

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

77 Sarpy

Residential Real Property - Current

Number of Sales	7907	COD	4.61
Total Sales Price	\$1,262,437,870	PRD	100.71
Total Adj. Sales Price	\$1,262,437,870	COV	7.96
Total Assessed Value	\$1,219,999,553	STD	7.75
Avg. Adj. Sales Price	\$159,661	Avg. Abs. Dev.	4.49
Avg. Assessed Value	\$154,294	Min	8.33
Median	97.53	Max	158.85
Wgt. Mean	96.64	95% Median C.I.	97.44 to 97.64
Mean	97.33	95% Wgt. Mean C.I.	96.42 to 96.86
		95% Mean C.I.	97.16 to 97.50
% of Value of the Class of all Real Property Value in the County			74.79
% of Records Sold in the Study Period			14.77
% of Value Sold in the Study Period			15.72
Average Assessed Value of the Base			144,912

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	7907	97.53	4.61	100.71
2007	9017	97.89	5.03	100.97
2006	7416	97.17	11.25	98.34
2005	8,567	97.82	8.80	101.06
2004	5956	97.36	5.10	100.82
2003	4,043	97	3.75	100.09
2002	3,926	97	4.29	101.45
2001	3,949	97	4.78	100.2

2008 Commission Summary

77 Sarpy

Commercial Real Property - Current

Number of Sales	359	COD	9.53
Total Sales Price	\$268,193,563	PRD	101.47
Total Adj. Sales Price	\$267,610,433	COV	13.44
Total Assessed Value	\$250,370,230	STD	12.76
Avg. Adj. Sales Price	\$745,433	Avg. Abs. Dev.	9.22
Avg. Assessed Value	\$697,410	Min	53.17
Median	96.67	Max	136.36
Wgt. Mean	93.56	95% Median C.I.	95.67 to 98.23
Mean	94.93	95% Wgt. Mean C.I.	91.93 to 95.18
		95% Mean C.I.	93.61 to 96.25
% of Value of the Class of all Real Property Value in the County			22.57
% of Records Sold in the Study Period			13.16
% of Value Sold in the Study Period			10.7
Average Assessed Value of the Base			857,729

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	359	96.67	9.53	101.47
2007	318	96.16	11.98	103.38
2006	266	97.68	13.05	103.10
2005	237	97.40	9.84	104.07
2004	213	96.06	8.94	103.98
2003	234	97	9.41	103.32
2002	239	96	10.33	100.2
2001	229	97	10.94	100.17

2008 Opinions of the Property Tax Administrator for Sarpy 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 Sarpy County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Sarpy 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 Sarpy County is 97% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Sarpy County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	8136	MEDIAN:	96	COV:	26.84	95% Median C.I.:	95.67 to 96.03
TOTAL Sales Price:	1,296,342,173	WGT. MEAN:	86	STD:	23.97	95% Wgt. Mean C.I.:	85.62 to 87.01
TOTAL Adj.Sales Price:	1,296,342,173	MEAN:	89	AVG.ABS.DEV:	11.87	95% Mean C.I.:	88.78 to 89.83
TOTAL Assessed Value:	1,118,875,430						
AVG. Adj. Sales Price:	159,334	COD:	12.39	MAX Sales Ratio:	217.46		
AVG. Assessed Value:	137,521	PRD:	103.47	MIN Sales Ratio:	0.00		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DATE OF SALE *											
_____Qrtrs_____											
07/01/05 TO 09/30/05	1292	97.16	96.84	96.27	4.37	100.59	0.00	143.48	96.93 to 97.43	157,626	151,747
10/01/05 TO 12/31/05	1003	97.06	96.28	95.46	4.82	100.86	0.00	127.71	96.61 to 97.32	157,775	150,610
01/01/06 TO 03/31/06	942	97.64	96.14	94.66	5.78	101.57	0.00	137.26	97.20 to 97.82	160,021	151,475
04/01/06 TO 06/30/06	1235	96.78	93.39	92.18	7.89	101.31	0.00	137.39	96.31 to 97.10	158,777	146,353
07/01/06 TO 09/30/06	1151	90.65	78.80	73.42	22.04	107.32	0.00	181.93	89.85 to 91.49	165,855	121,778
10/01/06 TO 12/31/06	876	90.49	71.95	63.62	30.46	113.09	2.78	206.45	88.86 to 92.05	159,962	101,766
01/01/07 TO 03/31/07	699	95.43	85.40	81.01	17.24	105.42	0.00	149.01	94.39 to 96.12	153,374	124,247
04/01/07 TO 06/30/07	938	95.25	91.26	88.47	11.68	103.15	8.75	217.46	94.67 to 95.76	159,247	140,891
_____Study Years_____											
07/01/05 TO 06/30/06	4472	97.12	95.61	94.61	5.75	101.05	0.00	143.48	96.96 to 97.26	158,482	149,945
07/01/06 TO 06/30/07	3664	92.96	81.61	76.30	20.51	106.96	0.00	217.46	92.54 to 93.37	160,373	122,357
_____Calendar Yrs_____											
01/01/06 TO 12/31/06	4204	95.05	85.54	81.54	16.01	104.90	0.00	206.45	94.77 to 95.33	161,240	131,482
_____ALL_____											
	8136	95.82	89.31	86.31	12.39	103.47	0.00	217.46	95.67 to 96.03	159,334	137,521
ASSESSOR LOCATION											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8136	95.82	89.31	86.31	12.39	103.47	0.00	217.46	95.67 to 96.03	159,334	137,521
_____ALL_____											
	8136	95.82	89.31	86.31	12.39	103.47	0.00	217.46	95.67 to 96.03	159,334	137,521
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	2288	94.69	92.87	92.33	8.40	100.58	0.00	206.45	94.32 to 95.01	139,668	128,958
2	3434	95.86	86.53	83.44	14.61	103.71	0.00	143.37	95.64 to 96.16	175,783	146,671
3	2414	96.83	89.87	85.80	12.82	104.75	0.00	217.46	96.55 to 97.17	154,573	132,621
_____ALL_____											
	8136	95.82	89.31	86.31	12.39	103.47	0.00	217.46	95.67 to 96.03	159,334	137,521
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	6716	95.07	87.52	85.86	13.21	101.94	0.00	157.69	94.85 to 95.28	181,189	155,560
2	1355	100.08	97.92	94.03	6.58	104.14	7.81	206.45	100.00 to 100.10	54,913	51,633
3	65	96.22	94.31	82.20	23.24	114.74	0.00	217.46	90.54 to 99.01	77,959	64,079
_____ALL_____											
	8136	95.82	89.31	86.31	12.39	103.47	0.00	217.46	95.67 to 96.03	159,334	137,521

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

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TOTAL Adj.Sales Price:	1,296,342,173	MEAN:	89	AVG.ABS.DEV:	11.87	95% Mean C.I.:	88.78 to 89.83
TOTAL Assessed Value:	1,118,875,430						
AVG. Adj. Sales Price:	159,334	COD:	12.39	MAX Sales Ratio:	217.46		
AVG. Assessed Value:	137,521	PRD:	103.47	MIN Sales Ratio:	0.00		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	8107	95.82	89.23	86.31	12.33	103.39	0.00	206.45	95.65 to 96.02	159,791	137,913
06	21	99.30	103.46	81.07	27.20	127.63	35.87	181.93	78.56 to 129.81	31,133	25,239
07	8	106.90	125.71	110.84	22.98	113.42	96.98	217.46	96.98 to 217.46	31,836	35,289
<u>ALL</u>	<u>8136</u>	<u>95.82</u>	<u>89.31</u>	<u>86.31</u>	<u>12.39</u>	<u>103.47</u>	<u>0.00</u>	<u>217.46</u>	<u>95.67 to 96.03</u>	<u>159,334</u>	<u>137,521</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032	1	102.03	102.03	102.03			102.03	102.03	N/A	39,355	40,154
28-0001	575	95.04	93.79	93.15	7.25	100.69	0.00	127.73	94.27 to 95.57	134,057	124,868
28-0017	1628	96.34	89.44	87.09	12.06	102.70	0.00	139.64	95.92 to 96.67	145,147	126,403
77-0001	1748	94.87	88.30	86.06	12.61	102.61	0.00	149.01	94.48 to 95.29	155,052	133,434
77-0027	2672	95.76	88.76	86.02	12.54	103.18	0.00	206.45	95.48 to 96.05	175,121	150,642
77-0037	1261	97.49	89.16	83.11	14.36	107.27	0.00	217.46	97.04 to 97.79	158,113	131,413
77-0046	251	95.07	91.68	89.23	11.25	102.75	0.00	181.93	93.13 to 96.27	177,616	158,482
78-0001											
NonValid School											
<u>ALL</u>	<u>8136</u>	<u>95.82</u>	<u>89.31</u>	<u>86.31</u>	<u>12.39</u>	<u>103.47</u>	<u>0.00</u>	<u>217.46</u>	<u>95.67 to 96.03</u>	<u>159,334</u>	<u>137,521</u>

