69
Average Assessed Value of the Base			176,677

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	67	69.50	22.35	103.56
2007	88	71.89	21.01	103.04
2006	88	74.06	19.49	107.56
2005	108	74.02	19.31	104.86
2004	91	74.71	15.87	102.40
2003	91	74	18.05	103.42
2002	78	74	19.39	100.89
2001	95	74	16.73	103.5

2008 Opinions of the Property Tax Administrator for Platte 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 Platte County is 93% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Platte 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 Platte County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Platte 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 Platte County is 69% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Platte County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	904	MEDIAN:	91	COV:	17.94	95% Median C.I.:	90.36 to 92.11
TOTAL Sales Price:	95,489,381	WGT. MEAN:	90	STD:	16.26	95% Wgt. Mean C.I.:	88.88 to 90.67
TOTAL Adj.Sales Price:	95,486,381	MEAN:	91	AVG.ABS.DEV:	10.87	95% Mean C.I.:	89.61 to 91.73
TOTAL Assessed Value:	85,721,835						
AVG. Adj. Sales Price:	105,626	COD:	11.93	MAX Sales Ratio:	191.26		
AVG. Assessed Value:	94,825	PRD:	100.99	MIN Sales Ratio:	3.05		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	109	94.84	93.71	93.62	6.79	100.10	67.76	118.28	92.54 to 96.97	102,923	96,353
10/01/05 TO 12/31/05	97	94.80	97.75	95.04	9.39	102.85	70.23	180.86	92.57 to 97.60	99,772	94,826
01/01/06 TO 03/31/06	95	92.32	92.35	91.64	11.12	100.77	46.33	143.61	89.33 to 94.47	111,961	102,605
04/01/06 TO 06/30/06	136	88.91	91.19	89.40	10.40	102.00	63.24	178.91	87.01 to 90.97	113,214	101,216
07/01/06 TO 09/30/06	125	90.65	91.42	89.01	12.18	102.70	50.43	134.38	88.62 to 93.34	99,598	88,656
10/01/06 TO 12/31/06	93	89.65	88.91	89.53	10.97	99.30	50.00	148.14	86.11 to 92.26	103,684	92,829
01/01/07 TO 03/31/07	102	90.15	87.97	87.97	15.12	100.00	3.05	142.33	86.10 to 92.39	98,931	87,028
04/01/07 TO 06/30/07	147	84.80	84.51	85.00	16.11	99.43	6.55	191.26	82.37 to 87.91	111,379	94,666
<u>Study Years</u>											
07/01/05 TO 06/30/06	437	92.55	93.53	92.08	9.68	101.57	46.33	180.86	91.97 to 93.69	107,391	98,887
07/01/06 TO 06/30/07	467	88.76	87.99	87.54	13.92	100.51	3.05	191.26	87.12 to 90.38	103,974	91,023
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	449	90.22	91.03	89.82	11.25	101.34	46.33	178.91	89.00 to 91.74	107,184	96,276
<u>ALL</u>											
	904	91.12	90.67	89.77	11.93	100.99	3.05	191.26	90.36 to 92.11	105,626	94,825

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COLUMBUS	675	91.13	91.04	90.52	10.66	100.57	6.55	191.26	90.35 to 92.14	106,563	96,465
CORNLEA	2	82.75	82.75	82.75	24.47	100.00	62.50	103.00	N/A	1,000	827
CRESTON	3	89.38	117.93	112.20	34.84	105.11	85.49	178.91	N/A	44,500	49,928
DUNCAN	15	98.18	92.56	95.80	11.85	96.62	57.03	109.58	85.87 to 105.23	68,253	65,384
HUMPHREY	34	95.58	94.59	92.99	10.90	101.72	72.00	131.58	86.46 to 99.57	77,410	71,984
LINDSAY	10	97.29	99.91	91.47	18.83	109.23	65.42	180.86	77.53 to 107.15	56,715	51,876
MONROE	10	98.17	102.57	98.40	12.90	104.23	82.62	148.14	87.92 to 115.09	39,070	38,445
PLATTE CENTER	11	88.73	89.83	88.77	10.56	101.19	73.64	114.11	75.39 to 99.23	64,590	57,339
RURAL	55	86.11	86.32	83.30	20.88	103.62	13.80	155.78	78.04 to 92.59	107,507	89,554
SUBDIVISION	88	90.80	85.37	86.66	13.64	98.51	3.05	124.26	86.27 to 93.04	137,994	119,588
TARNOV	1	112.55	112.55	112.55			112.55	112.55	N/A	40,000	45,020
<u>ALL</u>											
	904	91.12	90.67	89.77	11.93	100.99	3.05	191.26	90.36 to 92.11	105,626	94,825

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	760	91.55	91.60	90.78	11.06	100.91	6.55	191.26	90.63 to 92.26	101,585	92,217
2	69	89.61	86.62	87.33	12.68	99.19	45.67	114.88	83.26 to 93.34	147,403	128,727
3	75	86.46	84.89	83.28	20.22	101.93	3.05	155.78	81.00 to 91.52	108,141	90,061
ALL	904	91.12	90.67	89.77	11.93	100.99	3.05	191.26	90.36 to 92.11	105,626	94,825

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	830	91.55	91.90	90.14	10.80	101.95	17.70	191.26	90.77 to 92.26	112,159	101,096
2	71	81.00	76.66	74.68	25.23	102.66	3.05	134.38	70.42 to 89.52	30,389	22,694
3	3	84.35	81.86	84.64	14.71	96.71	62.01	99.23	N/A	78,908	66,791
ALL	904	91.12	90.67	89.77	11.93	100.99	3.05	191.26	90.36 to 92.11	105,626	94,825

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	888	91.08	90.46	89.74	11.81	100.80	3.05	191.26	90.19 to 92.11	106,926	95,953
06											
07	16	96.54	102.24	96.18	17.32	106.31	74.67	155.78	82.96 to 114.88	33,471	32,192
ALL	904	91.12	90.67	89.77	11.93	100.99	3.05	191.26	90.36 to 92.11	105,626	94,825

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0017											
12-0056											
19-0039	4	81.85	85.15	83.00	10.24	102.58	75.32	101.56	N/A	101,750	84,452
19-0058											
59-0001											
59-0013	4	79.15	79.33	80.42	10.37	98.64	64.71	94.31	N/A	19,237	15,471
63-0030	18	94.94	95.43	91.22	15.40	104.61	54.91	148.14	86.11 to 108.56	67,825	61,870
71-0001	705	91.11	90.93	90.39	10.91	100.60	6.55	191.26	90.19 to 92.14	105,924	95,744
71-0005	119	90.41	86.76	86.50	15.59	100.30	3.05	155.78	87.30 to 93.04	125,500	108,559
71-0067	54	94.01	95.46	90.88	15.11	105.05	50.43	180.86	89.38 to 99.13	77,225	70,180
NonValid School											
ALL	904	91.12	90.67	89.77	11.93	100.99	3.05	191.26	90.36 to 92.11	105,626	94,825

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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	82	81.24	77.30	75.19	24.71	102.80	3.05	134.38	75.31 to 89.52	30,050	22,594	
Prior TO 1860	1	50.43	50.43	50.43			50.43	50.43	N/A	135,000	68,085	
1860 TO 1899	22	90.69	96.77	91.33	17.06	105.96	57.03	191.26	84.20 to 99.23	57,209	52,247	
1900 TO 1919	107	90.72	93.63	89.77	14.58	104.30	51.90	180.86	87.44 to 95.29	70,157	62,981	
1920 TO 1939	61	88.73	90.76	88.66	13.10	102.37	54.91	143.61	86.65 to 94.99	83,654	74,166	
1940 TO 1949	47	92.26	93.43	92.86	11.46	100.61	63.24	127.86	88.59 to 95.20	81,512	75,690	
1950 TO 1959	130	91.07	90.73	90.03	9.27	100.78	56.67	128.92	89.15 to 93.03	91,490	82,367	
1960 TO 1969	123	89.73	89.92	88.42	10.36	101.70	62.01	139.94	87.72 to 92.47	109,305	96,643	
1970 TO 1979	126	91.63	93.14	91.05	11.04	102.30	56.34	155.78	88.86 to 94.47	120,466	109,686	
1980 TO 1989	82	93.55	93.52	92.85	8.39	100.73	69.67	124.26	90.90 to 96.99	138,726	128,805	
1990 TO 1994	32	92.02	92.55	91.19	7.17	101.48	77.12	114.88	88.50 to 94.84	181,023	165,081	
1995 TO 1999	38	89.74	88.85	87.08	8.01	102.02	67.95	108.92	85.33 to 92.49	182,628	159,041	
2000 TO Present	53	92.80	92.49	90.20	7.26	102.54	53.54	142.33	91.06 to 95.02	199,291	179,760	
ALL	904	91.12	90.67	89.77	11.93	100.99	3.05	191.26	90.36 to 92.11	105,626	94,825	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	4	83.44	83.75	79.67	24.63	105.12	62.50	105.60	N/A	2,250	1,792	
5000 TO 9999	5	85.71	104.01	105.80	52.19	98.31	40.63	180.86	N/A	7,540	7,977	
Total \$												
1 TO 9999	9	85.71	95.00	100.76	39.65	94.29	40.63	180.86	62.50 to 148.14	5,188	5,228	
10000 TO 29999	53	89.38	87.14	85.61	26.59	101.79	6.55	191.26	76.52 to 98.63	19,539	16,727	
30000 TO 59999	131	94.02	94.23	93.65	17.22	100.62	3.05	178.91	90.11 to 97.49	46,371	43,426	
60000 TO 99999	308	92.72	92.70	92.52	9.29	100.20	45.67	132.08	91.41 to 94.15	80,933	74,876	
100000 TO 149999	232	87.25	87.01	86.83	9.91	100.21	50.43	121.50	84.89 to 88.91	120,110	104,285	
150000 TO 249999	143	92.21	90.45	90.22	7.92	100.26	51.90	109.81	90.83 to 93.23	187,881	169,504	
250000 TO 499999	28	89.29	88.37	87.71	9.29	100.75	53.54	113.89	84.31 to 93.04	309,614	271,570	
ALL	904	91.12	90.67	89.77	11.93	100.99	3.05	191.26	90.36 to 92.11	105,626	94,825	

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:	904	MEDIAN:	91	COV:	17.94	95% Median C.I.:	90.36 to 92.11
TOTAL Sales Price:	95,489,381	WGT. MEAN:	90	STD:	16.26	95% Wgt. Mean C.I.:	88.88 to 90.67
TOTAL Adj.Sales Price:	95,486,381	MEAN:	91	AVG.ABS.DEV:	10.87	95% Mean C.I.:	89.61 to 91.73
TOTAL Assessed Value:	85,721,835						
AVG. Adj. Sales Price:	105,626	COD:	11.93	MAX Sales Ratio:	191.26		
AVG. Assessed Value:	94,825	PRD:	100.99	MIN Sales Ratio:	3.05		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	11	40.63	44.76	16.67	77.78	268.55	3.05	105.60	6.55 to 103.00	14,886	2,481
5000 TO 9999	7	79.65	73.64	69.02	23.62	106.69	46.33	99.05	46.33 to 99.05	11,357	7,838
Total \$ _____											
1 TO 9999	18	60.25	55.99	33.78	47.80	165.76	3.05	105.60	17.70 to 85.71	13,513	4,564
10000 TO 29999	60	85.51	88.43	81.29	23.59	108.78	41.82	180.86	75.76 to 96.00	24,701	20,080
30000 TO 59999	143	90.08	91.75	88.75	14.01	103.38	45.67	191.26	87.72 to 92.39	52,544	46,632
60000 TO 99999	391	91.38	91.62	89.51	10.77	102.35	50.43	178.91	89.84 to 92.51	90,582	81,084
100000 TO 149999	156	90.77	90.40	89.32	8.75	101.21	56.34	132.08	88.91 to 92.31	135,676	121,186
150000 TO 249999	122	93.27	92.81	91.72	7.17	101.19	53.54	113.62	92.09 to 94.90	203,762	186,889
250000 TO 499999	14	91.64	91.37	90.67	9.61	100.77	67.95	113.89	84.96 to 99.41	343,207	311,192
ALL											
	904	91.12	90.67	89.77	11.93	100.99	3.05	191.26	90.36 to 92.11	105,626	94,825

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	82	81.24	77.30	75.19	24.71	102.80	3.05	134.38	75.31 to 89.52	30,050	22,594
10	2	81.13	81.13	58.40	30.15	138.92	56.67	105.60	N/A	35,250	20,587
20	36	93.30	95.81	93.60	16.94	102.36	61.43	148.14	84.71 to 101.71	51,977	48,651
25	44	91.05	97.09	93.20	16.55	104.17	67.53	191.26	86.46 to 97.87	59,391	55,353
30	542	90.54	91.05	88.82	10.88	102.51	50.43	178.91	89.29 to 91.74	93,653	83,178
35	121	92.58	93.22	92.18	6.82	101.12	71.23	122.27	92.02 to 93.92	163,539	150,753
40	55	93.31	91.28	89.44	8.94	102.05	53.54	109.01	89.33 to 98.41	212,470	190,036
45	11	94.50	93.98	92.27	6.92	101.85	73.04	108.16	86.90 to 102.49	247,545	228,418
50	9	94.15	94.87	93.83	7.02	101.10	84.96	109.81	86.58 to 101.27	315,000	295,575
55	1	91.94	91.94	91.94			91.94	91.94	N/A	350,000	321,785
60	1	113.89	113.89	113.89			113.89	113.89	N/A	325,000	370,150
ALL											
	904	91.12	90.67	89.77	11.93	100.99	3.05	191.26	90.36 to 92.11	105,626	94,825

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:	904	MEDIAN:	91	COV:	17.94	95% Median C.I.:	90.36 to 92.11
TOTAL Sales Price:	95,489,381	WGT. MEAN:	90	STD:	16.26	95% Wgt. Mean C.I.:	88.88 to 90.67
TOTAL Adj.Sales Price:	95,486,381	MEAN:	91	AVG.ABS.DEV:	10.87	95% Mean C.I.:	89.61 to 91.73
TOTAL Assessed Value:	85,721,835						
AVG. Adj. Sales Price:	105,626	COD:	11.93	MAX Sales Ratio:	191.26		
AVG. Assessed Value:	94,825	PRD:	100.99	MIN Sales Ratio:	3.05		

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STYLE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	81	81.47	77.59	76.39	24.86	101.57	3.05	134.38	75.38 to 88.89		31,921	24,386
100	17	98.76	102.67	97.27	16.58	105.56	74.67	155.78	82.96 to 114.88		34,297	33,360
101	494	91.34	91.29	89.35	10.38	102.17	53.54	191.26	89.83 to 92.21		113,371	101,298
102	58	94.08	93.71	92.59	11.33	101.21	57.43	160.49	87.80 to 97.93		148,123	137,148
103	44	93.81	95.32	95.22	7.50	100.10	76.73	132.08	90.90 to 99.25		145,581	138,626
104	141	90.22	91.71	88.41	12.59	103.74	50.43	178.91	87.44 to 92.81		88,991	78,673
106	3	97.60	86.93	85.17	11.63	102.08	64.57	98.63	N/A		22,166	18,878
111	41	90.35	89.77	89.74	7.50	100.03	68.06	109.67	86.13 to 94.02		127,215	114,162
301	10	95.84	97.30	95.99	7.72	101.36	80.70	122.27	90.94 to 101.83		153,100	146,960
302	2	98.13	98.13	98.13	0.40	100.00	97.74	98.53	N/A		127,000	124,627
304	7	82.83	86.11	85.34	14.17	100.90	68.32	108.92	68.32 to 108.92		102,714	87,651
305	2	94.84	94.84	94.75	2.66	100.09	92.31	97.36	N/A		105,450	99,917
307	4	93.73	93.56	93.63	1.09	99.93	91.77	95.02	N/A		192,600	180,326
<u>ALL</u>												
	904	91.12	90.67	89.77	11.93	100.99	3.05	191.26	90.36 to 92.11		105,626	94,825

CONDITION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	82	81.24	77.30	75.19	24.71	102.80	3.05	134.38	75.31 to 89.52		30,050	22,594
10	2	81.13	81.13	58.40	30.15	138.92	56.67	105.60	N/A		35,250	20,587
15	2	91.44	91.44	91.42	8.90	100.02	83.30	99.58	N/A		79,850	73,002
20	25	97.27	100.07	92.93	19.74	107.68	61.43	191.26	82.96 to 103.75		42,322	39,328
25	33	96.54	98.12	93.76	14.16	104.65	66.41	180.86	87.96 to 98.90		63,884	59,897
30	353	91.33	92.60	90.73	11.83	102.06	50.43	178.91	89.73 to 92.53		87,766	79,627
35	138	90.21	90.05	89.69	8.50	100.41	65.39	132.08	88.64 to 92.31		115,026	103,161
40	255	91.52	90.72	89.57	8.78	101.28	51.90	143.61	90.41 to 92.58		152,481	136,574
50	14	92.50	92.36	91.33	6.56	101.12	73.04	108.16	86.90 to 99.41		277,707	253,635
<u>ALL</u>												
	904	91.12	90.67	89.77	11.93	100.99	3.05	191.26	90.36 to 92.11		105,626	94,825

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

Residential

For 2008, the county conducted a market study of the residential class of real property. Market information displayed in the preliminary statistics indicated the level of value for the residential class was at 91 percent of market value. The statistics showed that the towns of Columbus and Platte Center were below the statutory range. In addition, the Rural and Subdivision subclasses were below the acceptable range.