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	1819	98.69	95.20	89.71	8.59	106.12	7.43	206.45	98.36 to 99.26	92,871	83,319
Prior TO 1860											
1860 TO 1899	14	88.26	82.52	84.60	15.58	97.55	0.00	101.14	75.48 to 98.28	114,800	97,115
1900 TO 1919	43	92.80	93.19	92.06	10.17	101.23	64.48	120.02	88.92 to 99.75	128,999	118,755
1920 TO 1939	33	96.11	94.09	89.72	8.17	104.86	63.81	120.73	89.43 to 98.04	163,516	146,712
1940 TO 1949	107	93.56	92.94	88.77	12.54	104.70	0.00	161.22	90.80 to 96.58	99,586	88,400
1950 TO 1959	219	93.26	92.59	91.19	11.00	101.53	0.00	217.46	90.91 to 95.08	109,090	99,484
1960 TO 1969	581	94.38	93.46	92.98	8.36	100.52	0.00	157.69	93.51 to 95.18	120,902	112,409
1970 TO 1979	640	95.37	94.88	94.56	6.70	100.34	0.00	139.64	94.73 to 95.94	139,821	132,216
1980 TO 1989	767	94.86	93.84	93.76	6.27	100.09	0.00	127.53	94.35 to 95.36	153,092	143,537
1990 TO 1994	324	95.17	94.80	94.94	5.04	99.85	0.00	113.66	94.40 to 95.85	175,640	166,758
1995 TO 1999	630	95.64	95.34	94.93	5.07	100.43	0.00	131.90	94.94 to 96.12	194,715	184,844
2000 TO Present	2959	95.06	80.14	79.26	20.46	101.11	0.00	132.98	94.69 to 95.31	210,740	167,036
<u>ALL</u>	<u>8136</u>	<u>95.82</u>	<u>89.31</u>	<u>86.31</u>	<u>12.39</u>	<u>103.47</u>	<u>0.00</u>	<u>217.46</u>	<u>95.67 to 96.03</u>	<u>159,334</u>	<u>137,521</u>

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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(!: Derived)

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 TOTAL Sales Price: 1,296,342,173 WGT. MEAN: 86 STD: 23.97 95% Wgt. Mean C.I.: 85.62 to 87.01
 TOTAL Adj.Sales Price: 1,296,342,173 MEAN: 89 AVG.ABS.DEV: 11.87 95% Mean C.I.: 88.78 to 89.83
 TOTAL Assessed Value: 1,118,875,430
 AVG. Adj. Sales Price: 159,334 COD: 12.39 MAX Sales Ratio: 217.46
 AVG. Assessed Value: 137,521 PRD: 103.47 MIN Sales Ratio: 0.00

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	6	99.98	99.26	84.21	16.56	117.87	52.25	144.00	52.25 to 144.00	1,889	1,590	
5000 TO 9999	6	114.38	125.00	124.78	44.94	100.17	55.00	217.46	55.00 to 217.46	6,473	8,078	
Total \$ _____												
1 TO 9999	12	99.98	112.13	115.62	33.99	96.98	52.25	217.46	66.86 to 144.00	4,181	4,834	
10000 TO 29999	314	100.36	104.16	103.57	7.94	100.57	14.29	206.45	100.20 to 100.48	25,773	26,692	
30000 TO 59999	907	100.00	98.29	98.10	4.71	100.19	20.44	132.35	99.22 to 100.08	40,616	39,847	
60000 TO 99999	391	97.09	96.23	95.99	10.29	100.25	0.00	157.69	96.11 to 98.25	84,764	81,363	
100000 TO 149999	2630	94.82	90.72	90.53	9.37	100.21	0.00	132.98	94.44 to 95.11	129,121	116,891	
150000 TO 249999	2891	95.43	85.63	85.44	15.02	100.22	0.00	128.57	95.15 to 95.69	190,407	162,680	
250000 TO 499999	954	93.83	80.37	80.31	19.86	100.08	0.00	122.14	93.22 to 94.47	308,004	247,358	
500000 +	37	91.11	79.81	83.81	17.27	95.22	0.00	101.90	77.71 to 92.91	927,611	777,442	
ALL	8136	95.82	89.31	86.31	12.39	103.47	0.00	217.46	95.67 to 96.03	159,334	137,521	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	69	0.00	10.60	0.16	*****	6541.62	0.00	144.00	0.00 to 0.00	170,775	276	
5000 TO 9999	12	4.87	18.44	5.60	290.28	329.17	3.71	98.94	4.33 to 20.63	135,170	7,572	
Total \$ _____												
1 TO 9999	81	0.00	11.77	0.82	*****	1434.24	0.00	144.00	0.00 to 0.00	165,500	1,357	
10000 TO 29999	687	14.52	49.18	17.93	273.84	274.36	2.78	217.46	12.13 to 17.49	122,878	22,026	
30000 TO 59999	1049	99.52	90.42	64.11	13.74	141.04	7.91	206.45	98.61 to 100.00	62,493	40,064	
60000 TO 99999	586	91.03	87.87	80.22	13.67	109.53	15.46	149.01	90.00 to 92.49	105,094	84,304	
100000 TO 149999	2688	95.04	94.46	93.69	5.64	100.82	26.27	157.69	94.78 to 95.30	134,391	125,910	
150000 TO 249999	2381	96.59	95.64	94.81	5.30	100.87	28.90	128.57	96.32 to 96.84	200,880	190,461	
250000 TO 499999	641	97.07	96.40	95.49	5.51	100.95	49.86	122.91	96.59 to 97.36	320,707	306,254	
500000 +	23	93.11	91.77	91.22	7.19	100.60	50.45	109.04	91.81 to 96.74	1,141,927	1,041,643	
ALL	8136	95.82	89.31	86.31	12.39	103.47	0.00	217.46	95.67 to 96.03	159,334	137,521	

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:	8136	MEDIAN:	96	COV:	26.84	95% Median C.I.:	95.67 to 96.03
TOTAL Sales Price:	1,296,342,173	WGT. MEAN:	86	STD:	23.97	95% Wgt. Mean C.I.:	85.62 to 87.01
TOTAL Adj.Sales Price:	1,296,342,173	MEAN:	89	AVG.ABS.DEV:	11.87	95% Mean C.I.:	88.78 to 89.83
TOTAL Assessed Value:	1,118,875,430						
AVG. Adj. Sales Price:	159,334	COD:	12.39	MAX Sales Ratio:	217.46		
AVG. Assessed Value:	137,521	PRD:	103.47	MIN Sales Ratio:	0.00		

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QUALITY											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	46	96.00	94.24	92.41	7.36	101.98	66.43	127.01	93.29 to 97.98	144,295	133,345
0	1705	99.08	95.81	91.12	8.09	105.15	7.43	206.45	98.58 to 99.86	85,931	78,301
20	59	93.70	92.70	83.15	23.65	111.48	0.00	217.46	88.31 to 99.01	91,714	76,257
25	34	95.88	92.79	91.78	16.32	101.10	0.00	157.69	89.43 to 100.15	81,049	74,384
30	3597	94.53	88.56	87.08	11.96	101.71	0.00	149.01	94.23 to 94.81	140,224	122,102
35	1390	95.64	88.46	87.65	12.04	100.92	0.00	128.57	95.26 to 95.90	192,726	168,933
40	943	95.56	83.73	82.77	17.81	101.16	0.00	137.26	94.97 to 96.19	247,542	204,887
45	278	95.19	81.53	80.54	19.59	101.24	0.00	121.51	93.91 to 96.75	329,415	265,294
5	4	72.82	78.12	71.96	12.13	108.57	66.84	100.00	N/A	86,250	62,062
50	71	93.90	83.72	81.09	17.08	103.25	0.00	110.45	90.44 to 96.70	454,450	368,513
55	6	97.95	98.35	98.47	3.22	99.87	93.64	107.58	93.64 to 107.58	441,741	434,999
60	3	96.30	93.69	89.01	11.53	105.25	75.73	109.04	N/A	825,989	735,249
<u>ALL</u>	<u>8136</u>	<u>95.82</u>	<u>89.31</u>	<u>86.31</u>	<u>12.39</u>	<u>103.47</u>	<u>0.00</u>	<u>217.46</u>	<u>95.67 to 96.03</u>	<u>159,334</u>	<u>137,521</u>

STYLE											
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	641	98.36	90.50	76.62	15.02	118.11	7.43	206.45	97.74 to 99.22	70,119	53,727
0	1130	99.22	97.99	96.03	4.98	102.04	20.37	155.44	98.63 to 100.00	97,820	93,937
101	4221	94.81	88.44	86.34	12.51	102.43	0.00	217.46	94.50 to 95.07	163,868	141,482
102	1343	95.52	84.05	83.08	16.80	101.17	0.00	132.98	95.05 to 95.90	233,512	193,995
103	566	95.22	89.59	89.58	10.63	100.01	0.00	125.99	94.61 to 95.69	153,940	137,898
104	221	95.07	90.37	88.56	11.15	102.04	0.00	129.83	93.30 to 96.46	210,670	186,567
106	14	94.20	71.11	67.84	30.50	104.81	0.00	103.54	11.26 to 101.77	133,902	90,838
<u>ALL</u>	<u>8136</u>	<u>95.82</u>	<u>89.31</u>	<u>86.31</u>	<u>12.39</u>	<u>103.47</u>	<u>0.00</u>	<u>217.46</u>	<u>95.67 to 96.03</u>	<u>159,334</u>	<u>137,521</u>

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:	8136	MEDIAN:	96	COV:	26.84	95% Median C.I.:	95.67 to 96.03
TOTAL Sales Price:	1,296,342,173	WGT. MEAN:	86	STD:	23.97	95% Wgt. Mean C.I.:	85.62 to 87.01
TOTAL Adj.Sales Price:	1,296,342,173	MEAN:	89	AVG.ABS.DEV:	11.87	95% Mean C.I.:	88.78 to 89.83
TOTAL Assessed Value:	1,118,875,430						
AVG. Adj. Sales Price:	159,334	COD:	12.39	MAX Sales Ratio:	217.46		
AVG. Assessed Value:	137,521	PRD:	103.47	MIN Sales Ratio:	0.00		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1675	98.92	95.76	91.34	8.03	104.83	7.43	206.45	98.46 to 99.60	89,533	81,783
0	83	100.00	95.29	83.87	9.85	113.62	18.10	132.35	96.83 to 100.12	47,908	40,178
10	1	86.98	86.98	86.98			86.98	86.98	N/A	145,500	126,549
15	1	107.92	107.92	107.92			107.92	107.92	N/A	99,000	106,841
20	24	99.35	102.04	93.77	25.53	108.81	0.00	217.46	86.61 to 118.64	85,438	80,119
25	83	95.73	97.47	94.06	12.66	103.62	0.00	161.22	93.81 to 99.30	100,400	94,437
30	5504	95.09	86.72	84.94	14.02	102.09	0.00	157.69	94.84 to 95.29	186,376	158,313
35	436	94.50	92.73	92.44	7.66	100.31	0.00	125.94	93.72 to 95.45	142,671	131,889
40	309	92.98	90.33	90.44	9.27	99.88	0.00	122.91	91.55 to 94.38	134,473	121,614
45	8	93.78	94.87	96.71	9.90	98.10	80.97	115.69	80.97 to 115.69	121,750	117,743
50	12	96.00	96.76	96.66	3.31	100.10	91.25	106.38	92.45 to 100.09	101,620	98,231
<u>ALL</u>	<u>8136</u>	<u>95.82</u>	<u>89.31</u>	<u>86.31</u>	<u>12.39</u>	<u>103.47</u>	<u>0.00</u>	<u>217.46</u>	<u>95.67 to 96.03</u>	<u>159,334</u>	<u>137,521</u>

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

Residential

New construction permits, 5 year inspections, sales review of all valid real estate transactions.

2008 Assessment Survey for Sarpy County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by: Residential Appraisal Staff
2.	Valuation done by: Residential Appraisal Staff
3.	Pickup work done by whom: Residential Appraisal Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? 2006
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information? 2007 The depreciation schedules are updated every year county wide for all sales. Individual market area studies are conducted to identify the economic depreciation fields are adjusted.
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: 255 Market areas to identify the differing market forces in play across the county.
8.	How are these defined? Similar construction within subdivisions or grouping of subdivisions (areas that are competing for the same buyer).
9.	Is "Assessor Location" a usable valuation identity? No

10.	Does the assessor location “suburban” mean something other than rural residential? <i>(that is, does the “suburban” location have its own market?)</i>
	N/A A better reference would be the market areas or grouping of market areas and not the suburban location identifier. The entire county is influenced by the urbanization of all parcels. And the suburban influence extends way beyond the statutory 1, 2 or 3 mile boundaries.
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>
	None, A better reference would be the market areas or grouping of market areas and not the suburban location identifier. The entire county is influenced by the urbanization of all parcels. And the suburban influence extends way beyond the statutory 1, 2 or 3 mile boundaries.
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
2453			2453

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:	7907	MEDIAN:	98	COV:	7.96	95% Median C.I.:	97.44 to 97.64
TOTAL Sales Price:	1,262,437,870	WGT. MEAN:	97	STD:	7.75	95% Wgt. Mean C.I.:	96.42 to 96.86
TOTAL Adj.Sales Price:	1,262,437,870	MEAN:	97	AVG.ABS.DEV:	4.49	95% Mean C.I.:	97.16 to 97.50
TOTAL Assessed Value:	1,219,999,553						
AVG. Adj. Sales Price:	159,660	COD:	4.61	MAX Sales Ratio:	158.85		
AVG. Assessed Value:	154,293	PRD:	100.71	MIN Sales Ratio:	8.33		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	1257	97.64	97.59	96.98	4.16	100.64	69.44	129.09	97.41 to 97.89	156,480	151,748
10/01/05 TO 12/31/05	979	97.39	97.41	96.93	4.28	100.50	20.63	121.83	97.03 to 97.66	158,099	153,247
01/01/06 TO 03/31/06	925	98.04	98.28	97.42	4.15	100.88	70.00	123.20	97.74 to 98.39	160,388	156,254
04/01/06 TO 06/30/06	1186	97.38	97.27	96.79	4.14	100.51	66.23	131.32	97.09 to 97.63	158,992	153,880
07/01/06 TO 09/30/06	1120	97.31	97.45	96.92	4.35	100.55	35.25	147.71	97.10 to 97.56	166,560	161,428
10/01/06 TO 12/31/06	848	97.64	97.77	96.59	4.73	101.22	8.33	158.85	97.27 to 97.95	160,494	155,022
01/01/07 TO 03/31/07	680	97.89	98.07	97.54	4.49	100.54	33.82	128.26	97.63 to 98.36	154,923	151,118
04/01/07 TO 06/30/07	912	97.02	94.86	93.92	6.88	101.00	8.88	137.30	96.64 to 97.39	160,134	150,400
<u>Study Years</u>											
07/01/05 TO 06/30/06	4347	97.59	97.61	97.01	4.19	100.62	20.63	131.32	97.47 to 97.72	158,362	153,626
07/01/06 TO 06/30/07	3560	97.44	96.98	96.19	5.12	100.82	8.33	158.85	97.28 to 97.62	161,246	155,108
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	4079	97.56	97.65	96.93	4.33	100.75	8.33	158.85	97.41 to 97.69	161,699	156,729
<u>ALL</u>											
	7907	97.53	97.33	96.64	4.61	100.71	8.33	158.85	97.44 to 97.64	159,660	154,293

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7907	97.53	97.33	96.64	4.61	100.71	8.33	158.85	97.44 to 97.64	159,660	154,293
<u>ALL</u>											
	7907	97.53	97.33	96.64	4.61	100.71	8.33	158.85	97.44 to 97.64	159,660	154,293

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	2183	97.10	97.09	96.96	4.76	100.13	46.19	128.41	96.86 to 97.27	140,702	136,429
2	3372	97.72	97.34	96.61	4.15	100.76	8.33	128.57	97.54 to 97.80	175,869	169,906
3	2351	97.69	97.53	96.41	5.09	101.16	14.52	158.85	97.50 to 97.81	154,008	148,477
30	1	101.43	101.43	101.43			101.43	101.43	N/A	176,000	178,518
<u>ALL</u>											
	7907	97.53	97.33	96.64	4.61	100.71	8.33	158.85	97.44 to 97.64	159,660	154,293

STATUS: IMPROVED, UNIMPROVED & IOLL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	6534	97.13	96.82	96.52	4.38	100.32	8.33	130.18	97.05 to 97.22	181,679	175,354
2	1309	100.11	99.87	98.70	4.52	101.19	20.63	158.85	100.10 to 100.12	53,686	52,989
3	64	96.89	96.79	96.13	10.19	100.69	47.80	147.71	92.77 to 99.70	79,166	76,099
<u>ALL</u>											
	7907	97.53	97.33	96.64	4.61	100.71	8.33	158.85	97.44 to 97.64	159,660	154,293

PAD 2008 R&O Statistics

Base Stat

State Stat Run

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(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	7907	MEDIAN:	98	COV:	7.96	95% Median C.I.:	97.44 to 97.64
TOTAL Sales Price:	1,262,437,870	WGT. MEAN:	97	STD:	7.75	95% Wgt. Mean C.I.:	96.42 to 96.86
TOTAL Adj.Sales Price:	1,262,437,870	MEAN:	97	AVG.ABS.DEV:	4.49	95% Mean C.I.:	97.16 to 97.50
TOTAL Assessed Value:	1,219,999,553						
AVG. Adj. Sales Price:	159,660	COD:	4.61	MAX Sales Ratio:	158.85		
AVG. Assessed Value:	154,293	PRD:	100.71	MIN Sales Ratio:	8.33		

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PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	7879	97.53	97.33	96.64	4.57	100.72	8.33	158.85	97.44 to 97.64	160,112	154,736
06	21	96.61	95.98	88.76	16.00	108.13	50.93	147.71	83.80 to 100.56	31,133	27,634
07	7	99.78	94.91	99.87	13.48	95.04	47.80	115.20	47.80 to 115.20	36,285	36,237
<u>ALL</u>	<u>7907</u>	<u>97.53</u>	<u>97.33</u>	<u>96.64</u>	<u>4.61</u>	<u>100.71</u>	<u>8.33</u>	<u>158.85</u>	<u>97.44 to 97.64</u>	<u>159,660</u>	<u>154,293</u>