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

- A review was conducted of the lake properties in the Subdivision and Columbus assessor locations. This was completed as part of the review cycle and resulted in the creation of new depreciation schedules and the implementation of 2006 cost updates.
- Properties along golf courses in the city of Columbus Subdivision assessor locations were reviewed as part of the county's review cycle. Costing was updated and new depreciation schedules were developed.
- Rural Residential townships of Walker, Woodville, St. Bernard, Bismarck, and Columbus East were reviewed as part of the cycle and because of market indication. Physical inspections were completed of all parcels, and the county took new photos of all properties. Cost updates and the development of new depreciation tables resulted in new values for this subclass.

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

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

2008 Assessment Survey for Platte County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Appraiser and Assistant
2.	Valuation done by:
	Assessor, Appraiser
3.	Pickup work done by whom:
	Appraiser and Assistant
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2005 for residential and 2006 for mobile homes
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	Depreciation studies are done with subclass reviews, so 2008 is the most recent year that depreciation studies were conducted in subclasses within Platte County.
6.	What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	N/A
7.	Number of market areas/neighborhoods for this property class:
	Approximately 25
8.	How are these defined?
	The neighborhoods are defined by similar property characteristics
9.	Is “Assessor Location” a usable valuation identity?
	Yes
10.	Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)
	Around the city of Columbus, yes.

11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	The market significance only exists around the city of Columbus.
12.	Are the county's ag residential and rural residential improvements classified and valued in the same manner?
	Yes

Residential Permit Numbers:

Permits	Information Statements	Other	Total
109			109

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:	866	MEDIAN:	93	COV:	39.23	95% Median C.I.:	92.23 to 93.81
TOTAL Sales Price:	94,019,331	WGT. MEAN:	94	STD:	37.29	95% Wgt. Mean C.I.:	92.11 to 95.19
TOTAL Adj.Sales Price:	94,016,331	MEAN:	95	AVG.ABS.DEV:	11.57	95% Mean C.I.:	92.59 to 97.55
TOTAL Assessed Value:	88,045,280						
AVG. Adj. Sales Price:	108,563	COD:	12.45	MAX Sales Ratio:	820.98		
AVG. Assessed Value:	101,668	PRD:	101.52	MIN Sales Ratio:	40.63		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	108	96.70	101.30	97.77	13.17	103.61	67.76	784.43	94.31 to 97.53	103,474	101,162
10/01/05 TO 12/31/05	97	96.54	100.42	96.87	11.32	103.67	70.23	248.00	93.13 to 98.80	99,772	96,653
01/01/06 TO 03/31/06	94	93.45	94.63	94.98	12.22	99.63	46.33	156.30	89.83 to 97.36	112,647	106,992
04/01/06 TO 06/30/06	134	90.18	92.00	90.80	10.20	101.33	63.24	178.91	88.19 to 92.52	113,628	103,171
07/01/06 TO 09/30/06	121	92.37	93.24	91.55	11.63	101.85	54.91	153.55	89.28 to 95.13	101,309	92,749
10/01/06 TO 12/31/06	88	92.10	99.03	98.62	18.62	100.42	50.00	820.98	88.59 to 94.73	108,116	106,629
01/01/07 TO 03/31/07	90	94.61	94.10	92.99	11.27	101.20	40.63	142.33	91.33 to 97.62	109,172	101,515
04/01/07 TO 06/30/07	134	89.92	89.24	89.65	10.95	99.54	46.67	191.26	86.88 to 93.05	117,536	105,369
<u>Study Years</u>											
07/01/05 TO 06/30/06	433	93.69	96.78	94.68	12.01	102.22	46.33	784.43	92.54 to 95.28	107,778	102,039
07/01/06 TO 06/30/07	433	92.21	93.36	92.64	12.83	100.78	40.63	820.98	90.52 to 93.46	109,349	101,298
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	437	92.09	94.33	93.49	12.78	100.90	46.33	820.98	90.22 to 93.01	108,896	101,804
<u>ALL</u>											
	866	92.91	95.07	93.65	12.45	101.52	40.63	820.98	92.23 to 93.81	108,563	101,668

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COLUMBUS	654	92.50	95.22	93.77	12.45	101.55	40.63	820.98	91.91 to 93.34	108,996	102,203
CORNLEA	1	62.50	62.50	62.50			62.50	62.50	N/A	1,000	625
CRESTON	3	89.38	117.93	112.20	34.84	105.11	85.49	178.91	N/A	44,500	49,928
DUNCAN	15	98.18	95.24	98.11	9.13	97.07	63.89	109.58	88.93 to 105.23	68,253	66,963
HUMPHREY	34	95.58	94.59	92.99	10.90	101.72	72.00	131.58	86.46 to 99.57	77,410	71,984
LINDSAY	10	98.18	102.98	97.95	15.54	105.13	77.53	180.86	80.76 to 107.15	56,715	55,554
MONROE	9	97.60	112.91	98.85	25.29	114.23	82.62	248.00	87.92 to 115.09	39,411	38,957
PLATTE CENTER	9	87.96	86.36	86.48	8.69	99.86	73.64	99.23	75.39 to 96.54	71,444	61,783
RURAL	47	96.16	94.94	92.46	11.24	102.68	63.24	143.61	90.81 to 100.18	112,186	103,728
SUBDIVISION	83	94.91	91.50	92.99	10.31	98.40	46.67	124.26	91.52 to 96.92	145,357	135,174
TARNOV	1	112.55	112.55	112.55			112.55	112.55	N/A	40,000	45,020
<u>ALL</u>											
	866	92.91	95.07	93.65	12.45	101.52	40.63	820.98	92.23 to 93.81	108,563	101,668

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:	866	MEDIAN:	93	COV:	39.23	95% Median C.I.:	92.23 to 93.81
TOTAL Sales Price:	94,019,331	WGT. MEAN:	94	STD:	37.29	95% Wgt. Mean C.I.:	92.11 to 95.19
TOTAL Adj.Sales Price:	94,016,331	MEAN:	95	AVG.ABS.DEV:	11.57	95% Mean C.I.:	92.59 to 97.55
TOTAL Assessed Value:	88,045,280						
AVG. Adj. Sales Price:	108,563	COD:	12.45	MAX Sales Ratio:	820.98		
AVG. Assessed Value:	101,668	PRD:	101.52	MIN Sales Ratio:	40.63		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	735	92.55	95.50	93.86	12.72	101.74	40.63	820.98	92.09 to 93.46	104,018	97,636
2	64	96.96	93.65	95.25	9.31	98.33	46.67	117.17	94.33 to 99.28	152,966	145,694
3	67	92.50	91.74	89.52	11.87	102.48	47.71	143.61	88.59 to 96.16	116,008	103,849
ALL	866	92.91	95.07	93.65	12.45	101.52	40.63	820.98	92.23 to 93.81	108,563	101,668

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	820	93.02	93.92	92.86	10.19	101.14	54.91	248.00	92.25 to 93.92	112,741	104,692
2	43	88.68	116.59	146.45	57.43	79.61	40.63	820.98	72.00 to 96.67	30,967	45,353
3	3	99.06	101.58	104.56	11.92	97.15	85.14	120.55	N/A	78,908	82,505
ALL	866	92.91	95.07	93.65	12.45	101.52	40.63	820.98	92.23 to 93.81	108,563	101,668

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	850	92.98	94.94	93.65	12.32	101.37	40.63	820.98	92.23 to 93.92	109,977	102,996
06											
07	16	91.90	102.13	92.97	18.85	109.85	74.67	248.00	82.96 to 102.14	33,471	31,117
ALL	866	92.91	95.07	93.65	12.45	101.52	40.63	820.98	92.23 to 93.81	108,563	101,668

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0017											
12-0056											
19-0039	4	88.93	89.35	88.85	8.56	100.57	77.99	101.56	N/A	101,750	90,402
19-0058											
59-0001											
59-0013	3	80.76	84.20	81.99	6.93	102.69	77.53	94.31	N/A	23,316	19,118
63-0030	16	94.21	102.69	91.71	21.81	111.97	54.91	248.00	86.11 to 109.01	72,637	66,615
71-0001	682	92.54	95.16	93.81	12.48	101.44	40.63	820.98	92.02 to 93.43	108,276	101,577
71-0005	108	94.97	92.86	93.14	10.01	99.70	46.67	128.92	92.36 to 96.99	132,992	123,864
71-0067	53	96.08	97.11	93.71	13.42	103.62	62.50	180.86	89.93 to 99.57	78,663	73,717
NonValid School											
ALL	866	92.91	95.07	93.65	12.45	101.52	40.63	820.98	92.23 to 93.81	108,563	101,668

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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(!: Derived)

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TOTAL Adj.Sales Price:	94,016,331	MEAN:	95	AVG.ABS.DEV:	11.57	95% Mean C.I.:	92.59 to 97.55
TOTAL Assessed Value:	88,045,280						
AVG. Adj. Sales Price:	108,563	COD:	12.45	MAX Sales Ratio:	820.98		
AVG. Assessed Value:	101,668	PRD:	101.52	MIN Sales Ratio:	40.63		

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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	52	90.63	112.56	137.99	48.35	81.57	40.63	820.98	77.10 to 97.14	30,232	41,717	
Prior TO 1860	1	94.21	94.21	94.21			94.21	94.21	N/A	135,000	127,185	
1860 TO 1899	22	91.97	98.60	93.21	15.47	105.78	74.88	191.26	86.46 to 99.23	57,209	53,324	
1900 TO 1919	107	92.81	95.96	92.74	14.26	103.48	61.43	180.86	88.62 to 96.73	70,157	65,060	
1920 TO 1939	59	89.62	90.79	89.52	11.46	101.42	54.91	143.61	87.11 to 95.28	85,355	76,410	
1940 TO 1949	46	92.69	94.67	93.99	11.79	100.72	63.24	151.83	89.83 to 97.43	82,502	77,544	
1950 TO 1959	130	92.16	91.99	91.42	8.61	100.62	68.32	128.92	90.48 to 93.56	91,490	83,639	
1960 TO 1969	121	92.13	90.89	90.21	9.49	100.75	66.75	125.62	88.93 to 93.99	110,306	99,508	
1970 TO 1979	123	94.02	95.33	93.68	10.45	101.76	65.39	248.00	91.19 to 96.39	120,335	112,732	
1980 TO 1989	82	95.96	95.78	95.50	7.70	100.29	75.07	124.26	93.23 to 98.56	138,726	132,487	
1990 TO 1994	32	94.16	95.16	94.73	7.15	100.45	81.98	114.88	91.13 to 99.09	181,023	171,489	
1995 TO 1999	38	92.36	92.81	92.59	7.20	100.24	76.33	113.88	88.30 to 95.33	182,628	169,087	
2000 TO Present	53	95.02	96.72	94.51	9.04	102.34	69.76	142.33	92.49 to 98.06	199,291	188,341	
ALL	866	92.91	95.07	93.65	12.45	101.52	40.63	820.98	92.23 to 93.81	108,563	101,668	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	3	63.89	124.80	121.25	96.78	102.93	62.50	248.00	N/A	2,666	3,233	
5000 TO 9999	4	87.14	98.94	101.58	41.05	97.40	40.63	180.86	N/A	7,675	7,796	
Total \$												
1 TO 9999	7	85.71	110.02	105.65	58.40	104.14	40.63	248.00	40.63 to 248.00	5,528	5,840	
10000 TO 29999	38	96.78	95.50	95.30	17.47	100.20	46.33	191.26	88.89 to 100.00	19,193	18,291	
30000 TO 59999	112	96.81	103.73	102.66	22.10	101.04	46.67	784.43	91.15 to 99.23	46,806	48,052	
60000 TO 99999	308	93.63	96.24	95.85	11.13	100.41	63.32	820.98	92.39 to 95.20	80,933	77,576	
100000 TO 149999	231	89.65	89.40	89.27	9.36	100.14	65.39	121.50	87.69 to 91.13	120,108	107,224	
150000 TO 249999	142	94.18	93.98	93.88	7.76	100.11	54.91	129.19	92.49 to 95.77	187,774	176,282	
250000 TO 499999	28	97.15	95.55	94.97	8.34	100.61	69.76	119.48	92.00 to 99.41	309,614	294,038	
ALL	866	92.91	95.07	93.65	12.45	101.52	40.63	820.98	92.23 to 93.81	108,563	101,668	

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:	866	MEDIAN:	93	COV:	39.23	95% Median C.I.:	92.23 to 93.81
TOTAL Sales Price:	94,019,331	WGT. MEAN:	94	STD:	37.29	95% Wgt. Mean C.I.:	92.11 to 95.19
TOTAL Adj.Sales Price:	94,016,331	MEAN:	95	AVG.ABS.DEV:	11.57	95% Mean C.I.:	92.59 to 97.55
TOTAL Assessed Value:	88,045,280						
AVG. Adj. Sales Price:	108,563	COD:	12.45	MAX Sales Ratio:	820.98		
AVG. Assessed Value:	101,668	PRD:	101.52	MIN Sales Ratio:	40.63		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Low \$</u>											
1 TO 4999	3	62.50	55.67	50.00	12.41	111.35	40.63	63.89	N/A	4,500	2,250
5000 TO 9999	9	85.71	94.67	75.58	39.27	125.25	46.33	248.00	47.71 to 99.05	9,888	7,474
<u>Total \$</u>											
1 TO 9999	12	71.77	84.92	72.21	44.23	117.59	40.63	248.00	47.71 to 99.00	8,541	6,168
10000 TO 29999	44	93.41	91.74	86.06	19.03	106.60	46.67	180.86	77.53 to 99.28	24,530	21,111
30000 TO 59999	125	90.75	93.57	90.84	13.39	103.00	63.32	191.26	87.94 to 94.99	53,030	48,172
60000 TO 99999	376	92.49	93.11	91.31	9.98	101.97	54.91	178.91	91.33 to 93.48	89,113	81,369
100000 TO 149999	162	92.31	92.35	91.45	8.30	100.99	63.24	132.08	90.81 to 93.81	132,177	120,875
150000 TO 249999	122	95.74	96.07	95.38	6.92	100.72	76.33	129.19	94.09 to 98.25	195,853	186,808
250000 TO 499999	24	99.25	127.80	101.65	37.25	125.74	69.76	784.43	96.77 to 108.16	304,879	309,894
500000 +	1	820.98	820.98	820.98			820.98	820.98	N/A	75,000	615,735
<u>ALL</u>	866	92.91	95.07	93.65	12.45	101.52	40.63	820.98	92.23 to 93.81	108,563	101,668

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	52	90.63	112.56	137.99	48.35	81.57	40.63	820.98	77.10 to 97.14	30,232	41,717
10	2	172.85	172.85	103.02	43.48	167.78	97.69	248.00	N/A	35,250	36,315
20	34	89.19	95.53	94.40	18.27	101.19	61.43	156.30	83.59 to 102.04	52,594	49,648
25	44	91.05	97.26	93.54	16.74	103.98	67.53	191.26	86.46 to 98.80	59,391	55,555
30	537	92.14	92.48	90.84	9.80	101.80	54.91	178.91	91.01 to 93.01	93,981	85,375
35	121	94.42	95.61	94.91	7.48	100.73	76.33	129.19	92.55 to 96.99	163,539	155,215
40	54	97.85	96.32	95.37	6.66	100.99	69.76	120.55	94.92 to 99.55	212,646	202,807
45	11	101.76	97.75	95.81	7.43	102.02	73.04	108.16	86.90 to 106.85	247,545	237,185
50	9	99.09	98.34	97.75	4.31	100.60	84.96	109.81	94.15 to 101.69	315,000	307,898
55	1	97.53	97.53	97.53			97.53	97.53	N/A	350,000	341,340
60	1	113.89	113.89	113.89			113.89	113.89	N/A	325,000	370,150
<u>ALL</u>	866	92.91	95.07	93.65	12.45	101.52	40.63	820.98	92.23 to 93.81	108,563	101,668

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:	866	MEDIAN:	93	COV:	39.23	95% Median C.I.:	92.23 to 93.81
TOTAL Sales Price:	94,019,331	WGT. MEAN:	94	STD:	37.29	95% Wgt. Mean C.I.:	92.11 to 95.19
TOTAL Adj.Sales Price:	94,016,331	MEAN:	95	AVG.ABS.DEV:	11.57	95% Mean C.I.:	92.59 to 97.55
TOTAL Assessed Value:	88,045,280						
AVG. Adj. Sales Price:	108,563	COD:	12.45	MAX Sales Ratio:	820.98		
AVG. Assessed Value:	101,668	PRD:	101.52	MIN Sales Ratio:	40.63		