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032	1	111.59	111.59	111.59			111.59	111.59	N/A	39,355	43,918
28-0001	539	96.81	97.27	97.20	4.63	100.07	58.55	124.62	96.37 to 97.39	133,446	129,713
28-0017	1592	97.37	96.92	96.50	4.43	100.44	14.52	130.18	97.17 to 97.60	145,805	140,705
77-0001	1712	97.28	96.92	96.45	4.48	100.49	8.88	128.41	97.11 to 97.45	155,688	150,164
77-0027	2601	97.65	97.43	96.79	4.20	100.66	8.33	128.57	97.47 to 97.74	175,935	170,290
77-0037	1221	98.08	98.31	96.84	5.28	101.52	9.86	158.85	97.80 to 98.40	156,864	151,900
77-0046	241	97.56	96.89	95.05	7.16	101.93	20.63	147.71	97.14 to 98.00	177,052	168,294
78-0001											
NonValid School											
<u>ALL</u>	<u>7907</u>	<u>97.53</u>	<u>97.33</u>	<u>96.64</u>	<u>4.61</u>	<u>100.71</u>	<u>8.33</u>	<u>158.85</u>	<u>97.44 to 97.64</u>	<u>159,660</u>	<u>154,293</u>

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	1776	100.00	98.86	96.83	4.74	102.10	20.63	158.85	99.44 to 100.00	93,023	90,076
Prior TO 1860											
1860 TO 1899	13	93.10	90.31	90.15	7.84	100.19	69.97	102.62	80.52 to 98.40	113,246	102,087
1900 TO 1919	38	97.35	97.21	97.06	6.88	100.15	64.60	123.58	94.39 to 101.18	132,038	128,163
1920 TO 1939	32	97.59	98.52	93.16	6.35	105.76	81.21	119.93	95.83 to 100.75	164,251	153,008
1940 TO 1949	102	96.65	96.29	96.11	6.63	100.19	79.59	122.18	93.67 to 98.09	100,063	96,168
1950 TO 1959	212	97.18	97.42	97.13	6.21	100.30	50.93	137.30	96.70 to 97.80	109,221	106,091
1960 TO 1969	545	96.96	97.02	96.91	5.04	100.12	47.80	121.06	96.38 to 97.42	122,157	118,377
1970 TO 1979	611	97.27	97.65	97.50	4.64	100.15	71.83	126.36	96.90 to 97.80	140,260	136,760
1980 TO 1989	747	97.06	97.26	97.18	4.21	100.09	79.74	118.51	96.64 to 97.38	153,531	149,205
1990 TO 1994	317	97.35	97.43	97.47	3.69	99.96	79.60	116.87	96.85 to 97.76	174,755	170,340
1995 TO 1999	612	97.29	97.16	96.83	3.71	100.33	77.17	113.18	96.91 to 97.59	193,717	187,586
2000 TO Present	2902	97.14	96.47	96.25	4.31	100.23	8.33	130.18	97.02 to 97.29	210,614	202,720
<u>ALL</u>	<u>7907</u>	<u>97.53</u>	<u>97.33</u>	<u>96.64</u>	<u>4.61</u>	<u>100.71</u>	<u>8.33</u>	<u>158.85</u>	<u>97.44 to 97.64</u>	<u>159,660</u>	<u>154,293</u>

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Sales Price:	1,262,437,870	WGT. MEAN:	97	STD:	7.75	95% Wgt. Mean C.I.:	96.42 to 96.86
TOTAL Adj.Sales Price:	1,262,437,870	MEAN:	97	AVG.ABS.DEV:	4.49	95% Mean C.I.:	97.16 to 97.50
TOTAL Assessed Value:	1,219,999,553						
AVG. Adj. Sales Price:	159,660	COD:	4.61	MAX Sales Ratio:	158.85		
AVG. Assessed Value:	154,293	PRD:	100.71	MIN Sales Ratio:	8.33		

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	4	97.93	85.91	94.20	14.36	91.20	47.80	100.00	N/A	1,659	1,563	
5000 TO 9999	5	89.00	100.29	99.29	25.48	101.00	66.86	147.71	N/A	6,768	6,720	
Total \$ _____												
1 TO 9999	9	95.90	93.90	98.46	20.46	95.37	47.80	147.71	66.86 to 115.20	4,498	4,428	
10000 TO 29999	296	100.33	102.78	102.59	5.59	100.19	59.62	137.30	100.20 to 100.72	25,802	26,470	
30000 TO 59999	899	100.10	99.07	99.01	3.86	100.06	20.63	158.85	100.00 to 100.11	40,646	40,244	
60000 TO 99999	355	98.38	98.97	98.79	7.15	100.18	46.19	129.09	97.52 to 99.20	85,019	83,993	
100000 TO 149999	2556	97.08	96.83	96.76	4.30	100.08	9.86	130.18	96.88 to 97.25	129,255	125,066	
150000 TO 249999	2827	97.27	97.00	96.99	4.17	100.00	8.88	125.16	97.13 to 97.39	190,433	184,710	
250000 TO 499999	929	96.81	95.97	95.80	4.57	100.17	8.33	131.32	96.50 to 97.07	307,398	294,492	
500000 +	36	92.65	90.01	91.00	7.33	98.90	70.54	101.90	88.51 to 95.95	936,992	852,698	
ALL	7907	97.53	97.33	96.64	4.61	100.71	8.33	158.85	97.44 to 97.64	159,660	154,293	

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	6	89.28	82.20	80.83	18.40	101.69	47.80	100.00	47.80 to 100.00	3,247	2,624	
5000 TO 9999	5	88.27	74.54	52.38	28.08	142.32	20.63	115.20	N/A	14,000	7,332	
Total \$ _____												
1 TO 9999	11	88.27	78.72	58.57	22.91	134.39	20.63	115.20	47.80 to 100.00	8,134	4,764	
10000 TO 29999	287	100.19	97.86	84.06	8.59	116.42	8.33	147.71	100.17 to 100.20	30,665	25,775	
30000 TO 59999	933	100.10	98.51	93.81	4.94	105.00	14.52	128.57	100.09 to 100.11	42,950	40,292	
60000 TO 99999	420	96.82	95.35	92.35	8.02	103.24	21.20	158.85	95.37 to 97.25	91,919	84,891	
100000 TO 149999	2718	96.92	96.97	96.68	4.01	100.30	34.49	130.18	96.69 to 97.10	132,010	127,633	
150000 TO 249999	2687	97.36	97.59	97.36	3.75	100.24	61.65	121.06	97.24 to 97.54	196,338	191,149	
250000 TO 499999	823	97.38	97.48	97.00	4.08	100.50	70.54	125.16	97.13 to 97.66	314,991	305,543	
500000 +	28	95.60	94.80	93.34	7.69	101.57	72.55	131.32	92.32 to 96.28	1,045,132	975,530	
ALL	7907	97.53	97.33	96.64	4.61	100.71	8.33	158.85	97.44 to 97.64	159,660	154,293	

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:	7907	MEDIAN:	98	COV:	7.96	95% Median C.I.:	97.44 to 97.64
TOTAL Sales Price:	1,262,437,870	WGT. MEAN:	97	STD:	7.75	95% Wgt. Mean C.I.:	96.42 to 96.86
TOTAL Adj.Sales Price:	1,262,437,870	MEAN:	97	AVG.ABS.DEV:	4.49	95% Mean C.I.:	97.16 to 97.50
TOTAL Assessed Value:	1,219,999,553						
AVG. Adj. Sales Price:	159,660	COD:	4.61	MAX Sales Ratio:	158.85		
AVG. Assessed Value:	154,293	PRD:	100.71	MIN Sales Ratio:	8.33		

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QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	45	96.13	96.19	95.04	6.62	101.21	66.43	117.07	94.20 to 100.12		145,212	138,015
0	1665	100.00	99.04	97.14	4.66	101.96	20.63	158.85	99.76 to 100.08		85,937	83,478
20	58	96.10	95.78	96.45	9.94	99.30	47.80	137.30	92.55 to 99.23		93,283	89,968
25	30	97.97	98.11	96.60	6.09	101.56	81.40	122.18	94.84 to 99.94		80,294	77,564
30	3488	97.03	96.81	96.63	4.50	100.19	8.88	130.18	96.85 to 97.16		140,841	136,089
35	1355	97.21	97.06	96.92	3.84	100.14	14.76	123.20	97.03 to 97.40		193,142	187,199
40	915	97.53	97.41	97.09	4.46	100.33	15.14	125.16	97.28 to 97.81		247,801	240,593
45	273	97.29	95.88	95.49	4.86	100.40	8.33	127.17	96.55 to 97.73		329,570	314,721
5	4	96.51	93.93	92.05	6.33	102.04	82.61	100.07	N/A		86,250	79,393
50	65	96.02	94.12	93.07	6.00	101.12	14.52	108.02	95.28 to 97.65		459,248	427,438
55	6	98.63	99.09	98.87	1.39	100.22	97.05	103.39	97.05 to 103.39		441,741	436,768
60	3	90.02	87.82	86.01	7.08	102.11	77.17	96.28	N/A		825,989	710,404
<u>ALL</u>	<u>7907</u>	<u>97.53</u>	<u>97.33</u>	<u>96.64</u>	<u>4.61</u>	<u>100.71</u>	<u>8.33</u>	<u>158.85</u>	<u>97.44 to 97.64</u>		<u>159,660</u>	<u>154,293</u>

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	619	99.48	98.54	96.12	5.43	102.52	21.20	158.85	98.61 to 100.00		70,776	68,030
0	1110	100.00	99.12	97.41	4.35	101.76	20.63	131.32	99.79 to 100.10		97,426	94,899
101	4086	97.12	96.83	96.55	4.61	100.29	8.33	137.30	96.99 to 97.26		164,419	158,754
102	1321	97.35	97.21	96.86	4.12	100.36	12.35	130.18	97.17 to 97.54		233,237	225,913
103	547	96.98	96.63	96.58	3.69	100.05	33.35	113.03	96.67 to 97.31		154,337	149,062
104	210	96.78	96.35	95.00	5.18	101.42	69.97	117.46	95.91 to 97.38		210,764	200,233
106	14	97.51	99.88	99.18	4.21	100.71	92.71	126.36	95.96 to 100.79		133,902	132,807
<u>ALL</u>	<u>7907</u>	<u>97.53</u>	<u>97.33</u>	<u>96.64</u>	<u>4.61</u>	<u>100.71</u>	<u>8.33</u>	<u>158.85</u>	<u>97.44 to 97.64</u>		<u>159,660</u>	<u>154,293</u>

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:	7907	MEDIAN:	98	COV:	7.96	95% Median C.I.:	97.44 to 97.64
TOTAL Sales Price:	1,262,437,870	WGT. MEAN:	97	STD:	7.75	95% Wgt. Mean C.I.:	96.42 to 96.86
TOTAL Adj.Sales Price:	1,262,437,870	MEAN:	97	AVG.ABS.DEV:	4.49	95% Mean C.I.:	97.16 to 97.50
TOTAL Assessed Value:	1,219,999,553						
AVG. Adj. Sales Price:	159,660	COD:	4.61	MAX Sales Ratio:	158.85		
AVG. Assessed Value:	154,293	PRD:	100.71	MIN Sales Ratio:	8.33		

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE											
(blank)	1637	100.00	99.04	97.28	4.60	101.81	20.63	158.85	99.53 to 100.08	89,488	87,056
0	80	100.00	97.12	87.57	7.06	110.91	21.20	128.26	97.79 to 100.19	49,031	42,935
10	1	90.59	90.59	90.59			90.59	90.59	N/A	145,500	131,802
15	1	110.69	110.69	110.69			110.69	110.69	N/A	99,000	109,587
20	21	99.67	101.12	99.16	12.55	101.98	47.80	137.30	93.66 to 115.20	83,861	83,156
25	77	98.64	98.85	98.56	6.67	100.30	67.38	126.36	96.06 to 100.00	102,583	101,102
30	5350	97.14	96.82	96.52	4.35	100.31	8.33	130.18	97.05 to 97.27	186,800	180,297
35	419	97.37	97.30	97.25	4.66	100.06	69.97	121.06	96.84 to 97.90	143,407	139,460
40	302	96.39	96.50	96.65	4.55	99.85	80.52	122.63	95.83 to 97.30	134,204	129,702
45	8	97.19	96.73	97.59	5.51	99.12	87.95	111.59	87.95 to 111.59	121,750	118,810
50	11	96.97	98.78	98.99	3.13	99.78	92.97	108.33	95.38 to 107.46	104,040	102,993
<u>ALL</u>	<u>7907</u>	<u>97.53</u>	<u>97.33</u>	<u>96.64</u>	<u>4.61</u>	<u>100.71</u>	<u>8.33</u>	<u>158.85</u>	<u>97.44 to 97.64</u>	<u>159,660</u>	<u>154,293</u>

**2008 Correlation Section
for Sarpy County**

Residential Real Property

I. Correlation

RESIDENTIAL: The actions of the assessment of this property class are apparent, through the pro-active approach with the appraisal and office staff that many of the goals that were set have been achieved and the results are the continued efforts for better equalization and uniformity within this class of property. The median is most representative of the overall level of value for this class of property.

**2008 Correlation Section
for Sarpy 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	10259	7907	77.07
2007	11124	9017	81.06
2006	11085	7416	66.9
2005	9926	8567	86.31
2004	8399	5956	70.91
2003	7288	4043	55.47
2002	7501	3926	52.34
2001	7724	3949	51.13

RESIDENTIAL: The sales qualification and utilization for this property class is the sole responsibility of the county assessor. The above table indicates that a reasonable percentage of all available sales is being utilized for the sales study, and would indicate that the county is not excessively trimming the residential sales file.

**2008 Correlation Section
for Sarpy County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Sarpy 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	95.82	1.22	96.99	97.53
2007	92.01	4.07	95.75	97.89
2006	92.81	5.07	97.51	97.17
2005	92.49	4.29	96.46	97.82
2004	91.99	3.64	95.34	97.36
2003	93	3.77	96.51	97
2002	97	4.29	101.16	97
2001	91	5.94	96.41	97

RESIDENTIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are similar and support each other.

**2008 Correlation Section
for Sarpy 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 Sarpy 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)
26.07	2008	1.22
32.81	2007	4.07
21.34	2006	5.07
54.12	2005	4.29
38.72	2004	3.64
5	2003	4
8.7	2002	4.29
10.92	2001	5.94

RESIDENTIAL: The percentage change for the residential property type does not represent a reasonable percent change. Taking into consideration of the uniformity of the trended preliminary and the final median I believe those are a better measure of the counties uniform treatment of sold and unsold properties. This large change in the sales file is due in part to the preliminary sales analysis contains a significant number of newly developed parcels. As to say at the time of sale the sale price indicated the sale included the improvement while the assessment still indicating (at the time of the sale) the vacant lot value. Through the normal appraisal process these improvement values were picked up and now the assessed value relates to what was purchased (a completed structure). Also there were a significant number of sales removed from the sales file between the preliminary and the final statistics due to the file clean up that occurred because the identification of significantly improved properties that had sold was not identified until the physical inspection occurred during the counties normal appraisal process.

2008 Correlation Section for Sarpy 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 Sarpy County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97.53	96.64	97.33

RESIDENTIAL: The median is the best indicator of the level of value for this county. The three measures of central tendency shown here reflect that there is little difference between the three measures of central tendency which gives reasonable indication this property type are being treated uniformly and proportionately.

**2008 Correlation Section
for Sarpy 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	4.61	100.71
Difference	0	0

RESIDENTIAL: The coefficient of dispersion and the price-related differential on the qualified sales are within the acceptable range. And indicate a general level of good assessment uniformity for this property class as a whole.

**2008 Correlation Section
for Sarpy 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	8136	7907	-229
Median	95.82	97.53	1.71
Wgt. Mean	86.31	96.64	10.33
Mean	89.31	97.33	8.02
COD	12.39	4.61	-7.78
PRD	103.47	100.71	-2.76
Min Sales Ratio	0.00	8.33	8.33
Max Sales Ratio	217.46	158.85	-58.61

RESIDENTIAL: The above analysis supports the actions for this class of property in this county and represents the assessment actions completed for this property class for this assessment year. As discussed in Table IV there were a significant number of sales removed from the sales file between the preliminary and the final statistics due to the file clean up that occurred through the identification of significantly improved properties that had sold was not identified until the physical inspection occurred during the counties normal appraisal process. This substantial change generally followed that the sale was of a vacant lot but through this assessment cycle are now improved by having a new structure (house) added to the parcel.

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:	358	MEDIAN:	95	COV:	17.94	95% Median C.I.:	93.16 to 96.04
TOTAL Sales Price:	268,164,613	WGT. MEAN:	88	STD:	16.39	95% Wgt. Mean C.I.:	84.38 to 91.42
TOTAL Adj.Sales Price:	267,581,483	MEAN:	91	AVG.ABS.DEV:	11.91	95% Mean C.I.:	89.68 to 93.08
TOTAL Assessed Value:	235,203,443						
AVG. Adj. Sales Price:	747,434	COD:	12.57	MAX Sales Ratio:	142.67		
AVG. Assessed Value:	656,992	PRD:	103.96	MIN Sales Ratio:	13.28		

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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	22	100.02	96.04	97.67	8.00	98.33	54.43	113.73	93.76 to 103.45	307,745	300,588
10/01/04 TO 12/31/04	29	96.97	96.83	95.62	10.59	101.27	62.62	122.48	94.99 to 101.27	482,456	461,346
01/01/05 TO 03/31/05	30	96.53	93.64	94.24	12.35	99.37	39.82	134.87	88.89 to 100.00	511,287	481,820
04/01/05 TO 06/30/05	25	99.99	97.15	92.81	10.27	104.67	66.87	142.67	91.16 to 101.26	493,798	458,314
07/01/05 TO 09/30/05	28	93.77	92.78	83.76	14.15	110.78	55.24	119.91	86.35 to 104.17	1,793,765	1,502,388
10/01/05 TO 12/31/05	39	93.16	88.49	90.04	12.60	98.28	46.47	115.65	86.73 to 100.00	1,035,611	932,490
01/01/06 TO 03/31/06	33	93.33	92.57	93.38	9.65	99.13	62.50	123.70	87.52 to 97.57	758,302	708,082
04/01/06 TO 06/30/06	27	95.70	92.91	96.29	9.21	96.48	73.11	114.29	86.49 to 99.70	417,542	402,070
07/01/06 TO 09/30/06	31	94.00	86.61	82.82	16.76	104.57	35.29	115.28	80.65 to 100.00	1,005,365	832,640
10/01/06 TO 12/31/06	36	94.07	90.67	90.80	12.53	99.85	13.28	126.43	88.71 to 99.90	433,552	393,686
01/01/07 TO 03/31/07	30	92.35	87.43	83.18	16.59	105.10	38.47	120.00	77.84 to 97.39	687,691	572,050
04/01/07 TO 06/30/07	28	83.13	84.64	78.55	11.88	107.75	65.34	104.93	76.47 to 92.17	886,405	696,295
<u>Study Years</u>											
07/01/04 TO 06/30/05	106	98.52	95.84	94.76	10.55	101.15	39.82	142.67	95.65 to 100.00	457,030	433,061
07/01/05 TO 06/30/06	127	93.33	91.44	88.77	11.53	103.01	46.47	123.70	90.38 to 96.04	999,306	887,059
07/01/06 TO 06/30/07	125	92.17	87.53	83.10	14.92	105.33	13.28	126.43	86.22 to 94.73	737,794	613,138
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	122	95.15	92.52	88.21	12.56	104.89	39.82	142.67	91.51 to 98.59	969,654	855,299
01/01/06 TO 12/31/06	127	94.02	90.65	89.33	12.15	101.48	13.28	126.43	90.00 to 96.04	654,109	584,308
<u>ALL</u>											
	358	94.75	91.38	87.90	12.57	103.96	13.28	142.67	93.16 to 96.04	747,434	656,992