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STYLE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	51	92.36	113.57	136.29	48.75	83.33	40.63	820.98	77.10 to 97.14	33,207	45,259
100	17	92.50	102.56	94.32	18.71	108.74	74.67	248.00	82.96 to 102.79	34,297	32,348
101	487	92.60	93.34	92.57	10.11	100.84	54.91	191.26	92.11 to 93.76	113,890	105,426
102	58	96.99	97.56	96.64	10.99	100.95	66.41	153.55	93.11 to 99.09	148,123	143,148
103	44	93.81	95.14	95.01	7.32	100.14	76.73	132.08	90.90 to 98.86	145,581	138,316
104	140	92.15	93.82	91.04	11.04	103.05	66.44	178.91	89.09 to 94.99	89,362	81,356
106	3	97.60	94.94	93.91	5.45	101.10	85.63	101.60	N/A	22,166	20,816
111	41	90.74	90.65	90.56	7.22	100.09	73.30	109.67	87.69 to 94.09	127,215	115,210
301	10	97.78	99.18	97.72	5.32	101.49	90.94	122.27	91.06 to 101.83	153,100	149,606
302	2	98.13	98.13	98.13	0.40	100.00	97.74	98.53	N/A	127,000	124,627
304	7	82.83	86.11	85.34	14.17	100.90	68.32	108.92	68.32 to 108.92	102,714	87,651
305	2	94.84	94.84	94.75	2.66	100.09	92.31	97.36	N/A	105,450	99,917
307	4	93.73	93.56	93.63	1.09	99.93	91.77	95.02	N/A	192,600	180,326
ALL	866	92.91	95.07	93.65	12.45	101.52	40.63	820.98	92.23 to 93.81	108,563	101,668

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	52	90.63	112.56	137.99	48.35	81.57	40.63	820.98	77.10 to 97.14	30,232	41,717
10	2	172.85	172.85	103.02	43.48	167.78	97.69	248.00	N/A	35,250	36,315
15	2	91.44	91.44	91.42	8.90	100.02	83.30	99.58	N/A	79,850	73,002
20	24	98.82	98.23	92.34	18.00	106.38	61.43	191.26	81.29 to 103.75	42,127	38,899
25	33	96.54	98.95	96.66	12.90	102.37	66.41	180.86	90.32 to 98.90	63,884	61,748
30	347	92.95	94.16	92.87	10.47	101.39	54.91	178.91	91.53 to 94.47	88,338	82,039
35	138	92.01	91.04	90.91	8.71	100.14	65.39	132.08	89.07 to 93.15	115,026	104,570
40	254	93.22	93.47	93.26	8.79	100.22	66.56	143.61	92.02 to 94.84	152,282	142,016
50	14	97.80	96.23	95.56	6.45	100.70	73.04	110.79	87.01 to 101.69	277,707	265,366
ALL	866	92.91	95.07	93.65	12.45	101.52	40.63	820.98	92.23 to 93.81	108,563	101,668

**2008 Correlation Section
for Platte County**

Residential Real Property

I. Correlation

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

The County made valuation changes to the several residential subclasses for 2008 because of the results of sales analyses and as part of their reappraisal cycle. The assessment actions determined by the County were applied to the class of properties and the statistics indicate that all subclasses are now valued within the statutory range.

Platte County's assessment practices are considered by the Division to be in compliance with professionally acceptable mass appraisal practices because of the County's systematic and necessary assessment efforts. The coefficient of dispersion and price related differential calculated in this property class confirm this determination.

**2008 Correlation Section
for Platte County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	1339	866	64.68
2007	1288	970	75.31
2006	1278	965	75.51
2005	1285	988	76.89
2004	1228	977	79.56
2003	1253	1062	84.76
2002	1313	1076	81.95
2001	1300	1053	81

RESIDENTIAL: The lower percentage of sales used by the County in 2008 is primarily because of the removal of the substantially changed sales from the qualified sales file as directed by the Division. It is considered that the County has utilized an acceptable portion of the available sales.

**2008 Correlation Section
for Platte 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 Platte County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	91.12	2.93	93.79	92.91
2007	94.63	0.2	94.82	94.79
2006	95.89	1.98	97.79	97.43
2005	94.87	3.73	98.4	97.13
2004	95.82	1.42	97.18	96.95
2003	91	6.41	96.83	97
2002	93.69	6.34	99.63	94
2001	92	-0.46	91.58	92

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

**2008 Correlation Section
for Platte 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 Platte County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
5.83	2008	2.93
0.66	2007	0.2
2.64	2006	1.98
5.24	2005	3.73
1.66	2004	1.42
7	2003	6
6.94	2002	6.34
0.01	2001	-0.46

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

2008 Correlation Section for Platte 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 Platte County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	92.91	93.65	95.07

RESIDENTIAL: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2008 Correlation Section
for Platte County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	12.45	101.52
Difference	0	0

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

**2008 Correlation Section
for Platte County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	904	866	-38
Median	91.12	92.91	1.79
Wgt. Mean	89.77	93.65	3.88
Mean	90.67	95.07	4.4
COD	11.93	12.45	0.52
PRD	100.99	101.52	0.53
Min Sales Ratio	3.05	40.63	37.58
Max Sales Ratio	191.26	820.98	629.72

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property by the County. The change in the number of sales is attributable to the removal of those sales that experienced significant physical or economic changes after the sale occurred. The removal was a combined effort of the Division and the county assessor.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	124	MEDIAN:	96	COV:	27.03	95% Median C.I.:	93.94 to 96.55
TOTAL Sales Price:	30,946,272	WGT. MEAN:	94	STD:	25.81	95% Wgt. Mean C.I.:	90.55 to 96.96
TOTAL Adj.Sales Price:	30,451,272	MEAN:	95	AVG.ABS.DEV:	14.23	95% Mean C.I.:	90.94 to 100.03
TOTAL Assessed Value:	28,548,480						
AVG. Adj. Sales Price:	245,574	COD:	14.90	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	230,229	PRD:	101.85	MIN Sales Ratio:	28.05		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	18	95.33	87.29	95.45	13.80	91.45	33.25	116.67	83.33 to 98.78	171,863	164,044
10/01/04 TO 12/31/04	8	98.00	94.67	96.30	4.46	98.30	72.96	100.53	72.96 to 100.53	109,503	105,456
01/01/05 TO 03/31/05	13	100.00	117.50	98.68	25.93	119.07	84.27	247.00	90.00 to 136.00	226,094	223,121
04/01/05 TO 06/30/05	11	94.62	87.88	93.21	10.60	94.29	64.29	104.17	67.91 to 97.96	181,051	168,750
07/01/05 TO 09/30/05	9	99.05	95.40	94.89	4.59	100.53	73.60	100.82	94.13 to 100.00	138,292	131,231
10/01/05 TO 12/31/05	9	96.15	95.32	96.43	8.62	98.85	77.63	123.81	83.33 to 98.99	204,722	197,412
01/01/06 TO 03/31/06	7	96.83	98.95	101.10	9.15	97.87	80.11	133.33	80.11 to 133.33	81,985	82,888
04/01/06 TO 06/30/06	5	94.67	104.98	112.15	23.63	93.61	76.67	171.88	N/A	75,600	84,789
07/01/06 TO 09/30/06	14	90.88	88.56	98.30	19.95	90.09	28.05	137.75	66.16 to 101.62	386,580	380,012
10/01/06 TO 12/31/06	9	89.29	83.08	88.80	14.54	93.56	55.56	104.55	57.66 to 95.24	482,715	428,664
01/01/07 TO 03/31/07	12	94.47	98.61	85.46	18.94	115.38	67.71	190.22	76.50 to 104.60	444,416	379,809
04/01/07 TO 06/30/07	9	92.31	101.40	94.84	15.33	106.91	74.16	134.52	90.00 to 120.00	269,144	255,262
<u>Study Years</u>											
07/01/04 TO 06/30/05	50	96.43	96.46	96.10	15.20	100.37	33.25	247.00	92.90 to 98.11	178,007	171,065
07/01/05 TO 06/30/06	30	96.35	97.80	98.09	10.18	99.70	73.60	171.88	94.64 to 98.99	134,634	132,065
07/01/06 TO 06/30/07	44	93.02	92.80	91.56	17.57	101.36	28.05	190.22	85.85 to 96.27	397,997	364,391
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	42	96.29	100.26	96.22	14.17	104.20	64.29	247.00	94.62 to 98.99	190,902	183,681
01/01/06 TO 12/31/06	35	94.12	91.57	95.09	16.83	96.30	28.05	171.88	84.00 to 96.83	305,956	290,923
<u>ALL</u>											
	124	95.50	95.49	93.75	14.90	101.85	28.05	247.00	93.94 to 96.55	245,574	230,229

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COLUMBUS	76	95.55	93.90	92.90	11.62	101.08	55.56	175.00	93.76 to 97.89	307,507	285,677
CORNLEA	1	92.15	92.15	92.15			92.15	92.15	N/A	60,000	55,290
CRESTON	5	92.90	106.91	97.24	55.94	109.95	33.25	247.00	N/A	47,200	45,896
DUNCAN	1	100.00	100.00	100.00			100.00	100.00	N/A	68,400	68,400
HUMPHREY	9	92.23	92.38	92.00	13.54	100.42	66.16	136.00	76.67 to 98.75	100,372	92,340
MONROE	2	74.07	74.07	71.96	4.81	102.92	70.50	77.63	N/A	19,500	14,032
PLATTE CENTER	5	95.73	92.14	92.19	24.83	99.94	28.05	137.75	N/A	22,900	21,112
RURAL	11	96.55	111.59	100.34	21.37	111.21	85.71	190.22	89.22 to 171.88	161,954	162,500
SUBDIVISION	14	95.75	93.51	96.23	10.52	97.18	36.00	134.52	90.00 to 100.00	276,998	266,542
<u>ALL</u>											
	124	95.50	95.49	93.75	14.90	101.85	28.05	247.00	93.94 to 96.55	245,574	230,229

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	124	MEDIAN:	96	COV:	27.03	95% Median C.I.:	93.94 to 96.55
TOTAL Sales Price:	30,946,272	WGT. MEAN:	94	STD:	25.81	95% Wgt. Mean C.I.:	90.55 to 96.96
TOTAL Adj.Sales Price:	30,451,272	MEAN:	95	AVG.ABS.DEV:	14.23	95% Mean C.I.:	90.94 to 100.03
TOTAL Assessed Value:	28,548,480						
AVG. Adj. Sales Price:	245,574	COD:	14.90	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	230,229	PRD:	101.85	MIN Sales Ratio:	28.05		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	98	95.16	93.99	92.91	14.90	101.17	28.05	247.00	93.72 to 96.83	246,708	229,211
2	18	95.75	93.59	95.94	9.07	97.55	36.00	134.52	90.91 to 98.80	279,887	268,530
3	8	98.49	118.03	101.32	27.42	116.49	85.71	190.22	85.71 to 190.22	154,487	156,526
ALL	124	95.50	95.49	93.75	14.90	101.85	28.05	247.00	93.94 to 96.55	245,574	230,229

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	101	95.65	96.01	92.60	14.03	103.68	33.25	247.00	94.13 to 96.55	239,862	222,117
2	23	93.94	93.20	98.22	18.81	94.89	28.05	175.00	90.00 to 100.00	270,660	265,852
ALL	124	95.50	95.49	93.75	14.90	101.85	28.05	247.00	93.94 to 96.55	245,574	230,229

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	6	93.77	89.33	91.96	9.92	97.15	73.60	101.75	73.60 to 101.75	190,233	174,933
03	114	95.69	95.05	93.75	14.70	101.39	28.05	247.00	94.12 to 96.83	250,064	234,439
04	4	93.94	117.02	96.30	27.54	121.52	90.00	190.22	N/A	200,625	193,200
ALL	124	95.50	95.49	93.75	14.90	101.85	28.05	247.00	93.94 to 96.55	245,574	230,229

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0017											
12-0056											
19-0039	1	171.88	171.88	171.88			171.88	171.88	N/A	105,000	180,475
19-0058											
59-0001											
59-0013											
63-0030	2	74.07	74.07	71.96	4.81	102.92	70.50	77.63	N/A	19,500	14,032
71-0001	89	95.65	93.89	93.08	11.57	100.87	36.00	175.00	94.12 to 97.89	281,176	261,718
71-0005	19	95.93	103.47	96.79	28.80	106.91	28.05	247.00	90.00 to 104.17	202,591	196,083
71-0067	13	92.23	92.18	92.19	10.31	99.99	66.16	136.00	83.33 to 96.42	110,257	101,645
NonValid School											
ALL	124	95.50	95.49	93.75	14.90	101.85	28.05	247.00	93.94 to 96.55	245,574	230,229

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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TOTAL Assessed Value:	28,548,480						
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AVG. Assessed Value:	230,229	PRD:	101.85	MIN Sales Ratio:	28.05		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	27	95.44	99.95	99.70	22.75	100.25	28.05	190.22	90.91 to 101.16	240,285	239,552
Prior TO 1860	1	137.75	137.75	137.75			137.75	137.75	N/A	2,000	2,755
1860 TO 1899	4	96.12	98.29	93.59	9.47	105.02	84.27	116.67	N/A	44,875	42,000
1900 TO 1919	15	96.42	98.16	103.26	16.90	95.06	70.50	136.00	77.63 to 118.06	50,343	51,986
1920 TO 1939	3	74.04	79.21	76.02	7.38	104.20	73.60	90.00	N/A	84,666	64,366
1940 TO 1949	5	94.62	92.81	92.51	3.15	100.33	87.26	96.44	N/A	105,160	97,280
1950 TO 1959	5	73.58	79.06	74.52	34.42	106.09	33.25	120.00	N/A	44,900	33,460
1960 TO 1969	14	95.40	95.10	96.44	6.47	98.61	80.11	119.29	83.33 to 100.53	248,714	239,858
1970 TO 1979	19	95.65	101.35	95.98	13.46	105.60	67.91	247.00	92.31 to 98.99	187,940	180,390
1980 TO 1989	15	97.96	90.97	94.72	9.84	96.04	55.56	104.60	85.71 to 100.00	218,415	206,888
1990 TO 1994	9	96.27	92.11	94.96	7.35	97.00	62.22	104.55	83.92 to 100.00	423,700	402,337
1995 TO 1999	5	85.85	83.69	85.81	14.97	97.53	57.66	102.50	N/A	438,046	375,883
2000 TO Present	2	86.07	86.07	86.01	3.75	100.06	82.84	89.29	N/A	2,845,000	2,447,000
ALL	124	95.50	95.49	93.75	14.90	101.85	28.05	247.00	93.94 to 96.55	245,574	230,229

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	137.75	137.75	137.75			137.75	137.75	N/A	2,000	2,755
5000 TO 9999	4	90.69	83.64	83.08	29.58	100.67	36.00	117.19	N/A	7,375	6,127
Total \$											
1 TO 9999	5	103.75	94.46	86.56	27.24	109.14	36.00	137.75	N/A	6,300	5,453
10000 TO 29999	12	99.63	109.42	111.07	30.87	98.52	28.05	190.22	90.00 to 136.00	22,041	24,480
30000 TO 59999	23	94.12	95.60	95.06	22.15	100.57	33.25	247.00	80.09 to 98.16	42,367	40,272
60000 TO 99999	21	92.15	86.78	85.73	15.38	101.22	55.56	119.29	72.96 to 98.41	74,900	64,215
100000 TO 149999	18	96.50	98.21	97.58	11.06	100.64	73.60	171.88	88.00 to 100.00	122,251	119,298
150000 TO 249999	19	95.65	96.98	96.87	6.94	100.11	80.11	133.33	90.00 to 100.00	199,752	193,492
250000 TO 499999	11	94.64	91.44	91.49	5.25	99.95	74.16	100.00	83.92 to 96.15	312,040	285,478
500000 +	15	96.55	94.51	93.45	4.80	101.14	76.50	101.62	92.23 to 100.00	1,211,975	1,132,576
ALL	124	95.50	95.49	93.75	14.90	101.85	28.05	247.00	93.94 to 96.55	245,574	230,229

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	36.00	67.27	42.36	101.57	158.80	28.05	137.75	N/A	6,500	2,753
5000 TO 9999	3	103.75	99.52	99.14	12.71	100.39	77.63	117.19	N/A	7,333	7,270
Total \$ _____											
1 TO 9999	6	90.69	83.40	72.46	39.88	115.09	28.05	137.75	28.05 to 137.75	6,916	5,011
10000 TO 29999	13	90.00	85.27	79.77	20.23	106.89	33.25	134.52	66.16 to 101.16	28,000	22,335
30000 TO 59999	27	94.12	97.05	88.46	22.29	109.71	55.56	190.22	80.09 to 98.75	49,253	43,570
60000 TO 99999	18	94.84	101.58	95.47	18.70	106.39	67.91	247.00	84.27 to 100.00	79,778	76,167
100000 TO 149999	16	96.50	94.47	93.98	6.77	100.53	80.11	110.00	86.67 to 100.00	130,158	122,317
150000 TO 249999	20	95.55	99.68	96.91	10.74	102.86	74.16	171.88	92.45 to 99.09	205,815	199,453
250000 TO 499999	9	95.56	95.54	94.64	3.43	100.96	84.00	104.60	93.72 to 100.00	322,382	305,095
500000 +	15	96.55	94.51	93.45	4.80	101.14	76.50	101.62	92.23 to 100.00	1,211,975	1,132,576
ALL _____											
	124	95.50	95.49	93.75	14.90	101.85	28.05	247.00	93.94 to 96.55	245,574	230,229