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE (blank)	358	94.75	91.38	87.90	12.57	103.96	13.28	142.67	93.16 to 96.04	747,434	656,992
<u>ALL</u>											
	358	94.75	91.38	87.90	12.57	103.96	13.28	142.67	93.16 to 96.04	747,434	656,992

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE 1	149	94.79	91.92	92.38	13.75	99.50	35.29	142.67	90.38 to 97.57	473,540	437,458
2	113	94.02	89.70	85.95	12.74	104.36	13.28	134.87	92.17 to 95.72	1,281,010	1,101,057
3	96	95.19	92.50	87.24	10.57	106.03	50.75	115.65	91.15 to 99.90	544,476	475,027
<u>ALL</u>											
	358	94.75	91.38	87.90	12.57	103.96	13.28	142.67	93.16 to 96.04	747,434	656,992

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:	358	MEDIAN:	95	COV:	17.94	95% Median C.I.:	93.16 to 96.04
TOTAL Sales Price:	268,164,613	WGT. MEAN:	88	STD:	16.39	95% Wgt. Mean C.I.:	84.38 to 91.42
TOTAL Adj.Sales Price:	267,581,483	MEAN:	91	AVG.ABS.DEV:	11.91	95% Mean C.I.:	89.68 to 93.08
TOTAL Assessed Value:	235,203,443						
AVG. Adj. Sales Price:	747,434	COD:	12.57	MAX Sales Ratio:	142.67		
AVG. Assessed Value:	656,992	PRD:	103.96	MIN Sales Ratio:	13.28		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	148	90.90	89.10	85.66	14.65	104.02	13.28	142.67	87.08 to 94.00	1,065,946	913,091
2	210	95.84	92.98	91.12	11.06	102.05	35.29	134.87	94.74 to 97.99	522,959	476,504
____ALL____											
	358	94.75	91.38	87.90	12.57	103.96	13.28	142.67	93.16 to 96.04	747,434	656,992

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	30	94.37	93.93	87.49	9.70	107.36	58.05	119.80	89.80 to 99.07	1,567,854	1,371,681
03	183	93.33	89.93	86.68	14.02	103.76	35.29	142.67	90.77 to 95.65	837,305	725,735
04	145	96.04	92.67	90.98	11.31	101.87	13.28	122.48	93.75 to 99.90	464,268	422,368
____ALL____											
	358	94.75	91.38	87.90	12.57	103.96	13.28	142.67	93.16 to 96.04	747,434	656,992

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032											
28-0001	21	100.00	94.99	97.53	12.78	97.40	53.17	126.43	83.74 to 105.57	396,612	386,800
28-0017	35	99.95	98.11	93.72	10.96	104.68	60.83	134.87	94.90 to 104.88	703,822	659,594
77-0001	68	94.37	91.15	93.18	13.41	97.82	47.22	123.70	87.88 to 97.39	779,074	725,945
77-0027	134	93.71	89.38	84.75	13.63	105.46	13.28	142.67	90.91 to 95.96	1,026,683	870,090
77-0037	51	93.33	89.85	82.54	11.32	108.85	39.82	121.90	90.18 to 96.97	465,279	384,056
77-0046	49	94.95	92.41	90.73	9.62	101.85	50.75	114.72	89.29 to 99.99	415,039	376,562
78-0001											
NonValid School											
____ALL____											
	358	94.75	91.38	87.90	12.57	103.96	13.28	142.67	93.16 to 96.04	747,434	656,992

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:	358	MEDIAN:	95	COV:	17.94	95% Median C.I.:	93.16 to 96.04
TOTAL Sales Price:	268,164,613	WGT. MEAN:	88	STD:	16.39	95% Wgt. Mean C.I.:	84.38 to 91.42
TOTAL Adj.Sales Price:	267,581,483	MEAN:	91	AVG.ABS.DEV:	11.91	95% Mean C.I.:	89.68 to 93.08
TOTAL Assessed Value:	235,203,443						
AVG. Adj. Sales Price:	747,434	COD:	12.57	MAX Sales Ratio:	142.67		
AVG. Assessed Value:	656,992	PRD:	103.96	MIN Sales Ratio:	13.28		

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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	214	95.53	92.10	88.63	11.95	103.91	13.28	134.87	94.13 to 97.46	551,735	488,996
Prior TO 1860											
1860 TO 1899	3	92.00	87.20	83.45	10.34	104.50	70.53	99.07	N/A	138,333	115,433
1900 TO 1919	7	97.60	104.11	106.25	12.14	97.98	80.80	142.67	80.80 to 142.67	116,500	123,785
1920 TO 1939	2	90.56	90.56	88.94	4.49	101.82	86.49	94.63	N/A	132,500	117,850
1940 TO 1949	5	77.76	77.15	80.14	22.97	96.26	47.22	106.63	N/A	94,800	75,974
1950 TO 1959	7	96.47	94.11	96.96	7.33	97.07	81.36	105.71	81.36 to 105.71	396,571	384,500
1960 TO 1969	39	90.38	91.97	90.98	12.06	101.09	53.17	119.80	86.29 to 100.80	503,757	458,342
1970 TO 1979	20	97.44	94.35	90.72	11.44	104.00	54.43	121.83	93.33 to 103.33	856,310	776,842
1980 TO 1989	13	96.97	93.72	101.72	10.61	92.13	72.00	118.04	80.65 to 101.60	758,451	771,493
1990 TO 1994	12	80.04	84.00	89.70	17.86	93.65	50.75	107.95	72.40 to 102.81	1,091,095	978,678
1995 TO 1999	19	84.33	84.62	79.84	18.93	105.99	46.47	126.43	65.79 to 99.26	2,548,842	2,034,961
2000 TO Present	17	89.33	87.11	87.92	9.63	99.07	65.34	105.81	79.00 to 97.33	2,153,582	1,893,425
ALL	358	94.75	91.38	87.90	12.57	103.96	13.28	142.67	93.16 to 96.04	747,434	656,992

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	88.20	88.20	88.20			88.20	88.20	N/A	3,000	2,646
5000 TO 9999	2	101.73	101.73	101.85	1.70	99.88	100.00	103.45	N/A	5,600	5,703
Total \$											
1 TO 9999	3	100.00	97.22	98.96	5.08	98.23	88.20	103.45	N/A	4,733	4,684
10000 TO 29999	4	95.39	87.13	91.53	11.43	95.19	57.72	100.00	N/A	17,583	16,094
30000 TO 59999	11	100.04	92.52	91.04	12.79	101.62	52.13	110.55	66.38 to 110.00	45,552	41,471
60000 TO 99999	19	96.09	92.05	92.60	13.60	99.40	47.22	121.90	80.80 to 103.11	78,845	73,014
100000 TO 149999	39	95.53	92.88	92.84	10.73	100.04	54.43	121.83	89.29 to 100.00	122,426	113,659
150000 TO 249999	65	95.39	93.85	94.07	12.86	99.76	13.28	142.67	92.00 to 99.25	190,603	179,309
250000 TO 499999	94	94.38	92.63	92.68	10.72	99.95	50.03	119.91	91.71 to 98.03	347,878	322,407
500000 +	123	93.33	88.43	86.67	14.26	102.03	35.29	126.43	90.18 to 95.65	1,753,116	1,519,410
ALL	358	94.75	91.38	87.90	12.57	103.96	13.28	142.67	93.16 to 96.04	747,434	656,992

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:	358	MEDIAN:	95	COV:	17.94	95% Median C.I.:	93.16 to 96.04
TOTAL Sales Price:	268,164,613	WGT. MEAN:	88	STD:	16.39	95% Wgt. Mean C.I.:	84.38 to 91.42
TOTAL Adj.Sales Price:	267,581,483	MEAN:	91	AVG.ABS.DEV:	11.91	95% Mean C.I.:	89.68 to 93.08
TOTAL Assessed Value:	235,203,443						
AVG. Adj. Sales Price:	747,434	COD:	12.57	MAX Sales Ratio:	142.67		
AVG. Assessed Value:	656,992	PRD:	103.96	MIN Sales Ratio:	13.28		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	88.20	88.20	88.20			88.20	88.20	N/A	3,000	2,646
5000 TO 9999	4	98.03	89.30	85.85	12.67	104.03	57.72	103.45	N/A	7,800	6,696
Total \$ _____											
1 TO 9999	5	96.05	89.08	86.05	11.98	103.52	57.72	103.45	N/A	6,840	5,886
10000 TO 29999	3	94.73	69.34	33.69	30.51	205.82	13.28	100.00	N/A	69,111	23,282
30000 TO 59999	15	80.80	83.48	79.56	21.21	104.93	47.22	110.55	66.38 to 102.37	53,838	42,832
60000 TO 99999	23	90.38	88.71	84.39	14.86	105.11	50.75	111.29	81.36 to 100.00	95,104	80,262
100000 TO 149999	46	92.14	92.00	89.43	10.62	102.87	50.03	121.90	89.33 to 99.99	139,602	124,841
150000 TO 249999	66	96.10	93.92	90.90	11.38	103.32	39.82	142.67	93.14 to 98.79	222,740	202,479
250000 TO 499999	91	93.76	91.94	87.14	12.46	105.51	35.29	134.87	91.16 to 98.26	409,056	356,445
500000 +	109	94.79	91.47	87.90	12.44	104.06	46.47	126.43	90.95 to 97.57	1,889,892	1,661,218
ALL	358	94.75	91.38	87.90	12.57	103.96	13.28	142.67	93.16 to 96.04	747,434	656,992

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	243	95.53	92.24	86.72	11.95	106.36	13.28	134.87	94.13 to 97.57	605,471	525,070
10	2	97.27	97.27	97.26	0.07	100.00	97.20	97.33	N/A	237,500	231,000
20	111	90.77	89.38	88.01	14.24	101.56	46.47	142.67	84.97 to 95.50	715,737	629,904
30	1	93.16	93.16	93.16			93.16	93.16	N/A	21,500,000	20,030,000
40	1	90.38	90.38	90.38			90.38	90.38	N/A	19,030,000	17,200,000
ALL	358	94.75	91.38	87.90	12.57	103.96	13.28	142.67	93.16 to 96.04	747,434	656,992

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:	358	MEDIAN:	95	COV:	17.94	95% Median C.I.:	93.16 to 96.04
TOTAL Sales Price:	268,164,613	WGT. MEAN:	88	STD:	16.39	95% Wgt. Mean C.I.:	84.38 to 91.42
TOTAL Adj.Sales Price:	267,581,483	MEAN:	91	AVG.ABS.DEV:	11.91	95% Mean C.I.:	89.68 to 93.08
TOTAL Assessed Value:	235,203,443						
AVG. Adj. Sales Price:	747,434	COD:	12.57	MAX Sales Ratio:	142.67		
AVG. Assessed Value:	656,992	PRD:	103.96	MIN Sales Ratio:	13.28		

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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)	213	95.65	92.14	88.64	11.92	103.95	13.28	134.87	94.13 to 97.57	553,245	490,400
303	1	105.95	105.95	105.95			105.95	105.95	N/A	475,000	503,264
304	1	65.96	65.96	65.96			65.96	65.96	N/A	1,175,000	775,000
306	1	100.49	100.49	100.49			100.49	100.49	N/A	607,000	610,000
326	3	95.53	89.77	84.57	8.30	106.16	75.00	98.79	N/A	233,333	197,324
336	1	110.00	110.00	110.00			110.00	110.00	N/A	55,000	60,500
343	1	82.05	82.05	82.05			82.05	82.05	N/A	1,462,500	1,200,000
344	18	96.49	95.58	92.21	13.69	103.65	46.47	142.67	87.33 to 102.67	1,657,945	1,528,785
349	3	111.11	103.18	95.15	7.25	108.44	87.14	111.29	N/A	134,133	127,629
350	4	100.03	98.44	100.30	4.02	98.14	90.38	103.33	N/A	483,312	484,775
352	26	96.00	96.08	91.73	8.63	104.75	80.20	119.80	90.00 to 100.80	1,528,560	1,402,158
353	14	91.38	86.06	68.07	14.79	126.44	47.22	110.89	70.33 to 104.06	1,267,266	862,570
380	1	100.00	100.00	100.00			100.00	100.00	N/A	400,000	400,000
384	1	77.76	77.76	77.76			77.76	77.76	N/A	67,000	52,100
386	1	65.19	65.19	65.19			65.19	65.19	N/A	405,000	264,000
405	1	100.00	100.00	100.00			100.00	100.00	N/A	595,000	595,000
406	13	84.97	86.15	79.66	16.62	108.15	60.83	121.83	69.00 to 100.00	445,692	355,030
407	5	91.03	87.33	88.58	14.60	98.59	55.24	103.23	N/A	2,184,600	1,935,032
410	2	117.22	117.22	111.87	7.86	104.78	108.01	126.43	N/A	2,705,000	3,026,161
412	6	85.63	84.58	84.56	10.55	100.02	71.06	99.83	71.06 to 99.83	786,666	665,223
413	1	76.47	76.47	76.47			76.47	76.47	N/A	3,850,000	2,944,069
419	2	71.59	71.59	71.75	8.73	99.78	65.34	77.84	N/A	1,805,000	1,295,000
442	3	103.11	96.85	98.14	8.35	98.68	80.80	106.63	N/A	75,833	74,424
451	1	81.21	81.21	81.21			81.21	81.21	N/A	3,300,000	2,680,000
453	5	92.17	94.13	92.79	4.22	101.44	89.33	105.81	N/A	241,200	223,800
470	6	81.18	80.32	80.43	14.26	99.86	50.75	107.95	50.75 to 107.95	186,666	150,142
494	6	97.36	92.06	91.50	9.55	100.61	71.30	105.71	71.30 to 105.71	1,374,049	1,257,319
528	16	83.81	81.63	85.21	13.41	95.80	53.17	106.27	73.11 to 96.04	247,245	210,669
531	2	91.49	91.49	91.15	0.79	100.37	90.77	92.21	N/A	887,500	809,000
<u>ALL</u>	<u>358</u>	<u>94.75</u>	<u>91.38</u>	<u>87.90</u>	<u>12.57</u>	<u>103.96</u>	<u>13.28</u>	<u>142.67</u>	<u>93.16 to 96.04</u>	<u>747,434</u>	<u>656,992</u>

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

Commercial

New construction permits and re-valuation of apartments, senior centers and convalescent centers.

2008 Assessment Survey for Sarpy County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Commercial Appraisal Staff
2.	Valuation done by:
	Commercial Appraisal Staff
3.	Pickup work done by whom:
	Commercial Appraisal Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	2007
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2007
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	This process follows the review/reappraisal cycle established and followed by the assessor's office.
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?
	The county groups and values the commercial properties by Occupancy Codes and the review and revaluation is on a revolving schedule.
9.	How are these defined?
	The commercial properties are grouped and valued by Occupancy Codes.
10.	Is "Assessor Location" a usable valuation identity?
	No
11.	Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)
	N/A

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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>)
	No - The entire county is influenced by the urbanization of all parcels. And the suburban influence extends way beyond the statutory 1, 2 or 3 mile boundaries.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
Commercial 118			118
69			69

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:	359	MEDIAN:	97	COV:	13.44	95% Median C.I.:	95.67 to 98.23
TOTAL Sales Price:	268,193,563	WGT. MEAN:	94	STD:	12.76	95% Wgt. Mean C.I.:	91.93 to 95.18
TOTAL Adj.Sales Price:	267,610,433	MEAN:	95	AVG.ABS.DEV:	9.22	95% Mean C.I.:	93.61 to 96.25
TOTAL Assessed Value:	250,370,230						
AVG. Adj. Sales Price:	745,432	COD:	9.53	MAX Sales Ratio:	136.36		
AVG. Assessed Value:	697,410	PRD:	101.47	MIN Sales Ratio:	53.17		