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	25	95.44	97.35	98.57	21.26	98.77	28.05	190.22	90.91 to 100.00	252,507	248,896
10	16	97.78	103.05	98.37	22.98	104.75	33.25	247.00	90.00 to 103.75	116,681	114,784
20	79	95.24	93.50	92.40	11.54	101.19	55.56	171.88	92.31 to 96.44	239,609	221,398
30	4	92.92	92.88	89.72	6.75	103.52	83.92	101.75	N/A	835,625	749,750
ALL _____											
	124	95.50	95.49	93.75	14.90	101.85	28.05	247.00	93.94 to 96.55	245,574	230,229

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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OCCUPANCY CODE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	26	94.69	97.18	98.51	20.71	98.65	28.05	190.22	90.91 to 100.00	245,488	241,824
319	1	100.00	100.00	100.00			100.00	100.00	N/A	700,000	700,000
326	1	94.64	94.64	94.64			94.64	94.64	N/A	280,000	265,000
34	1	96.83	96.83	96.83			96.83	96.83	N/A	59,900	58,000
344	13	96.15	100.52	98.33	13.25	102.23	76.67	171.88	83.92 to 104.55	195,066	191,803
350	3	73.58	88.19	100.75	34.28	87.53	57.66	133.33	N/A	94,333	95,041
352	6	93.77	89.33	91.96	9.92	97.15	73.60	101.75	73.60 to 101.75	190,233	174,933
353	18	96.35	95.93	95.22	11.27	100.74	72.96	123.81	84.27 to 102.50	129,988	123,778
386	1	62.22	62.22	62.22			62.22	62.22	N/A	67,500	42,000
392	1	95.56	95.56	95.56			95.56	95.56	N/A	450,000	430,000
406	10	92.07	96.01	91.72	11.24	104.68	82.46	137.75	83.33 to 100.82	115,500	105,931
408	2	173.00	173.00	119.58	42.78	144.67	98.99	247.00	N/A	143,750	171,900
412	1	82.84	82.84	82.84			82.84	82.84	N/A	2,890,000	2,394,000
419	3	104.17	102.92	102.34	1.47	100.57	100.00	104.60	N/A	171,000	175,000
42	1	99.18	99.18	99.18			99.18	99.18	N/A	65,000	64,470
421	1	92.15	92.15	92.15			92.15	92.15	N/A	60,000	55,290
426	1	95.65	95.65	95.65			95.65	95.65	N/A	230,000	220,000
442	7	95.00	100.33	98.25	14.74	102.11	70.50	136.00	70.50 to 136.00	46,200	45,393
444	1	97.96	97.96	97.96			97.96	97.96	N/A	239,900	235,000
451	1	89.29	89.29	89.29			89.29	89.29	N/A	2,800,000	2,500,000
459	1	96.42	96.42	96.42			96.42	96.42	N/A	40,450	39,000
470	3	95.00	86.94	82.01	10.67	106.01	67.71	98.11	N/A	31,500	25,833
472	1	55.56	55.56	55.56			55.56	55.56	N/A	90,000	50,000
526	1	98.16	98.16	98.16			98.16	98.16	N/A	40,750	40,000
528	14	93.49	88.71	92.20	9.23	96.22	64.29	101.62	74.16 to 98.75	273,115	251,816
540	3	96.27	89.96	89.36	7.14	100.68	76.50	97.12	N/A	839,333	750,000
555	1	33.25	33.25	33.25			33.25	33.25	N/A	40,000	13,300
851	1	100.00	100.00	100.00			100.00	100.00	N/A	1,000,000	1,000,000
ALL	124	95.50	95.49	93.75	14.90	101.85	28.05	247.00	93.94 to 96.55	245,574	230,229

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

Commercial

For the 2008 tax year the county conducted a market study of the commercial class of property. Market information displayed in the preliminary statistics indicated the level of value for the class, and all assessor locations with sufficient market representation were within the statutory range. Those without sufficient market representation were assumed to be at the statutory level. A further inspection into the market analysis indicated that properties in the downtown area of the city of Columbus had assessed values that should be reviewed.

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

- Commercial properties in the downtown area of the City of Columbus were revalued using updated income, expenses, and capitalization rates. The county updated the cost approach structure using 2006 costing and by developing a new depreciation schedule using market derived information.

- All commercial properties were updated using 2006 costing from Marshall and Swift.

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

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

2008 Assessment Survey for Platte County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Appraiser and Assistant
2.	Valuation done by:
	Assessor and Appraiser
3.	Pickup work done by whom:
	Appraiser and Assistant
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2005
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	Depreciation studies are done with subclass reviews, so 2006 was the most recent year of depreciation studies conducted in subclasses within Platte County.
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	2006
7.	When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	N/A
8.	Number of market areas/neighborhoods for this property class?
	3
9.	How are these defined?
	Columbus and Humphrey are analyzed separately and all others are analyzed together.
10.	Is "Assessor Location" a usable valuation identity?
	Yes
11.	Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)
	No

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

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
102			102

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	115	MEDIAN:	97	COV:	23.52	95% Median C.I.:	95.56 to 98.11
TOTAL Sales Price:	25,755,772	WGT. MEAN:	94	STD:	22.92	95% Wgt. Mean C.I.:	90.89 to 97.36
TOTAL Adj.Sales Price:	25,260,772	MEAN:	97	AVG.ABS.DEV:	11.48	95% Mean C.I.:	93.26 to 101.64
TOTAL Assessed Value:	23,777,275						
AVG. Adj. Sales Price:	219,658	COD:	11.89	MAX Sales Ratio:	247.00		
AVG. Assessed Value:	206,758	PRD:	103.53	MIN Sales Ratio:	28.05		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	18	96.52	93.75	97.95	12.33	95.72	33.25	116.67	92.45 to 101.75	171,863	168,335
10/01/04 TO 12/31/04	8	98.26	98.96	99.04	2.42	99.91	92.90	107.30	92.90 to 107.30	109,503	108,456
01/01/05 TO 03/31/05	12	103.13	122.30	99.43	25.91	122.99	85.71	247.00	95.93 to 136.00	237,519	236,172
04/01/05 TO 06/30/05	11	94.62	91.29	94.71	7.00	96.39	70.50	104.17	82.54 to 97.96	181,051	171,477
07/01/05 TO 09/30/05	9	100.00	99.60	98.51	2.91	101.11	94.13	110.48	95.44 to 100.82	138,292	136,231
10/01/05 TO 12/31/05	9	96.55	91.48	93.20	8.02	98.15	71.43	100.40	77.63 to 100.00	204,722	190,801
01/01/06 TO 03/31/06	7	96.83	97.97	99.80	3.21	98.17	92.15	108.00	92.15 to 108.00	81,985	81,822
04/01/06 TO 06/30/06	5	97.09	107.90	116.12	20.54	92.92	76.67	171.88	N/A	75,600	87,789
07/01/06 TO 09/30/06	10	96.53	91.71	93.65	18.20	97.93	28.05	137.75	66.16 to 110.00	85,712	80,267
10/01/06 TO 12/31/06	7	92.45	86.75	93.70	8.30	92.58	57.66	96.43	57.66 to 96.43	559,206	523,997
01/01/07 TO 03/31/07	10	94.47	91.90	85.22	10.44	107.84	67.71	117.19	76.50 to 104.60	521,650	444,531
04/01/07 TO 06/30/07	9	92.31	96.38	94.47	9.89	102.02	74.16	119.29	90.00 to 110.67	269,144	254,256
<u>Study Years</u>											
07/01/04 TO 06/30/05	49	97.44	101.04	97.81	13.72	103.31	33.25	247.00	95.65 to 100.00	179,823	175,877
07/01/05 TO 06/30/06	30	97.86	98.17	97.92	7.69	100.25	71.43	171.88	96.15 to 99.39	134,634	131,833
07/01/06 TO 06/30/07	36	94.03	91.97	90.28	12.38	101.87	28.05	137.75	90.00 to 96.43	344,732	311,229
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	41	97.12	102.23	96.65	13.08	105.77	70.50	247.00	95.56 to 100.00	193,388	186,917
01/01/06 TO 12/31/06	29	95.56	94.82	95.79	13.20	98.99	28.05	171.88	92.45 to 98.62	197,360	189,046
<u>ALL</u>											
	115	96.55	97.45	94.13	11.89	103.53	28.05	247.00	95.56 to 98.11	219,658	206,758

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
COLUMBUS	68	97.11	97.45	93.13	8.26	104.63	60.96	175.00	95.65 to 98.99	267,684	249,307
CORNLEA	1	92.15	92.15	92.15			92.15	92.15	N/A	60,000	55,290
CRESTON	5	92.90	106.91	97.24	55.94	109.95	33.25	247.00	N/A	47,200	45,896
DUNCAN	1	100.00	100.00	100.00			100.00	100.00	N/A	68,400	68,400
HUMPHREY	9	92.23	92.38	92.00	13.54	100.42	66.16	136.00	76.67 to 98.75	100,372	92,340
MONROE	2	74.07	74.07	71.96	4.81	102.92	70.50	77.63	N/A	19,500	14,032
PLATTE CENTER	5	95.73	92.14	92.19	24.83	99.94	28.05	137.75	N/A	22,900	21,112
RURAL	10	97.68	106.15	99.67	14.79	106.50	85.71	171.88	89.22 to 117.19	175,900	175,321
SUBDIVISION	14	96.21	96.55	96.78	5.23	99.76	79.07	110.48	92.31 to 100.00	276,998	268,090
<u>ALL</u>											
	115	96.55	97.45	94.13	11.89	103.53	28.05	247.00	95.56 to 98.11	219,658	206,758

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	206,758	PRD:	103.53	MIN Sales Ratio:	28.05		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	90	96.55	96.68	93.13	12.66	103.81	28.05	247.00	95.08 to 98.41	211,215	196,712
2	18	96.21	95.95	96.37	4.94	99.56	79.07	110.48	92.31 to 98.80	279,887	269,733
3	7	100.82	111.18	100.37	18.32	110.77	85.71	171.88	85.71 to 171.88	173,342	173,987
ALL	115	96.55	97.45	94.13	11.89	103.53	28.05	247.00	95.56 to 98.11	219,658	206,758

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	93	96.55	98.28	94.01	11.22	104.54	33.25	247.00	95.65 to 98.75	240,167	225,776
2	22	94.69	93.95	95.04	14.88	98.86	28.05	175.00	90.00 to 98.78	132,963	126,365
ALL	115	96.55	97.45	94.13	11.89	103.53	28.05	247.00	95.56 to 98.11	219,658	206,758

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	5	99.09	97.67	96.72	2.87	100.99	92.45	101.75	N/A	209,480	202,600
03	107	96.55	97.57	94.03	12.50	103.77	28.05	247.00	95.56 to 98.41	219,003	205,927
04	3	92.31	92.62	93.59	2.01	98.97	90.00	95.56	N/A	260,000	243,333
ALL	115	96.55	97.45	94.13	11.89	103.53	28.05	247.00	95.56 to 98.11	219,658	206,758

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0017											
12-0056											
19-0039	1	171.88	171.88	171.88			171.88	171.88	N/A	105,000	180,475
19-0058											
59-0001											
59-0013											
63-0030	2	74.07	74.07	71.96	4.81	102.92	70.50	77.63	N/A	19,500	14,032
71-0001	81	97.12	97.39	93.45	7.80	104.21	60.96	175.00	96.15 to 98.78	245,144	229,087
71-0005	18	96.24	100.00	96.46	25.57	103.67	28.05	247.00	90.91 to 104.17	212,596	205,071
71-0067	13	92.23	92.18	92.19	10.31	99.99	66.16	136.00	83.33 to 96.42	110,257	101,645
NonValid School											
ALL	115	96.55	97.45	94.13	11.89	103.53	28.05	247.00	95.56 to 98.11	219,658	206,758

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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TOTAL Assessed Value:	23,777,275						
AVG. Adj. Sales Price:	219,658	COD:	11.89	MAX Sales Ratio:	247.00		
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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	25	95.44	97.27	97.64	16.49	99.62	28.05	175.00	92.76 to 98.78	126,607	123,621
Prior TO 1860	1	137.75	137.75	137.75			137.75	137.75	N/A	2,000	2,755
1860 TO 1899	3	98.11	102.97	102.76	7.66	100.20	94.12	116.67	N/A	30,166	31,000
1900 TO 1919	15	96.83	97.18	100.08	12.55	97.09	70.50	136.00	83.33 to 107.30	50,343	50,386
1920 TO 1939	2	107.15	107.15	103.13	6.67	103.90	100.00	114.29	N/A	80,000	82,500
1940 TO 1949	5	94.62	96.52	97.26	7.07	99.24	87.26	114.99	N/A	105,160	102,280
1950 TO 1959	5	92.45	85.54	84.54	20.43	101.17	33.25	110.67	N/A	44,900	37,960
1960 TO 1969	12	96.82	99.87	98.13	5.11	101.77	92.15	119.29	95.00 to 100.53	201,833	198,065
1970 TO 1979	18	96.52	103.02	95.25	13.81	108.15	71.43	247.00	94.67 to 99.09	190,047	181,022
1980 TO 1989	15	99.39	94.78	96.48	7.63	98.24	67.71	110.48	88.89 to 100.82	218,415	210,722
1990 TO 1994	7	96.27	96.27	95.84	1.44	100.44	92.23	100.00	92.23 to 100.00	476,900	457,077
1995 TO 1999	5	85.85	83.69	85.81	14.97	97.53	57.66	102.50	N/A	438,046	375,883
2000 TO Present	2	89.64	89.64	89.53	7.58	100.12	82.84	96.43	N/A	2,845,000	2,547,000
ALL	115	96.55	97.45	94.13	11.89	103.53	28.05	247.00	95.56 to 98.11	219,658	206,758

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	137.75	137.75	137.75			137.75	137.75	N/A	2,000	2,755
5000 TO 9999	4	91.41	94.41	94.03	17.57	100.40	77.63	117.19	N/A	7,375	6,935
Total \$											
1 TO 9999	5	103.75	103.08	96.81	18.94	106.48	77.63	137.75	N/A	6,300	6,099
10000 TO 29999	11	98.11	98.81	101.41	22.34	97.44	28.05	175.00	66.16 to 136.00	22,000	22,310
30000 TO 59999	23	96.49	97.82	97.60	19.07	100.23	33.25	247.00	92.45 to 100.00	42,367	41,349
60000 TO 99999	19	94.67	94.87	94.28	8.97	100.63	57.66	119.29	88.89 to 100.00	73,153	68,970
100000 TO 149999	18	100.00	104.55	103.83	9.47	100.69	85.71	171.88	96.55 to 110.00	122,251	126,937
150000 TO 249999	16	97.70	96.83	96.69	4.24	100.14	85.85	108.00	93.76 to 100.00	200,956	194,305
250000 TO 499999	10	94.40	89.87	90.05	7.12	99.80	71.43	100.00	74.16 to 96.15	317,744	286,126
500000 +	13	96.43	94.00	92.55	4.19	101.56	76.50	100.00	92.23 to 98.78	1,079,202	998,836
ALL	115	96.55	97.45	94.13	11.89	103.53	28.05	247.00	95.56 to 98.11	219,658	206,758

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	2	82.90	82.90	46.33	66.16	178.92	28.05	137.75	N/A	6,000	2,780
5000 TO 9999	4	91.41	94.41	94.03	17.57	100.40	77.63	117.19	N/A	7,375	6,935
Total \$ _____											
1 TO 9999	6	91.41	90.57	80.24	31.71	112.88	28.05	137.75	28.05 to 137.75	6,916	5,550
10000 TO 29999	13	90.00	82.51	78.24	17.17	105.45	33.25	104.17	66.16 to 98.65	28,000	21,907
30000 TO 59999	22	97.16	101.20	96.08	13.32	105.33	57.66	175.00	93.94 to 107.98	45,907	44,107
60000 TO 99999	18	96.19	105.97	101.63	15.28	104.28	82.54	247.00	92.90 to 100.00	73,467	74,661
100000 TO 149999	15	100.00	100.00	99.66	5.24	100.35	85.71	114.17	96.55 to 102.50	124,048	123,626
150000 TO 249999	20	96.55	98.48	95.35	10.64	103.28	71.43	171.88	92.45 to 99.09	200,555	191,239
250000 TO 499999	8	95.86	95.66	94.64	3.72	101.08	84.00	104.60	84.00 to 104.60	327,680	310,106
500000 +	13	96.43	94.00	92.55	4.19	101.56	76.50	100.00	92.23 to 98.78	1,079,202	998,836
ALL _____											
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RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	23	95.44	94.22	95.15	14.32	99.02	28.05	175.00	90.91 to 98.78	130,008	123,697
10	15	100.00	105.92	99.56	23.45	106.39	33.25	247.00	94.12 to 114.29	118,526	118,003
20	74	96.35	96.71	92.94	8.95	104.05	67.71	171.88	95.08 to 98.41	235,205	218,610
30	3	96.55	98.24	96.68	1.84	101.62	96.43	101.75	N/A	1,029,166	995,000
ALL _____											
	115	96.55	97.45	94.13	11.89	103.53	28.05	247.00	95.56 to 98.11	219,658	206,758

PAD 2008 R&O Statistics

Base Stat

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OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	24	94.69	94.16	95.09	13.95	99.02	28.05	175.00	90.91 to 98.78	127,508	121,252
319	1	100.00	100.00	100.00			100.00	100.00	N/A	700,000	700,000
326	1	71.43	71.43	71.43			71.43	71.43	N/A	280,000	200,000
34	1	96.83	96.83	96.83			96.83	96.83	N/A	59,900	58,000
344	11	99.39	107.28	103.21	14.71	103.94	76.67	171.88	94.62 to 119.29	187,351	193,358
350	3	92.45	86.04	90.86	18.15	94.69	57.66	108.00	N/A	94,333	85,708
352	5	99.09	97.67	96.72	2.87	100.99	92.45	101.75	N/A	209,480	202,600
353	17	98.41	98.63	98.15	6.25	100.49	77.63	118.06	94.64 to 103.75	132,400	129,944
386	1	95.56	95.56	95.56			95.56	95.56	N/A	67,500	64,500
392	1	95.56	95.56	95.56			95.56	95.56	N/A	450,000	430,000
406	9	96.49	99.87	94.46	11.02	105.73	83.33	137.75	85.85 to 110.48	111,666	105,479
408	2	173.00	173.00	119.58	42.78	144.67	98.99	247.00	N/A	143,750	171,900
412	1	82.84	82.84	82.84			82.84	82.84	N/A	2,890,000	2,394,000
419	3	104.17	102.92	102.34	1.47	100.57	100.00	104.60	N/A	171,000	175,000
42	1	99.18	99.18	99.18			99.18	99.18	N/A	65,000	64,470
421	1	92.15	92.15	92.15			92.15	92.15	N/A	60,000	55,290
426	1	95.65	95.65	95.65			95.65	95.65	N/A	230,000	220,000
442	7	100.00	103.80	100.88	15.33	102.89	70.50	136.00	70.50 to 136.00	46,200	46,607
444	1	97.96	97.96	97.96			97.96	97.96	N/A	239,900	235,000
451	1	96.43	96.43	96.43			96.43	96.43	N/A	2,800,000	2,700,000
459	1	96.42	96.42	96.42			96.42	96.42	N/A	40,450	39,000
470	3	95.00	86.94	82.01	10.67	106.01	67.71	98.11	N/A	31,500	25,833
472	1	88.89	88.89	88.89			88.89	88.89	N/A	90,000	80,000
526	1	107.98	107.98	107.98			107.98	107.98	N/A	40,750	44,000
528	12	92.27	90.22	90.16	6.42	100.06	74.16	98.80	84.00 to 96.55	230,300	207,638
540	3	96.27	89.96	89.36	7.14	100.68	76.50	97.12	N/A	839,333	750,000
555	1	33.25	33.25	33.25			33.25	33.25	N/A	40,000	13,300
851	1	100.00	100.00	100.00			100.00	100.00	N/A	1,000,000	1,000,000
<u>ALL</u>	<u>115</u>	<u>96.55</u>	<u>97.45</u>	<u>94.13</u>	<u>11.89</u>	<u>103.53</u>	<u>28.05</u>	<u>247.00</u>	<u>95.56 to 98.11</u>	<u>219,658</u>	<u>206,758</u>

**2008 Correlation Section
for Platte County**

Commerical Real Property

I. Correlation

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

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

**2008 Correlation Section
for Platte County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	231	115	49.78
2007	210	119	56.67
2006	213	110	51.64
2005	196	100	51.02
2004	217	103	47.47
2003	237	132	55.7
2002	247	153	61.94
2001	251	169	67.33

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

**2008 Correlation Section
for Platte 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 Platte County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	95.50	0.3	95.79	96.55
2007	96.55	-0.09	96.47	96.55
2006	86.79	9.26	94.83	96.50
2005	91.07	0.88	91.87	94.93
2004	96.33	0.66	96.97	96.30
2003	98	-0.83	97.19	98
2002	86.18	6.54	91.82	100
2001	92	1.17	93.08	95

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

**2008 Correlation Section
for Platte 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 Platte County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
-1.4	2008	0.3
5.94	2007	-0.09
21.43	2006	9.26
5.86	2005	0.88
20.15	2004	0.66
0	2003	-1
30.2	2002	6.54
9.65	2001	1.17

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

2008 Correlation Section for Platte 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 Platte County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.55	94.13	97.45

COMMERCIAL: The three measures of central tendency are within the acceptable range and relatively similar, suggesting the median is a reliable measure of the level of value in this class of property.

**2008 Correlation Section
for Platte County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	11.89	103.53
Difference	0	0.53

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

**2008 Correlation Section
for Platte County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	124	115	-9
Median	95.50	96.55	1.05
Wgt. Mean	93.75	94.13	0.38
Mean	95.49	97.45	1.96
COD	14.90	11.89	-3.01
PRD	101.85	103.53	1.68
Min Sales Ratio	28.05	28.05	0
Max Sales Ratio	247.00	247.00	0

COMMERCIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property by the County. The change in the number of sales is attributable to the removal of those sales that experienced significant physical or economic changes after the sale occurred. The removal was a combined effort of the Division and the county assessor.

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:	69	MEDIAN:	61	COV:	33.30	95% Median C.I.:	56.90 to 63.88	(! : Derived)
(AgLand) TOTAL Sales Price:	16,351,177	WGT. MEAN:	60	STD:	20.44	95% Wgt. Mean C.I.:	56.83 to 63.15	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,031,697	MEAN:	61	AVG.ABS.DEV:	13.42	95% Mean C.I.:	56.56 to 66.20	
(AgLand) TOTAL Assessed Value:	9,617,850							
AVG. Adj. Sales Price:	232,343	COD:	22.03	MAX Sales Ratio:	155.99			
AVG. Assessed Value:	139,389	PRD:	102.31	MIN Sales Ratio:	21.91			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	63.17	67.94	65.83	12.62	103.21	58.37	82.28	N/A	242,933	159,921
10/01/04 TO 12/31/04	5	62.44	66.73	66.91	8.51	99.72	60.71	75.04	N/A	174,392	116,693
01/01/05 TO 03/31/05	2	68.22	68.22	66.19	7.29	103.06	63.24	73.19	N/A	202,500	134,027
04/01/05 TO 06/30/05	4	65.16	65.01	65.32	2.34	99.52	63.09	66.63	N/A	230,348	150,467
07/01/05 TO 09/30/05	2	58.44	58.44	59.13	10.99	98.83	52.02	64.86	N/A	113,680	67,222
10/01/05 TO 12/31/05	10	75.09	77.85	74.50	13.56	104.50	60.36	124.73	63.60 to 84.41	241,734	180,090
01/01/06 TO 03/31/06	12	60.89	70.21	60.98	25.81	115.12	48.93	155.99	51.94 to 68.38	216,748	132,179
04/01/06 TO 06/30/06	3	54.15	56.74	56.09	44.48	101.15	21.91	94.16	N/A	132,158	74,131
07/01/06 TO 09/30/06	2	38.53	38.53	39.01	11.63	98.77	34.05	43.01	N/A	171,500	66,905
10/01/06 TO 12/31/06	8	54.05	50.82	57.35	29.06	88.60	29.79	74.59	29.79 to 74.59	193,511	110,985
01/01/07 TO 03/31/07	15	49.27	49.12	51.81	14.40	94.80	31.17	66.54	44.63 to 56.90	341,376	176,865
04/01/07 TO 06/30/07	3	59.13	57.62	59.06	11.71	97.57	46.48	67.25	N/A	150,213	88,710
<u>Study Years</u>											
07/01/04 TO 06/30/05	14	63.56	66.71	66.04	7.72	101.01	58.37	82.28	61.60 to 73.84	209,082	138,082
07/01/05 TO 06/30/06	27	65.24	70.67	66.36	24.60	106.50	21.91	155.99	57.30 to 76.71	208,969	138,662
07/01/06 TO 06/30/07	28	48.88	49.76	52.81	20.77	94.22	29.79	74.59	44.63 to 59.13	266,513	140,742
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	18	68.31	71.77	70.64	13.31	101.60	52.02	124.73	63.60 to 76.71	220,616	155,848
01/01/06 TO 12/31/06	25	57.30	59.85	57.90	30.32	103.38	21.91	155.99	48.93 to 65.24	195,542	113,209
<u>ALL</u>											
	69	60.91	61.38	59.99	22.03	102.31	21.91	155.99	56.90 to 63.88	232,343	139,389

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:	69	MEDIAN:	61	COV:	33.30	95% Median C.I.:	56.90 to 63.88	(! : Derived)
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(AgLand) TOTAL Adj.Sales Price:	16,031,697	MEAN:	61	AVG.ABS.DEV:	13.42	95% Mean C.I.:	56.56 to 66.20	
(AgLand) TOTAL Assessed Value:	9,617,850							
AVG. Adj. Sales Price:	232,343	COD:	22.03	MAX Sales Ratio:	155.99			
AVG. Assessed Value:	139,389	PRD:	102.31	MIN Sales Ratio:	21.91			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2059	6	70.97	67.08	67.30	13.99	99.68	48.93	77.58	48.93 to 77.58	300,553	202,263	
2061	3	63.88	62.98	62.10	11.42	101.41	51.58	73.47	N/A	261,433	162,351	
2063	3	60.91	61.76	61.36	2.92	100.66	59.52	64.86	N/A	172,451	105,811	
2065	4	78.88	85.97	71.23	29.76	120.70	61.39	124.73	N/A	245,765	175,056	
2067	8	68.73	69.43	66.78	14.63	103.96	46.79	99.21	46.79 to 99.21	183,160	122,316	
2117	2	47.72	47.72	48.69	6.48	98.00	44.63	50.81	N/A	190,000	92,515	
2119	1	50.01	50.01	50.01			50.01	50.01	N/A	760,000	380,100	
2121	3	52.02	54.86	50.86	13.02	107.86	46.12	66.44	N/A	368,089	187,210	
2123	4	55.79	52.00	55.49	23.05	93.71	29.79	66.63	N/A	149,990	83,233	
2125	4	76.40	73.38	68.04	13.04	107.85	56.33	84.41	N/A	295,633	201,153	
2343	4	64.85	64.69	64.56	4.81	100.21	60.71	68.38	N/A	198,952	128,448	
2345	3	60.36	57.33	57.06	6.38	100.49	50.04	61.60	N/A	145,000	82,730	
2347	4	53.05	50.10	58.29	16.11	85.95	31.17	63.14	N/A	386,700	225,416	
2349	1	43.01	43.01	43.01			43.01	43.01	N/A	190,000	81,715	
2351	4	58.25	57.35	57.37	12.78	99.97	42.91	69.99	N/A	159,581	91,546	
2407	2	69.14	69.14	68.00	8.53	101.67	63.24	75.04	N/A	238,987	162,517	
2409	5	60.87	58.39	55.12	14.11	105.94	44.81	73.84	N/A	288,897	159,232	
2411	5	34.09	59.74	47.74	82.32	125.15	30.06	155.99	N/A	97,016	46,312	
2637	1	59.13	59.13	59.13			59.13	59.13	N/A	209,139	123,655	
2639	2	27.98	27.98	30.02	21.69	93.20	21.91	34.05	N/A	114,500	34,375	
ALL	69	60.91	61.38	59.99	22.03	102.31	21.91	155.99	56.90 to 63.88	232,343	139,389	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3	7	63.17	73.03	59.23	31.24	123.29	44.81	155.99	44.81 to 155.99	254,162	150,547	
5	6	33.07	35.22	38.82	21.78	90.72	21.91	59.13	21.91 to 59.13	129,594	50,315	
6	56	62.02	62.73	61.31	18.11	102.30	29.79	124.73	58.37 to 65.79	240,624	147,537	
ALL	69	60.91	61.38	59.99	22.03	102.31	21.91	155.99	56.90 to 63.88	232,343	139,389	

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	69	60.91	61.38	59.99	22.03	102.31	21.91	155.99	56.90 to 63.88	232,343	139,389	
ALL	69	60.91	61.38	59.99	22.03	102.31	21.91	155.99	56.90 to 63.88	232,343	139,389	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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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	15	64.86	64.43	64.14	11.32	100.46	46.79	84.41	59.52 to 67.25		191,159	122,608
DRY-N/A	17	60.91	66.11	64.87	28.54	101.91	31.17	124.73	46.48 to 76.71		166,483	107,991
GRASS	4	42.07	47.52	50.08	34.29	94.89	32.09	73.84	N/A		138,313	69,262
GRASS-N/A	5	30.06	54.36	41.71	92.04	130.33	21.91	155.99	N/A		106,497	44,420
IRRGTD	7	56.33	56.83	52.99	15.50	107.26	44.81	75.04	44.81 to 75.04		385,126	204,065
IRRGTD-N/A	21	60.87	61.20	61.28	10.98	99.87	42.91	77.58	56.90 to 65.24		312,021	191,202
ALL	69	60.91	61.38	59.99	22.03	102.31	21.91	155.99	56.90 to 63.88		232,343	139,389

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
DRY	22	65.33	65.37	65.43	11.07	99.91	46.79	84.41	59.60 to 70.92		207,956	136,063
DRY-N/A	10	50.22	65.22	60.72	44.74	107.42	31.17	124.73	43.01 to 99.21		112,257	68,158
GRASS	6	33.09	40.34	44.33	37.23	91.00	21.91	73.84	21.91 to 73.84		122,152	54,145
GRASS-N/A	3	34.05	73.28	49.40	123.54	148.35	29.79	155.99	N/A		117,609	58,093
IRRGTD	23	62.44	61.16	59.17	11.95	103.36	44.81	77.58	56.33 to 65.24		356,187	210,770
IRRGTD-N/A	5	56.90	55.27	56.44	8.90	97.92	42.91	63.24	N/A		211,204	119,201
ALL	69	60.91	61.38	59.99	22.03	102.31	21.91	155.99	56.90 to 63.88		232,343	139,389

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
DRY	30	64.23	64.75	64.40	18.63	100.55	31.17	124.73	59.52 to 68.38		187,297	120,618
DRY-N/A	2	73.85	73.85	71.69	34.34	103.01	48.49	99.21	N/A		39,345	28,207
GRASS	7	34.05	39.44	42.55	31.01	92.69	21.91	73.84	21.91 to 73.84		126,559	53,852
GRASS-N/A	2	92.89	92.89	61.14	67.93	151.92	29.79	155.99	N/A		99,914	61,092
IRRGTD	27	60.87	60.75	59.12	11.44	102.74	44.81	77.58	56.33 to 63.88		336,970	199,232
IRRGTD-N/A	1	42.91	42.91	42.91			42.91	42.91	N/A		150,150	64,435
ALL	69	60.91	61.38	59.99	22.03	102.31	21.91	155.99	56.90 to 63.88		232,343	139,389

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:	69	MEDIAN:	61	COV:	33.30	95% Median C.I.:	56.90 to 63.88	(! : Derived)
(AgLand) TOTAL Sales Price:	16,351,177	WGT. MEAN:	60	STD:	20.44	95% Wgt. Mean C.I.:	56.83 to 63.15	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	16,031,697	MEAN:	61	AVG.ABS.DEV:	13.42	95% Mean C.I.:	56.56 to 66.20	
(AgLand) TOTAL Assessed Value:	9,617,850							
AVG. Adj. Sales Price:	232,343	COD:	22.03	MAX Sales Ratio:	155.99			
AVG. Assessed Value:	139,389	PRD:	102.31	MIN Sales Ratio:	21.91			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
06-0017	6	66.47	69.45	66.34	14.47	104.68	56.33	84.41	56.33 to 84.41	267,505	177,463	
12-0056												
19-0039	7	66.54	65.17	65.96	10.25	98.80	46.79	74.59	46.79 to 74.59	204,182	134,688	
19-0058												
59-0001												
59-0013	5	76.71	70.71	70.70	8.29	100.02	57.30	77.58	N/A	304,240	215,108	
63-0030	15	59.13	59.87	55.91	29.90	107.09	30.06	155.99	44.81 to 67.25	186,601	104,320	
71-0001	5	60.87	51.02	56.68	27.05	90.02	21.91	75.04	N/A	174,395	98,845	
71-0005	12	53.05	52.49	55.88	15.85	93.92	31.17	69.99	43.01 to 61.60	237,010	132,451	
71-0067	19	61.39	64.51	58.18	23.11	110.89	29.79	124.73	50.01 to 66.63	261,108	151,908	
NonValid School												
ALL	69	60.91	61.38	59.99	22.03	102.31	21.91	155.99	56.90 to 63.88	232,343	139,389	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	2	35.20	35.20	31.47	37.76	111.84	21.91	48.49	N/A	59,345	18,677	
30.01 TO 50.00	13	52.02	57.21	54.10	24.22	105.75	31.17	99.21	44.63 to 65.79	108,639	58,770	
50.01 TO 100.00	31	60.71	63.33	61.14	23.36	103.58	29.79	155.99	57.30 to 67.25	184,499	112,806	
100.01 TO 180.00	21	63.60	64.21	61.79	17.37	103.92	34.05	124.73	54.15 to 70.51	329,537	203,637	
180.01 TO 330.00	1	46.12	46.12	46.12			46.12	46.12	N/A	774,908	357,425	
330.01 TO 650.00	1	63.14	63.14	63.14			63.14	63.14	N/A	1,086,000	685,680	
ALL	69	60.91	61.38	59.99	22.03	102.31	21.91	155.99	56.90 to 63.88	232,343	139,389	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
Total \$												
30000 TO 59999	3	99.21	101.23	104.30	36.12	97.05	48.49	155.99	N/A	42,780	44,621	
60000 TO 99999	6	56.77	66.80	68.47	47.02	97.57	21.91	124.73	21.91 to 124.73	87,179	59,687	
100000 TO 149999	13	52.02	51.92	52.31	27.41	99.26	30.06	73.19	32.09 to 67.25	122,439	64,047	
150000 TO 249999	26	60.79	61.28	61.80	16.35	99.17	29.79	84.41	57.30 to 68.38	190,982	118,018	
250000 TO 499999	17	63.24	61.57	61.74	11.79	99.72	44.81	77.58	50.81 to 70.51	334,830	206,721	
500000 +	4	53.17	53.90	54.63	10.97	98.66	46.12	63.14	N/A	782,727	427,623	
ALL	69	60.91	61.38	59.99	22.03	102.31	21.91	155.99	56.90 to 63.88	232,343	139,389	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	139,389	PRD:	102.31	MIN Sales Ratio:	21.91			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	2	35.20	35.20	31.47	37.76	111.84	21.91	48.49	N/A	59,345	18,677
30000 TO 59999	12	39.36	45.59	40.91	34.86	111.46	29.79	99.21	31.17 to 52.02	109,647	44,853
60000 TO 99999	12	63.98	68.67	61.43	28.46	111.79	42.91	155.99	46.79 to 73.19	127,209	78,138
100000 TO 149999	21	60.87	67.04	64.21	17.43	104.41	48.93	124.73	59.13 to 74.59	197,619	126,890
150000 TO 249999	13	63.88	62.95	61.75	8.37	101.94	44.81	73.47	58.37 to 68.38	296,075	182,831
250000 TO 499999	8	63.32	63.04	59.65	15.13	105.69	46.12	77.58	46.12 to 77.58	498,216	297,175
500000 +	1	63.14	63.14	63.14			63.14	63.14	N/A	1,086,000	685,680
ALL	69	60.91	61.38	59.99	22.03	102.31	21.91	155.99	56.90 to 63.88	232,343	139,389

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

Agricultural

For the 2008 assessment year the county conducted a market study of the agricultural class of property. Using unimproved agricultural sales, the market information displayed in the preliminary statistics indicated the median ratio for the class to be well below the statutory range at 60.91%. The assessor analyzed the agricultural land based on the market indication for dry crop, irrigated, and grass use in each of the three market areas.