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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	22	101.08	99.48	100.65	6.44	98.84	54.43	113.73	99.07 to 105.57	307,745	309,740
10/01/04 TO 12/31/04	29	97.46	97.65	95.87	10.55	101.85	62.62	129.77	94.99 to 101.27	482,456	462,546
01/01/05 TO 03/31/05	30	98.56	96.38	97.19	9.92	99.17	53.17	134.87	91.51 to 100.00	511,287	496,936
04/01/05 TO 06/30/05	25	99.99	95.67	92.33	8.82	103.61	66.87	110.99	91.16 to 101.26	493,798	455,935
07/01/05 TO 09/30/05	28	95.84	96.20	92.72	10.36	103.75	57.72	119.91	90.38 to 104.17	1,793,765	1,663,245
10/01/05 TO 12/31/05	39	94.59	91.05	91.87	9.22	99.10	53.41	103.77	90.38 to 100.00	1,035,611	951,453
01/01/06 TO 03/31/06	33	94.95	94.63	96.50	10.72	98.06	62.50	136.36	89.40 to 98.94	758,302	731,748
04/01/06 TO 06/30/06	27	95.72	95.00	97.23	9.66	97.71	73.11	129.73	89.80 to 100.00	417,542	405,959
07/01/06 TO 09/30/06	31	97.33	95.05	93.90	8.29	101.21	59.72	115.28	93.67 to 100.06	1,005,365	944,085
10/01/06 TO 12/31/06	36	99.06	97.88	94.37	6.43	103.71	73.73	119.35	94.13 to 101.91	433,552	409,161
01/01/07 TO 03/31/07	31	96.47	93.14	90.97	10.13	102.39	64.30	120.00	92.15 to 99.80	666,441	606,250
04/01/07 TO 06/30/07	28	90.28	88.87	89.69	10.82	99.09	65.34	104.93	80.80 to 96.48	886,405	794,973
<u>Study Years</u>											
07/01/04 TO 06/30/05	106	99.97	97.20	96.06	9.12	101.19	53.17	134.87	96.97 to 100.05	457,030	439,005
07/01/05 TO 06/30/06	127	94.98	93.95	93.60	10.01	100.38	53.41	136.36	91.84 to 97.57	999,306	935,323
07/01/06 TO 06/30/07	126	96.19	94.01	92.19	8.89	101.98	59.72	120.00	94.73 to 98.26	732,168	674,996
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	122	96.59	94.49	92.97	9.79	101.63	53.17	134.87	93.34 to 98.67	969,654	901,508
01/01/06 TO 12/31/06	127	96.05	95.73	95.22	8.86	100.53	59.72	136.36	94.79 to 98.94	654,109	622,874
<u>ALL</u>											
	359	96.67	94.93	93.56	9.53	101.47	53.17	136.36	95.67 to 98.23	745,432	697,410

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE (blank)	359	96.67	94.93	93.56	9.53	101.47	53.17	136.36	95.67 to 98.23	745,432	697,410
<u>ALL</u>											
	359	96.67	94.93	93.56	9.53	101.47	53.17	136.36	95.67 to 98.23	745,432	697,410

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
RANGE 1	149	98.04	95.29	95.48	10.64	99.80	53.17	136.36	95.96 to 99.83	473,540	452,115
2	113	95.72	95.48	93.72	8.16	101.89	57.72	134.87	94.59 to 97.66	1,281,010	1,200,517
3	97	96.34	93.75	90.53	9.09	103.56	53.41	115.28	94.20 to 99.95	539,162	488,108
<u>ALL</u>											
	359	96.67	94.93	93.56	9.53	101.47	53.17	136.36	95.67 to 98.23	745,432	697,410

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:	359	MEDIAN:	97	COV:	13.44	95% Median C.I.:	95.67 to 98.23
TOTAL Sales Price:	268,193,563	WGT. MEAN:	94	STD:	12.76	95% Wgt. Mean C.I.:	91.93 to 95.18
TOTAL Adj.Sales Price:	267,610,433	MEAN:	95	AVG.ABS.DEV:	9.22	95% Mean C.I.:	93.61 to 96.25
TOTAL Assessed Value:	250,370,230						
AVG. Adj. Sales Price:	745,432	COD:	9.53	MAX Sales Ratio:	136.36		
AVG. Assessed Value:	697,410	PRD:	101.47	MIN Sales Ratio:	53.17		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	148	96.28	94.07	92.46	10.01	101.74	53.17	129.77	93.51 to 98.62	1,065,946	985,560
2	211	97.46	95.54	95.14	9.12	100.43	53.41	136.36	95.65 to 99.25	520,618	495,295
____ALL____											
	359	96.67	94.93	93.56	9.53	101.47	53.17	136.36	95.67 to 98.23	745,432	697,410

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	31	94.79	95.78	91.55	8.23	104.62	80.20	119.80	90.38 to 100.80	1,518,212	1,389,942
03	183	96.06	94.17	93.23	10.35	101.01	53.17	136.36	94.63 to 97.74	837,305	780,647
04	145	98.03	95.71	95.70	8.67	100.02	53.41	122.48	95.72 to 100.00	464,268	444,300
____ALL____											
	359	96.67	94.93	93.56	9.53	101.47	53.17	136.36	95.67 to 98.23	745,432	697,410

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032											
28-0001	21	100.80	97.28	96.67	11.31	100.63	53.17	129.73	96.05 to 105.71	396,612	383,419
28-0017	35	99.95	99.81	96.51	9.25	103.42	80.40	134.87	94.90 to 104.88	703,822	679,249
77-0001	68	95.85	94.28	94.36	10.35	99.91	54.43	129.77	92.94 to 99.70	779,074	735,137
77-0027	134	96.57	94.72	93.59	8.99	101.22	57.72	136.36	95.24 to 98.45	1,026,683	960,844
77-0037	52	94.74	92.30	87.61	9.11	105.36	53.41	121.90	91.51 to 97.60	456,888	400,272
77-0046	49	98.94	94.72	93.37	8.72	101.45	63.27	119.35	94.20 to 100.00	415,039	387,509
78-0001											
NonValid School											
____ALL____											
	359	96.67	94.93	93.56	9.53	101.47	53.17	136.36	95.67 to 98.23	745,432	697,410

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)

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TOTAL Assessed Value:	250,370,230						
AVG. Adj. Sales Price:	745,432	COD:	9.53	MAX Sales Ratio:	136.36		
AVG. Assessed Value:	697,410	PRD:	101.47	MIN Sales Ratio:	53.17		

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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	215	97.23	95.46	94.86	9.18	100.63	53.41	136.36	95.65 to 98.94	549,303	521,090
Prior TO 1860											
1860 TO 1899	3	99.07	93.37	91.16	6.38	102.43	81.05	100.00	N/A	138,333	126,100
1900 TO 1919	7	101.15	99.59	100.05	6.33	99.54	80.80	110.89	80.80 to 110.89	116,500	116,557
1920 TO 1939	2	112.18	112.18	119.13	15.64	94.16	94.63	129.73	N/A	132,500	157,850
1940 TO 1949	5	92.00	88.63	90.10	16.57	98.37	59.72	107.06	N/A	94,800	85,414
1950 TO 1959	7	96.47	94.11	96.96	7.33	97.07	81.36	105.71	81.36 to 105.71	396,571	384,500
1960 TO 1969	39	92.21	92.61	91.13	11.81	101.63	53.17	119.80	87.18 to 100.80	503,757	459,055
1970 TO 1979	20	98.53	98.08	95.10	8.36	103.13	54.43	129.77	95.53 to 103.33	856,310	814,325
1980 TO 1989	13	98.79	96.79	101.65	5.27	95.22	75.00	108.01	95.48 to 101.60	758,451	770,954
1990 TO 1994	12	94.76	91.83	99.46	11.26	92.33	63.27	109.92	81.25 to 103.23	1,091,095	1,085,214
1995 TO 1999	19	95.67	92.46	91.03	7.69	101.56	65.19	106.61	87.65 to 99.26	2,548,842	2,320,281
2000 TO Present	17	93.16	91.96	88.46	11.90	103.95	65.34	119.35	80.59 to 103.33	2,153,582	1,905,131
ALL	359	96.67	94.93	93.56	9.53	101.47	53.17	136.36	95.67 to 98.23	745,432	697,410

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	98.53	98.53	98.53			98.53	98.53	N/A	3,000	2,956
5000 TO 9999	2	101.73	101.73	101.85	1.70	99.88	100.00	103.45	N/A	5,600	5,703
Total \$											
1 TO 9999	3	100.00	100.66	101.15	1.64	99.52	98.53	103.45	N/A	4,733	4,787
10000 TO 29999	5	96.05	89.73	94.05	9.94	95.41	57.72	100.17	N/A	19,857	18,675
30000 TO 59999	11	100.04	96.83	95.92	8.48	100.95	72.99	110.55	75.00 to 110.00	45,552	43,692
60000 TO 99999	19	99.07	96.88	97.52	9.71	99.35	59.72	121.90	90.38 to 106.63	78,845	76,887
100000 TO 149999	39	95.53	93.08	93.06	10.95	100.03	54.43	129.77	89.29 to 100.00	122,426	113,926
150000 TO 249999	65	99.25	97.78	97.65	9.69	100.14	53.17	134.87	95.39 to 101.91	190,603	186,115
250000 TO 499999	94	95.72	94.62	94.59	8.85	100.03	53.41	119.91	93.34 to 98.94	347,878	329,056
500000 +	123	96.15	93.86	93.14	9.30	100.77	62.50	136.36	94.74 to 97.74	1,753,116	1,632,918
ALL	359	96.67	94.93	93.56	9.53	101.47	53.17	136.36	95.67 to 98.23	745,432	697,410

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Assessed Value:	250,370,230						
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AVG. Assessed Value:	697,410	PRD:	101.47	MIN Sales Ratio:	53.17		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	98.53	98.53	98.53			98.53	98.53	N/A	3,000	2,956
5000 TO 9999	4	98.03	89.30	85.85	12.67	104.03	57.72	103.45	N/A	7,800	6,696
Total \$ _____											
1 TO 9999	5	98.53	91.15	86.96	10.08	104.82	57.72	103.45	N/A	6,840	5,948
10000 TO 29999	3	100.00	98.30	98.38	1.81	99.92	94.73	100.17	N/A	26,428	26,000
30000 TO 59999	13	94.98	90.26	87.36	12.96	103.32	59.72	110.55	75.00 to 102.77	49,813	43,516
60000 TO 99999	24	95.98	91.98	89.29	12.20	103.01	54.43	111.29	83