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

- Market Areas were changed in the county. The county grouped similar parcels based on factors evidenced in the market such as soil type, topography, location to the Platte and Loup rivers, and by the land use of the parcel.
- In Market Area Three, the irrigated average acre value increased by 10.6 percent, and the average dry per acre value increased 19.8 percent. The 4GI and 4G grass categories increased by 11.11 percent and 12.50 percent respectively.
- In Market Area Five, the irrigated average acre value increased by 11.2 percent, and the average dry per acre value increased 20.1 percent. The 3G, 4GI, and 4G capability groupings were the only grass categories to increase.
- In the largest market area, Area Six, the irrigated average acre value increased by 9.2 percent, and the average dry per acre value increased 12.2 percent. No grass values were changed from the previous year.
- The farm homes subclass was reviewed alongside the rural residential subclass. The Townships of Walker, Woodville, St. Bernard, Bismark, and Columbus East were reviewed as part of the review cycle and because of market indication. Physical inspections were completed of all parcels, and the county took new photos of all properties. Cost updates and the development of new depreciation tables resulted in new values for this subclass.

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

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

2008 Assessment Survey for Platte County

Agricultural Appraisal Information

1.	Data collection done by:
	Assessor and Staff
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor and Staff
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes
a.	How is agricultural land defined in this county?
	To qualify for agricultural valuation the land must be used for agricultural production.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	What is the date of the soil survey currently used?
	2000
7.	What date was the last countywide land use study completed?
	Currently working on implementing with GIS
a.	By what method? (Physical inspection, FSA maps, etc.)
	GIS and NRD records
b.	By whom?
	Deputy and Staff
c.	What proportion is complete / implemented at this time?
	60%
8.	Number of market areas/neighborhoods in the agricultural property class:
	3

9.	How are market areas/neighborhoods defined in this property class?
	Market areas are stratified by topography, similar soil types and according to market indication
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	No

Agricultural Permit Numbers: N/A

Permits	Information Statements	Other	Total
	90	200	290

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:	67	MEDIAN:	70	COV:	32.65	95% Median C.I.:	63.24 to 74.12	(!: Derived)
(AgLand) TOTAL Sales Price:	15,322,832	WGT. MEAN:	67	STD:	22.60	95% Wgt. Mean C.I.:	62.98 to 70.70	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,027,352	MEAN:	69	AVG.ABS.DEV:	15.53	95% Mean C.I.:	63.81 to 74.63	
(AgLand) TOTAL Assessed Value:	10,044,265							
AVG. Adj. Sales Price:	224,288	COD:	22.35	MAX Sales Ratio:	173.22			
AVG. Assessed Value:	149,914	PRD:	103.56	MIN Sales Ratio:	29.81			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	71.71	73.33	71.38	12.42	102.73	60.78	87.49	N/A	242,933	173,396
10/01/04 TO 12/31/04	6	79.59	80.89	76.72	9.82	105.44	67.17	92.02	67.17 to 92.02	227,079	174,215
01/01/05 TO 03/31/05	2	75.23	75.23	74.91	1.04	100.42	74.45	76.01	N/A	202,500	151,702
04/01/05 TO 06/30/05	4	70.47	71.20	71.58	1.89	99.47	69.73	74.12	N/A	230,348	164,878
07/01/05 TO 09/30/05	2	61.89	61.89	62.46	8.49	99.09	56.63	67.14	N/A	113,680	71,000
10/01/05 TO 12/31/05	10	80.40	84.65	81.07	11.53	104.41	66.91	129.76	75.08 to 88.94	241,734	195,972
01/01/06 TO 03/31/06	11	69.50	79.55	68.26	27.91	116.54	52.51	173.22	53.74 to 103.06	229,062	156,360
04/01/06 TO 06/30/06	3	63.72	64.35	64.47	35.38	99.80	30.84	98.48	N/A	132,158	85,206
07/01/06 TO 09/30/06	2	49.53	49.53	50.06	9.99	98.94	44.58	54.48	N/A	171,500	85,857
10/01/06 TO 12/31/06	7	51.83	55.75	60.10	27.64	92.76	31.52	77.99	31.52 to 77.99	174,361	104,797
01/01/07 TO 03/31/07	14	51.61	55.08	55.27	21.20	99.66	29.81	108.55	44.27 to 67.39	288,189	159,285
04/01/07 TO 06/30/07	3	67.25	66.07	67.30	4.93	98.17	60.50	70.45	N/A	150,213	101,090
<u>Study Years</u>											
07/01/04 TO 06/30/05	15	74.45	76.04	73.98	8.71	102.78	60.78	92.02	70.00 to 82.17	227,844	168,560
07/01/05 TO 06/30/06	26	73.59	78.40	73.32	23.54	106.92	30.84	173.22	65.02 to 84.52	213,879	156,819
07/01/06 TO 06/30/07	26	52.47	56.10	56.85	22.43	98.69	29.81	108.55	46.51 to 63.61	232,646	132,252
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	18	75.54	78.08	77.17	11.44	101.18	56.63	129.76	70.00 to 80.51	220,616	170,258
01/01/06 TO 12/31/06	23	63.61	67.71	64.31	29.39	105.29	30.84	173.22	52.51 to 72.09	194,769	125,255
<u>ALL</u>											
	67	69.50	69.22	66.84	22.35	103.56	29.81	173.22	63.24 to 74.12	224,288	149,914

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2059	6	76.30	73.32	73.87	13.50	99.27	53.74	85.85	53.74 to 85.85	300,553	222,010	
2061	3	70.95	67.36	66.44	12.27	101.39	52.51	78.63	N/A	261,433	173,688	
2063	3	67.14	80.24	81.59	21.61	98.35	65.02	108.55	N/A	172,451	140,695	
2065	5	67.17	85.19	71.87	29.10	118.52	63.61	129.76	N/A	296,407	213,037	
2067	8	72.32	72.80	70.13	14.08	103.81	50.63	103.06	50.63 to 103.06	183,160	128,445	
2117	2	50.58	50.58	51.86	8.05	97.52	46.51	54.65	N/A	190,000	98,542	
2119	1	53.04	53.04	53.04			53.04	53.04	N/A	760,000	403,120	
2121	3	56.63	59.42	56.02	10.50	106.07	51.90	69.73	N/A	368,089	206,198	
2123	4	60.92	56.87	61.14	24.94	93.00	31.52	74.12	N/A	149,990	91,711	
2125	3	87.49	79.34	72.16	10.42	109.95	61.58	88.94	N/A	282,000	203,491	
2343	4	76.03	77.34	78.44	8.14	98.60	67.25	90.06	N/A	198,952	156,060	
2345	3	75.99	65.94	63.34	27.29	104.10	29.81	92.02	N/A	145,000	91,850	
2347	2	50.63	50.63	54.16	25.85	93.48	37.54	63.72	N/A	189,000	102,367	
2349	1	54.48	54.48	54.48			54.48	54.48	N/A	190,000	103,505	
2351	4	72.69	67.48	67.74	16.03	99.62	44.27	80.28	N/A	159,581	108,098	
2407	2	78.31	78.31	77.57	4.93	100.96	74.45	82.17	N/A	238,987	185,380	
2409	5	71.04	68.62	64.22	15.55	106.86	51.33	91.94	N/A	289,000	185,591	
2411	5	48.88	74.03	62.08	59.80	119.26	42.57	173.22	N/A	97,316	60,413	
2637	1	70.45	70.45	70.45			70.45	70.45	N/A	209,139	147,340	
2639	2	37.71	37.71	40.02	18.22	94.23	30.84	44.58	N/A	114,500	45,822	
ALL	67	69.50	69.22	66.84	22.35	103.56	29.81	173.22	63.24 to 74.12	224,288	149,914	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3	7	71.71	84.40	68.99	31.90	122.34	51.33	173.22	51.33 to 173.22	254,450	175,535	
5	7	45.00	52.07	56.97	26.51	91.40	30.84	82.17	30.84 to 82.17	138,649	78,990	
6	53	69.50	69.48	67.31	19.71	103.22	29.81	129.76	63.61 to 75.08	231,616	155,897	
ALL	67	69.50	69.22	66.84	22.35	103.56	29.81	173.22	63.24 to 74.12	224,288	149,914	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	67	69.50	69.22	66.84	22.35	103.56	29.81	173.22	63.24 to 74.12	224,288	149,914	
ALL	67	69.50	69.22	66.84	22.35	103.56	29.81	173.22	63.24 to 74.12	224,288	149,914	

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MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	16	68.38	72.24	70.61	15.34	102.31	50.63	108.55	63.61 to 87.49	210,398	148,553
DRY-N/A	15	75.08	73.96	72.02	24.95	102.69	37.54	129.76	54.48 to 90.06	160,725	115,756
GRASS	4	46.94	53.91	56.06	35.16	96.16	29.81	91.94	N/A	138,442	77,607
GRASS-N/A	5	42.57	64.55	50.88	73.03	126.85	30.84	173.22	N/A	106,797	54,342
IRRGTD	7	61.58	63.68	59.55	14.74	106.95	51.33	82.17	51.33 to 82.17	385,126	229,332
IRRGTD-N/A	20	71.57	69.42	68.48	11.71	101.36	44.27	85.85	63.72 to 75.99	273,322	187,179
ALL	67	69.50	69.22	66.84	22.35	103.56	29.81	173.22	63.24 to 74.12	224,288	149,914

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	22	69.53	72.41	71.08	14.01	101.86	50.63	108.55	65.02 to 77.99	215,339	153,068
DRY-N/A	9	60.50	74.69	71.72	42.42	104.15	37.54	129.76	46.51 to 103.06	115,530	82,855
GRASS	6	43.79	48.17	51.54	31.44	93.47	29.81	91.94	29.81 to 91.94	122,238	62,999
GRASS-N/A	3	44.58	83.11	57.61	105.95	144.25	31.52	173.22	N/A	118,109	68,048
IRRGTD	22	71.38	68.81	65.49	12.80	105.06	51.33	85.85	57.10 to 77.00	323,014	211,557
IRRGTD-N/A	5	67.39	64.06	65.78	10.95	97.38	44.27	74.45	N/A	211,204	138,933
ALL	67	69.50	69.22	66.84	22.35	103.56	29.81	173.22	63.24 to 74.12	224,288	149,914

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	29	69.50	72.77	71.14	20.00	102.29	37.54	129.76	63.61 to 77.99	196,502	139,792
DRY-N/A	2	77.44	77.44	75.26	33.08	102.90	51.83	103.06	N/A	39,345	29,612
GRASS	7	44.58	47.66	50.34	26.47	94.68	29.81	91.94	29.81 to 91.94	126,632	63,743
GRASS-N/A	2	102.37	102.37	67.52	69.21	151.62	31.52	173.22	N/A	100,664	67,967
IRRGTD	26	71.00	68.84	65.93	11.70	104.41	51.33	85.85	63.24 to 75.06	308,161	203,171
IRRGTD-N/A	1	44.27	44.27	44.27			44.27	44.27	N/A	150,150	66,475
ALL	67	69.50	69.22	66.84	22.35	103.56	29.81	173.22	63.24 to 74.12	224,288	149,914

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:	67	MEDIAN:	70	COV:	32.65	95% Median C.I.:	63.24 to 74.12	(!: Derived)
(AgLand) TOTAL Sales Price:	15,322,832	WGT. MEAN:	67	STD:	22.60	95% Wgt. Mean C.I.:	62.98 to 70.70	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,027,352	MEAN:	69	AVG.ABS.DEV:	15.53	95% Mean C.I.:	63.81 to 74.63	
(AgLand) TOTAL Assessed Value:	10,044,265							
AVG. Adj. Sales Price:	224,288	COD:	22.35	MAX Sales Ratio:	173.22			
AVG. Assessed Value:	149,914	PRD:	103.56	MIN Sales Ratio:	29.81			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
06-0017	5	77.00	78.01	73.45	10.34	106.22	61.58	88.94	N/A	253,700	186,340
12-0056											
19-0039	7	69.55	68.47	69.30	9.85	98.81	50.63	77.76	50.63 to 77.76	204,182	141,494
19-0058											
59-0001											
59-0013	5	80.51	77.24	77.60	8.70	99.54	63.24	85.85	N/A	304,240	236,090
63-0030	15	67.25	69.72	65.37	30.55	106.66	29.81	173.22	48.88 to 75.99	186,735	122,067
71-0001	5	71.04	60.62	66.47	22.86	91.19	30.84	82.17	N/A	174,395	115,925
71-0005	10	59.19	61.88	60.86	24.32	101.68	37.54	92.02	44.27 to 80.28	167,532	101,962
71-0067	20	67.03	70.71	64.31	23.94	109.96	31.52	129.76	53.74 to 74.12	273,002	175,570
NonValid School											
ALL	67	69.50	69.22	66.84	22.35	103.56	29.81	173.22	63.24 to 74.12	224,288	149,914

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	2	41.34	41.34	38.39	25.39	107.68	30.84	51.83	N/A	59,345	22,780
30.01 TO 50.00	12	63.82	64.48	60.43	23.72	106.71	37.54	103.06	46.51 to 76.01	110,792	66,951
50.01 TO 100.00	31	70.45	72.58	69.83	22.29	103.94	31.52	173.22	63.24 to 77.99	184,548	128,866
100.01 TO 180.00	21	70.95	70.45	67.74	19.51	104.00	29.81	129.76	61.58 to 75.08	337,297	228,485
180.01 TO 330.00	1	51.90	51.90	51.90			51.90	51.90	N/A	774,908	402,205
ALL	67	69.50	69.22	66.84	22.35	103.56	29.81	173.22	63.24 to 74.12	224,288	149,914

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	3	103.06	109.37	113.85	39.26	96.06	51.83	173.22	N/A	43,280	49,275
60000 TO 99999	5	92.02	82.32	84.24	29.75	97.72	30.84	129.76	N/A	88,055	74,175
100000 TO 149999	13	56.63	58.30	58.57	21.60	99.55	37.54	80.28	45.00 to 70.00	122,439	71,711
150000 TO 249999	26	73.05	70.65	71.47	18.29	98.85	29.81	108.55	65.02 to 78.63	191,002	136,512
250000 TO 499999	17	67.17	66.86	67.03	12.97	99.73	51.33	85.85	54.65 to 74.45	344,385	230,857
500000 +	3	53.04	55.51	54.74	6.08	101.40	51.90	61.58	N/A	681,636	373,135
ALL	67	69.50	69.22	66.84	22.35	103.56	29.81	173.22	63.24 to 74.12	224,288	149,914

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:	67	MEDIAN:	70	COV:	32.65	95% Median C.I.:	63.24 to 74.12	(!: Derived)
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(AgLand) TOTAL Adj.Sales Price:	15,027,352	MEAN:	69	AVG.ABS.DEV:	15.53	95% Mean C.I.:	63.81 to 74.63	
(AgLand) TOTAL Assessed Value:	10,044,265							
AVG. Adj. Sales Price:	224,288	COD:	22.35	MAX Sales Ratio:	173.22			
AVG. Assessed Value:	149,914	PRD:	103.56	MIN Sales Ratio:	29.81			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	2	41.34	41.34	38.39	25.39	107.68	30.84	51.83	N/A	59,345	22,780
30000 TO 59999	8	43.79	50.83	44.06	35.33	115.37	29.81	103.06	29.81 to 103.06	109,732	48,345
60000 TO 99999	13	67.25	72.96	65.60	31.71	111.22	44.27	173.22	46.51 to 92.02	117,029	76,770
100000 TO 149999	15	75.99	75.62	72.32	16.42	104.56	52.51	129.76	65.02 to 80.51	185,194	133,932
150000 TO 249999	20	71.33	72.54	70.29	13.78	103.19	51.33	108.55	63.72 to 77.00	262,339	184,407
250000 TO 499999	9	67.17	68.32	65.04	14.46	105.04	51.90	85.85	53.04 to 84.52	498,301	324,088
ALL	67	69.50	69.22	66.84	22.35	103.56	29.81	173.22	63.24 to 74.12	224,288	149,914

**2008 Correlation Section
for Platte County**

Agricultural Land

I. Correlation

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

The agricultural market in Platte County has been determined by the assessor to have three distinct market areas. The systematic valuation methodology the County uses to analyze sales and determine a schedule of values assures that the sold and unsold parcels are treated in a similar manner. Only Market Area Six has a sufficient number of sales to indicate a level of value. The other two market areas, Three and Five, both have an insufficient number of sales, leaving the Division to assume that the statutory level has been met in these market areas as well.

The coefficient of dispersion and price related differential are both outside the acceptable range in the agricultural class. A further examination of the sales file indicates that low ratios for predominately grass sales in Market Area Five are contributing to the excessive COD. The PRD calculation is slightly high, but is considered to be acceptable given the methodical application of values. Based on the excessive COD, the County is considered not to be in compliance with professionally acceptable mass appraisal techniques.

**2008 Correlation Section
for Platte County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	219	67	30.59
2007	253	88	34.78
2006	251	88	35.06
2005	288	108	37.5
2004	277	91	32.85
2003	265	91	34.34
2002	223	78	34.98
2001	220	99	45

AGRICULTURAL UNIMPROVED: The percentage of sales used chart displays that 30.59 percent of the available sales were used for the development of the qualified unimproved agricultural sales file. This percentage is relatively low compared to most counties in the state, but consistent with counties surrounding Platte County. A majority of the disqualified sales are family transactions and are appropriately coded as non-qualified. It is assumed that the County has used all available arm's length sales and has not excessively trimmed the sample.

**2008 Correlation Section
for Platte 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 Platte County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	60.91	13.1	68.89	69.50
2007	70.56	2.59	72.38	71.89
2006	67.92	9.64	74.47	74.06
2005	71.86	2.81	73.88	74.02
2004	68.64	5.22	72.22	74.71
2003	72	3.29	74.37	74
2002	72.62	0.4	72.91	74
2001	73	0.72	73.53	74

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

**2008 Correlation Section
for Platte 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 Platte County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
7.65	2008	13.1
2.46	2007	2.59
15.29	2006	9.64
3.9	2005	2.81
7.84	2004	5.22
5	2003	3
1.94	2002	0.4
1.92	2001	0.72

AGRICULTURAL UNIMPROVED: The difference between the percent change in the sales file and in the base is 5.45 percentage points. This large of an amount is generally considered to suggest disparate treatment between the sold parcels and the unsold parcels. Further analysis however confirmed that Platte County values agricultural land using a common methodology of establishing per acre value schedules based on the sales, and applying the schedules of values uniformly to the population. The difference displayed in the table may have been a result of a slightly under-representative sales file. Information such as the trended preliminary median ratio, historical results displayed in this table, and the methodology used by Platte County, indicates that the sold and unsold parcels are treated in a similar fashion for assessment purposes.

2008 Correlation Section for Platte 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 Platte County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	69.50	66.84	69.22

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

**2008 Correlation Section
for Platte County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	22.35	103.56
Difference	2.35	0.56

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and price related differential are both outside the acceptable range. A further examination of the sales file indicates that low ratios for predominately grass sales are in Market Area Five contributing to the excessive COD. The PRD calculation is slightly high, but is considered to be acceptable given the methodical application of values.

**2008 Correlation Section
for Platte County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	69	67	-2
Median	60.91	69.50	8.59
Wgt. Mean	59.99	66.84	6.85
Mean	61.38	69.22	7.84
COD	22.03	22.35	0.32
PRD	102.31	103.56	1.25
Min Sales Ratio	21.91	29.81	7.9
Max Sales Ratio	155.99	173.22	17.23

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

County 71 - Platte

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 17,739	Value 2,421,749,095	Total Growth 56,996,184 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	588	8,204,465	179	3,256,745	198	2,815,165	965	14,276,375	
2. Res Improv Land	8,195	110,094,345	603	12,141,695	952	15,223,250	9,750	137,459,290	
3. Res Improvements	8,426	705,556,945	834	94,005,210	999	103,810,160	10,259	903,372,315	
4. Res Total	9,014	823,855,755	1,013	109,403,650	1,197	121,848,575	11,224	1,055,107,980	23,104,069
% of Total	80.31	78.08	9.02	10.36	10.66	11.54	63.27	43.56	40.53
5. Rec UnImp Land	4	262,890	7	201,230	4	301,740	15	765,860	
6. Rec Improv Land	0	0	0	0	11	66,725	11	66,725	
7. Rec Improvements	0	0	0	0	11	404,865	11	404,865	
8. Rec Total	4	262,890	7	201,230	15	773,330	26	1,237,450	0
% of Total	15.38	21.24	26.92	16.26	57.69	62.49	0.14	0.05	0.00
Res+Rec Total	9,018	824,118,645	1,020	109,604,880	1,212	122,621,905	11,250	1,056,345,430	23,104,069
% of Total	80.16	78.01	9.06	10.37	10.77	11.60	63.41	43.61	40.53

County 71 - Platte

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 17,739	Value 2,421,749,095	Total Growth 56,996,184 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	237	12,307,115	37	2,100,045	9	170,960	283	14,578,120	
10. Comm Improv Land	963	63,151,635	91	5,360,025	68	2,056,690	1,122	70,568,350	
11. Comm Improvements	963	181,415,705	91	14,478,105	68	20,887,235	1,122	216,781,045	
12. Comm Total	1,200	256,874,455	128	21,938,175	77	23,114,885	1,405	301,927,515	30,167,350
% of Total	85.40	85.07	9.11	7.26	5.48	7.65	7.92	12.46	52.92
13. Ind UnImp Land	2	186,785	8	2,175,670	0	0	10	2,362,455	
14. Ind Improv Land	5	507,380	49	15,063,905	3	1,376,440	57	16,947,725	
15. Ind Improvements	5	14,602,380	49	140,414,215	3	2,759,565	57	157,776,160	
16. Ind Total	7	15,296,545	57	157,653,790	3	4,136,005	67	177,086,340	0
% of Total	10.44	8.63	85.07	89.02	4.47	2.33	0.37	7.31	0.00
Comm+Ind Total	1,207	272,171,000	185	179,591,965	80	27,250,890	1,472	479,013,855	30,167,350
% of Total	81.99	56.81	12.56	37.49	5.43	5.68	8.29	19.77	52.92
17. Taxable Total	10,225	1,096,289,645	1,205	289,196,845	1,292	149,872,795	12,722	1,535,359,285	53,271,419
% of Total	80.37	71.40	9.47	7.13	10.15	7.98	71.71	63.39	93.46

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Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	21	3,020,765	26,031,985	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
Rural						
	Records	Value Base	Value Excess	Records	Total Value Base	Total Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	0	0	0	21	3,020,765	26,031,985
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				21	3,020,765	26,031,985

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	384	81	187	652

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	169	16,280,830	3,271	458,565,885	3,440	474,846,715
28. Ag-Improved Land	0	0	94	14,436,555	1,483	242,410,475	1,577	256,847,030
29. Ag-Improvements	0	0	94	9,294,400	1,483	145,401,665	1,577	154,696,065
30. Ag-Total Taxable							5,017	886,389,810

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	64	70.960	788,000	
33. HomeSite Improvements	0		0	64		7,826,320	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	25	179.218	462,815	
36. FarmSite Impr Land	0	0.000	0	77	447.848	568,340	
37. FarmSite Improv	0		0	85		1,468,080	
38. FarmSite Total							
39. Road & Ditches		0.000			252.566		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	
31. HomeSite UnImp Land	19	16.310	190,000	19	16.310	190,000	
32. HomeSite Improv Land	1,011	1,059.033	10,635,070	1,075	1,129.993	11,423,070	
33. HomeSite Improvements	1,023		81,269,685	1,087		89,096,005	1,633,690
34. HomeSite Total				1,106	1,146.303	100,709,075	
35. FarmSite UnImp Land	239	674.051	814,230	264	853.269	1,277,045	
36. FarmSite Impr Land	1,309	5,635.826	7,584,615	1,386	6,083.674	8,152,955	
37. FarmSite Improv	1,403		64,131,980	1,488		65,600,060	2,091,075
38. FarmSite Total				1,752	6,936.943	75,030,060	
39. Road & Ditches		8,049.433			8,301.999		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				2,858	16,385.245	175,739,135	3,724,765

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	1	6.000	18,000
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	13	1,931.470	2,082,845	14	1,937.470	2,100,845

Schedule VIII: Agricultural Records:

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

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	243.451	572,110	1,101.870	2,589,395	1,345.321	3,161,505
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	113.032	237,365	2,795.263	5,870,030	2,908.295	6,107,395
48. 2A	0.000	0	80.810	157,575	2,335.629	4,554,480	2,416.439	4,712,055
49. 3A1	0.000	0	0.000	0	3,324.804	6,250,625	3,324.804	6,250,625
50. 3A	0.000	0	108.589	189,490	2,158.766	3,767,045	2,267.355	3,956,535
51. 4A1	0.000	0	3.540	5,135	2,854.638	4,139,245	2,858.178	4,144,380
52. 4A	0.000	0	0.000	0	692.539	685,610	692.539	685,610
53. Total	0.000	0	549.422	1,161,675	15,263.509	27,856,430	15,812.931	29,018,105
Dryland:								
54. 1D1	0.000	0	11.217	22,885	78.706	160,565	89.923	183,450
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	8.111	14,440	220.659	392,765	228.770	407,205
57. 2D	0.000	0	0.707	1,200	167.250	284,340	167.957	285,540
58. 3D1	0.000	0	0.000	0	304.391	494,635	304.391	494,635
59. 3D	0.000	0	54.318	82,845	380.304	579,970	434.622	662,815
60. 4D1	0.000	0	7.460	9,510	760.871	970,110	768.331	979,620
61. 4D	0.000	0	0.000	0	353.299	314,435	353.299	314,435
62. Total	0.000	0	81.813	130,880	2,265.480	3,196,820	2,347.293	3,327,700
Grass:								
63. 1G1	0.000	0	1.291	905	36.471	32,895	37.762	33,800
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.318	175	89.426	58,835	89.744	59,010
66. 2G	0.000	0	12.406	6,200	246.669	136,175	259.075	142,375
67. 3G1	0.000	0	0.000	0	890.653	477,765	890.653	477,765
68. 3G	0.000	0	239.582	119,795	2,203.831	1,153,745	2,443.413	1,273,540
69. 4G1	0.000	0	120.698	54,315	2,715.706	1,343,185	2,836.404	1,397,500
70. 4G	0.000	0	0.000	0	3,886.506	1,713,875	3,886.506	1,713,875
71. Total	0.000	0	374.295	181,390	10,069.262	4,916,475	10,443.557	5,097,865
72. Waste	0.000	0	0.000	0	22.291	1,675	22.291	1,675
73. Other	0.000	0	5.513	415	241.840	18,145	247.353	18,560
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	1,011.043	1,474,360	27,862.382	35,989,545	28,873.425	37,463,905

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 5

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	707.275	1,662,095	1,719.401	4,040,585	2,426.676	5,702,680
46. 1A	0.000	0	0.000	0	0.000	0	0.000	0
47. 2A1	0.000	0	39.236	82,400	915.182	1,921,880	954.418	2,004,280
48. 2A	0.000	0	285.469	563,800	3,511.833	6,935,875	3,797.302	7,499,675
49. 3A1	0.000	0	0.000	0	438.025	827,870	438.025	827,870
50. 3A	0.000	0	938.100	1,641,685	2,890.354	5,058,115	3,828.454	6,699,800
51. 4A1	0.000	0	71.266	106,190	462.929	689,760	534.195	795,950
52. 4A	0.000	0	18.099	17,925	85.403	84,550	103.502	102,475
53. Total	0.000	0	2,059.445	4,074,095	10,023.127	19,558,635	12,082.572	23,632,730
Dryland:								
54. 1D1	0.000	0	83.339	170,010	356.640	727,540	439.979	897,550
55. 1D	0.000	0	0.000	0	0.000	0	0.000	0
56. 2D1	0.000	0	27.100	48,240	117.771	209,630	144.871	257,870
57. 2D	0.000	0	68.608	116,640	465.345	791,075	533.953	907,715
58. 3D1	0.000	0	0.000	0	95.577	155,315	95.577	155,315
59. 3D	0.000	0	180.021	274,530	994.005	1,515,850	1,174.026	1,790,380
60. 4D1	0.000	0	26.009	33,165	117.759	150,145	143.768	183,310
61. 4D	0.000	0	9.397	8,645	11.071	10,180	20.468	18,825
62. Total	0.000	0	394.474	651,230	2,158.168	3,559,735	2,552.642	4,210,965
Grass:								
63. 1G1	0.000	0	40.475	32,385	81.141	67,470	121.616	99,855
64. 1G	0.000	0	0.000	0	0.000	0	0.000	0
65. 2G1	0.000	0	0.000	0	49.984	47,665	49.984	47,665
66. 2G	0.000	0	29.789	22,340	529.383	402,780	559.172	425,120
67. 3G1	0.000	0	0.000	0	85.137	64,450	85.137	64,450
68. 3G	0.000	0	1,166.244	1,053,465	4,604.889	4,219,425	5,771.133	5,272,890
69. 4G1	0.000	0	67.447	60,700	885.133	809,560	952.580	870,260
70. 4G	0.000	0	476.375	428,750	2,477.779	2,230,140	2,954.154	2,658,890
71. Total	0.000	0	1,780.330	1,597,640	8,713.446	7,841,490	10,493.776	9,439,130
72. Waste	0.000	0	878.560	65,895	1,569.887	117,765	2,448.447	183,660
73. Other	0.000	0	46.227	3,060	94.557	7,090	140.784	10,150
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	5,159.036	6,391,920	22,559.185	31,084,715	27,718.221	37,476,635

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 6

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	2,773.444	7,088,400	28,792.367	71,829,020	31,565.811	78,917,420
46. 1A	0.000	0	1,351.641	3,243,950	30,437.225	73,047,545	31,788.866	76,291,495
47. 2A1	0.000	0	401.407	932,280	16,973.825	37,245,955	17,375.232	38,178,235
48. 2A	0.000	0	971.010	2,111,940	3,939.419	8,131,420	4,910.429	10,243,360
49. 3A1	0.000	0	397.039	804,000	20,430.738	41,371,915	20,827.777	42,175,915
50. 3A	0.000	0	380.088	731,680	43,923.471	84,552,300	44,303.559	85,283,980
51. 4A1	0.000	0	977.632	1,614,125	18,228.776	29,165,990	19,206.408	30,780,115
52. 4A	0.000	0	13.294	14,620	978.025	1,066,435	991.319	1,081,055
53. Total	0.000	0	7,265.555	16,540,995	163,703.846	346,410,580	170,969.401	362,951,575
Dryland:								
54. 1D1	0.000	0	429.222	1,079,510	16,604.206	38,970,690	17,033.428	40,050,200
55. 1D	0.000	0	432.499	973,130	24,426.903	54,958,000	24,859.402	55,931,130
56. 2D1	0.000	0	159.430	334,805	11,499.202	22,610,660	11,658.632	22,945,465
57. 2D	0.000	0	297.043	579,250	2,474.168	4,422,630	2,771.211	5,001,880
58. 3D1	0.000	0	94.251	177,200	16,508.302	31,018,355	16,602.553	31,195,555
59. 3D	0.000	0	127.105	221,795	43,813.581	76,427,475	43,940.686	76,649,270
60. 4D1	0.000	0	308.244	431,545	13,436.064	18,792,475	13,744.308	19,224,020
61. 4D	0.000	0	4.125	4,085	1,638.643	1,590,185	1,642.768	1,594,270
62. Total	0.000	0	1,851.919	3,801,320	130,401.069	248,790,470	132,252.988	252,591,790
Grass:								
63. 1G1	0.000	0	63.203	50,570	798.920	657,505	862.123	708,075
64. 1G	0.000	0	52.349	41,880	2,044.600	1,698,495	2,096.949	1,740,375
65. 2G1	0.000	0	28.535	22,830	3,316.254	2,719,585	3,344.789	2,742,415
66. 2G	0.000	0	133.578	103,415	2,344.689	1,819,840	2,478.267	1,923,255
67. 3G1	0.000	0	4.162	3,120	2,198.211	1,752,785	2,202.373	1,755,905
68. 3G	0.000	0	180.856	127,290	5,690.008	4,141,675	5,870.864	4,268,965
69. 4G1	0.000	0	460.150	302,535	5,026.300	3,431,165	5,486.450	3,733,700
70. 4G	0.000	0	53.182	31,910	4,587.239	2,778,205	4,640.421	2,810,115
71. Total	0.000	0	976.015	683,550	26,006.221	18,999,255	26,982.236	19,682,805
72. Waste	0.000	0	41.293	3,100	2,337.029	175,330	2,378.322	178,430
73. Other	0.000	0	16.271	2,985	1,175.410	302,550	1,191.681	305,535
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	10,151.053	21,031,950	323,623.575	614,678,185	333,774.628	635,710,135

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	9,874.422	21,776,765	188,990.482	393,825,645	198,864.904	415,602,410
77.Dry Land	0.000	0	2,328.206	4,583,430	134,824.717	255,547,025	137,152.923	260,130,455
78.Grass	0.000	0	3,130.640	2,462,580	44,788.929	31,757,220	47,919.569	34,219,800
79.Waste	0.000	0	919.853	68,995	3,929.207	294,770	4,849.060	363,765
80.Other	0.000	0	68.011	6,460	1,511.807	327,785	1,579.818	334,245
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	16,321.132	28,898,230	374,045.142	681,752,445	390,366.274	710,650,675

2008 Agricultural Land Detail

County 71 - Platte

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,345.321	8.51%	3,161,505	10.89%	2,350.000
1A	0.000	0.00%	0	0.00%	0.000
2A1	2,908.295	18.39%	6,107,395	21.05%	2,099.991
2A	2,416.439	15.28%	4,712,055	16.24%	1,949.999
3A1	3,324.804	21.03%	6,250,625	21.54%	1,879.998
3A	2,267.355	14.34%	3,956,535	13.63%	1,745.000
4A1	2,858.178	18.07%	4,144,380	14.28%	1,450.007
4A	692.539	4.38%	685,610	2.36%	989.994
Irrigated Total	15,812.931	100.00%	29,018,105	100.00%	1,835.087

Dry:

1D1	89.923	3.83%	183,450	5.51%	2,040.078
1D	0.000	0.00%	0	0.00%	0.000
2D1	228.770	9.75%	407,205	12.24%	1,779.975
2D	167.957	7.16%	285,540	8.58%	1,700.078
3D1	304.391	12.97%	494,635	14.86%	1,624.998
3D	434.622	18.52%	662,815	19.92%	1,525.037
4D1	768.331	32.73%	979,620	29.44%	1,274.997
4D	353.299	15.05%	314,435	9.45%	889.996
Dry Total	2,347.293	100.00%	3,327,700	100.00%	1,417.675

Grass:

1G1	37.762	0.36%	33,800	0.66%	895.079
1G	0.000	0.00%	0	0.00%	0.000
2G1	89.744	0.86%	59,010	1.16%	657.536
2G	259.075	2.48%	142,375	2.79%	549.551
3G1	890.653	8.53%	477,765	9.37%	536.421
3G	2,443.413	23.40%	1,273,540	24.98%	521.213
4G1	2,836.404	27.16%	1,397,500	27.41%	492.701
4G	3,886.506	37.21%	1,713,875	33.62%	440.980
Grass Total	10,443.557	100.00%	5,097,865	100.00%	488.134

Irrigated Total	15,812.931	54.77%	29,018,105	77.46%	1,835.087
Dry Total	2,347.293	8.13%	3,327,700	8.88%	1,417.675
Grass Total	10,443.557	36.17%	5,097,865	13.61%	488.134
Waste	22.291	0.08%	1,675	0.00%	75.142
Other	247.353	0.86%	18,560	0.05%	75.034
Exempt	0.000	0.00%			
Market Area Total	28,873.425	100.00%	37,463,905	100.00%	1,297.522

As Related to the County as a Whole

Irrigated Total	15,812.931	7.95%	29,018,105	6.98%	
Dry Total	2,347.293	1.71%	3,327,700	1.28%	
Grass Total	10,443.557	21.79%	5,097,865	14.90%	
Waste	22.291	0.46%	1,675	0.46%	
Other	247.353	15.66%	18,560	5.55%	
Exempt	0.000	0.00%			
Market Area Total	28,873.425	7.40%	37,463,905	5.27%	

2008 Agricultural Land Detail

County 71 - Platte

Market Area: **5**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,426.676	20.08%	5,702,680	24.13%	2,349.996
1A	0.000	0.00%	0	0.00%	0.000
2A1	954.418	7.90%	2,004,280	8.48%	2,100.002
2A	3,797.302	31.43%	7,499,675	31.73%	1,975.000
3A1	438.025	3.63%	827,870	3.50%	1,890.006
3A	3,828.454	31.69%	6,699,800	28.35%	1,750.001
4A1	534.195	4.42%	795,950	3.37%	1,489.998
4A	103.502	0.86%	102,475	0.43%	990.077
Irrigated Total	12,082.572	100.00%	23,632,730	100.00%	1,955.935

Dry:

1D1	439.979	17.24%	897,550	21.31%	2,039.983
1D	0.000	0.00%	0	0.00%	0.000
2D1	144.871	5.68%	257,870	6.12%	1,779.997
2D	533.953	20.92%	907,715	21.56%	1,699.990
3D1	95.577	3.74%	155,315	3.69%	1,625.024
3D	1,174.026	45.99%	1,790,380	42.52%	1,524.991
4D1	143.768	5.63%	183,310	4.35%	1,275.040
4D	20.468	0.80%	18,825	0.45%	919.728
Dry Total	2,552.642	100.00%	4,210,965	100.00%	1,649.649

Grass:

1G1	121.616	1.16%	99,855	1.06%	821.067
1G	0.000	0.00%	0	0.00%	0.000
2G1	49.984	0.48%	47,665	0.50%	953.605
2G	559.172	5.33%	425,120	4.50%	760.266
3G1	85.137	0.81%	64,450	0.68%	757.015
3G	5,771.133	55.00%	5,272,890	55.86%	913.666
4G1	952.580	9.08%	870,260	9.22%	913.582
4G	2,954.154	28.15%	2,658,890	28.17%	900.051
Grass Total	10,493.776	100.00%	9,439,130	100.00%	899.497

Irrigated Total	12,082.572	43.59%	23,632,730	63.06%	1,955.935
Dry Total	2,552.642	9.21%	4,210,965	11.24%	1,649.649
Grass Total	10,493.776	37.86%	9,439,130	25.19%	899.497
Waste	2,448.447	8.83%	183,660	0.49%	75.010
Other	140.784	0.51%	10,150	0.03%	72.096
Exempt	0.000	0.00%			
Market Area Total	27,718.221	100.00%	37,476,635	100.00%	1,352.057

As Related to the County as a Whole

Irrigated Total	12,082.572	6.08%	23,632,730	5.69%	
Dry Total	2,552.642	1.86%	4,210,965	1.62%	
Grass Total	10,493.776	21.90%	9,439,130	27.58%	
Waste	2,448.447	50.49%	183,660	50.49%	
Other	140.784	8.91%	10,150	3.04%	
Exempt	0.000	0.00%			
Market Area Total	27,718.221	7.10%	37,476,635	5.27%	

2008 Agricultural Land Detail

County 71 - Platte

Market Area: **6**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	31,565.811	18.46%	78,917,420	21.74%	2,500.091
1A	31,788.866	18.59%	76,291,495	21.02%	2,399.943
2A1	17,375.232	10.16%	38,178,235	10.52%	2,197.279
2A	4,910.429	2.87%	10,243,360	2.82%	2,086.041
3A1	20,827.777	12.18%	42,175,915	11.62%	2,024.983
3A	44,303.559	25.91%	85,283,980	23.50%	1,924.991
4A1	19,206.408	11.23%	30,780,115	8.48%	1,602.596
4A	991.319	0.58%	1,081,055	0.30%	1,090.521
Irrigated Total	170,969.401	100.00%	362,951,575	100.00%	2,122.903

Dry:

1D1	17,033.428	12.88%	40,050,200	15.86%	2,351.270
1D	24,859.402	18.80%	55,931,130	22.14%	2,249.898
2D1	11,658.632	8.82%	22,945,465	9.08%	1,968.109
2D	2,771.211	2.10%	5,001,880	1.98%	1,804.943
3D1	16,602.553	12.55%	31,195,555	12.35%	1,878.961
3D	43,940.686	33.22%	76,649,270	30.35%	1,744.380
4D1	13,744.308	10.39%	19,224,020	7.61%	1,398.689
4D	1,642.768	1.24%	1,594,270	0.63%	970.477
Dry Total	132,252.988	100.00%	252,591,790	100.00%	1,909.913

Grass:

1G1	862.123	3.20%	708,075	3.60%	821.315
1G	2,096.949	7.77%	1,740,375	8.84%	829.955
2G1	3,344.789	12.40%	2,742,415	13.93%	819.906
2G	2,478.267	9.18%	1,923,255	9.77%	776.048
3G1	2,202.373	8.16%	1,755,905	8.92%	797.278
3G	5,870.864	21.76%	4,268,965	21.69%	727.144
4G1	5,486.450	20.33%	3,733,700	18.97%	680.531
4G	4,640.421	17.20%	2,810,115	14.28%	605.573
Grass Total	26,982.236	100.00%	19,682,805	100.00%	729.472

Irrigated Total	170,969.401	51.22%	362,951,575	57.09%	2,122.903
Dry Total	132,252.988	39.62%	252,591,790	39.73%	1,909.913
Grass Total	26,982.236	8.08%	19,682,805	3.10%	729.472
Waste	2,378.322	0.71%	178,430	0.03%	75.023
Other	1,191.681	0.36%	305,535	0.05%	256.389
Exempt	0.000	0.00%			
Market Area Total	333,774.628	100.00%	635,710,135	100.00%	1,904.608

As Related to the County as a Whole

Irrigated Total	170,969.401	85.97%	362,951,575	87.33%	
Dry Total	132,252.988	96.43%	252,591,790	97.10%	
Grass Total	26,982.236	56.31%	19,682,805	57.52%	
Waste	2,378.322	49.05%	178,430	49.05%	
Other	1,191.681	75.43%	305,535	91.41%	
Exempt	0.000	0.00%			
Market Area Total	333,774.628	85.50%	635,710,135	89.45%	

2008 Agricultural Land Detail

County 71 - Platte

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	9,874.422	21,776,765	188,990.482	393,825,645
Dry	0.000	0	2,328.206	4,583,430	134,824.717	255,547,025
Grass	0.000	0	3,130.640	2,462,580	44,788.929	31,757,220
Waste	0.000	0	919.853	68,995	3,929.207	294,770
Other	0.000	0	68.011	6,460	1,511.807	327,785
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	16,321.132	28,898,230	374,045.142	681,752,445

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	198,864.904	415,602,410	198,864.904	50.94%	415,602,410	58.48%	2,089.873
Dry	137,152.923	260,130,455	137,152.923	35.13%	260,130,455	36.60%	1,896.645
Grass	47,919.569	34,219,800	47,919.569	12.28%	34,219,800	4.82%	714.109
Waste	4,849.060	363,765	4,849.060	1.24%	363,765	0.05%	75.017
Other	1,579.818	334,245	1,579.818	0.40%	334,245	0.05%	211.571
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	390,366.274	710,650,675	390,366.274	100.00%	710,650,675	100.00%	1,820.471

* 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)**

71 Platte

	2007 CTL County Total	2008 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2008 Growth (New Construction Value)	% Change excl. Growth
1. Residential	1,002,739,390	1,055,107,980	52,368,590	5.22	23,104,069	2.92
2. Recreational	1,129,095	1,237,450	108,355	9.6	0	9.6
3. Ag-Homesite Land, Ag-Res Dwellings	95,035,085	100,709,075	5,673,990	5.97	*-----	5.97
4. Total Residential (sum lines 1-3)	1,098,903,570	1,157,054,505	58,150,935	5.29	23,104,069	3.19
5. Commercial	291,350,870	301,927,515	10,576,645	3.63	30,167,350	-6.72
6. Industrial	156,137,535	177,086,340	20,948,805	13.42	0	13.42
7. Ag-Farmsite Land, Outbuildings	72,287,970	75,030,060	2,742,090	3.79	3,724,765	-1.36
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	519,776,375	554,043,915	34,267,540	6.59	32,258,425	0.39
10. Total Non-Agland Real Property	1,618,679,945	1,711,098,420	92,418,475	5.71	56,996,184	2.19
11. Irrigated	349,556,210	415,602,410	66,046,200	18.89		
12. Dryland	246,232,950	260,130,455	13,897,505	5.64		
13. Grassland	31,951,895	34,219,800	2,267,905	7.1		
14. Wasteland	400,995	363,765	-37,230	-9.28		
15. Other Agland	187,620	187,620	146,625	78.15		
16. Total Agricultural Land	628,329,670	710,650,675	82,321,005	13.1		
17. Total Value of All Real Property (Locally Assessed)	2,247,009,615	2,421,749,095	174,739,480	7.78	56,996,184	5.24

*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.

PLATTE COUNTY
PLAN OF ASSESSMENT

Vanora Mulligan
PLATTE COUNTY ASSESSOR
3 Year Plan
Introduction

Pursuant to Neb. Laws 2005, LB263, Section 9.

County Description of Real Property in Platte County:

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

	Parcels	% of Total Parcels	% of Taxable	Value Base
Residential	11172	63%	45%	1,003,393,770
Commercial	1396	8%	13%	293,507,025
Industrial	66	.004%	6%	154,698,600
Recreational	26	.002%	1%	921,995
Agricultural	5017	29%	35%	796,140,185
Special Value	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
	17,677	100%	100%	2,248,661,575

Agricultural land-taxable acres 409,353.608

New Property: For assessment year 2008, an estimated 368 building permits and/or information statements were filed for new property construction/additions in the county.

Current Assessment Procedures for Real Property

Staff

1 Assessor
1 Deputy Assessor
3 Fulltime Clerks
1 Appraiser
1 Appraiser Assistants
1 Part time Clerk

Assessor prints and checks all reports. Helps with the sales review process for residential, Ag, and commercial properties. Tax corrections are written by the Assessor /Deputy Assessor.

Assessor, Deputy Assessor and 3.5 Clerks work on Personal Property & Homestead Exemptions, answers the phone.

Deputy Assessor- Updates the cadastral maps. Helps with implementing GIS entering land use. Reviews ag land sales.

Clerks in the assessor's office assist in all the general duties in the office. Personal property, homestead exemptions, entering data in the cama real estate system.

Appraiser and Appraiser Assistant- Sales review and appraisal review and pickup work for residential, commercial and ag properties.

Current Assessment Procedures for Real Property—

- A. Real Estate Transfers Statements are updated within a few weeks of when received from the Register of Deeds Office. The Assessor and Appraiser review the sales. Once reviewed the transfer statements are passed to a clerk, she will update the computer with the new information and green sheets are filled out for the Department of Assessment and Taxation. Information statements are filled out either by making phone calls or mail. We also send letters for appointments so the Appraiser or Appraiser Assistant can make a physical review of the property.
- B. Internal sales ratio studies are done by neighborhoods and Platte County works well with State of Nebraska Field Liaison and review results.

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

<u>Property Class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Residential	95	9.56	100.93
Commercial	97	14.36	99.48
Agricultural Land	72	21.01	103.04

Assessment Actions Planned for Assessment Year 2008:

Residential

Sales Review of neighborhoods. Plan to review Rural residential, Lake Areas and Golf Course Areas. Approx (411) parcels.

Commercial

Sales review checking the statistics. Commercial reappraisal Columbus downtown area planned for 2008.

Agricultural

Rural improvement review including acreages and farmsteads. Review ag land sales. Review market areas. Review Columbus, Woodville, Walker, & Bismark Townships.

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

Review some neighborhoods in Columbus. Sales review. Duncan, Monroe, Platte Center.

Commercial

Review sales and sales statistics.

Agricultural

Review ag land sales. Continue GIS. Review Butler, Saint Bernard, Grandville, Humphrey, Creston Townships.

Assessment Actions Planned for Assessment Year 2010

Residential- Sales review of all neighborhoods. Continue with the review using up dated cost tables & Pick-up work. Review towns Creston, Humphrey & Lindsay.

Commercial- Sales review of Commercial and Industrial. Pick-up work

Agricultural- Sales review on all land classes in each area. Review Joliet, Burrows, Grand Prairie, Sherman Townships.

2008 Assessment Survey for Platte County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	1
3.	Other full-time employees
	3
4.	Other part-time employees
	1
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$294,780
7.	Part of the budget that is dedicated to the computer system
	\$29,125
8.	Adopted budget, or granted budget if different from above
	\$284,780
9.	Amount of the total budget set aside for appraisal work
	N/A
10.	Amount of the total budget set aside for education/workshops
	\$1,000
11.	Appraisal/Reappraisal budget, if not part of the total budget
	N/A
12.	Other miscellaneous funds
	None

13.	Total budget
	\$284,780
a.	Was any of last year's budget not used:
	Yes, a minimal amount

B. Computer, Automation Information and GIS

1.	Administrative software
	County Solutions
2.	CAMA software
	County Solutions
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Deputy and Staff
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	Deputy and Staff
7.	Personal Property software:
	County Solutions

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	Columbus

4.	When was zoning implemented?
	Zoning has been implemented for several years

D. Contracted Services

1.	Appraisal Services
	Large commercial is contracted as needed
2.	Other services
	None

Certification

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

- Five copies to the Tax Equalization and Review Commission, by hand delivery.
- One copy to the Platte County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5937.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts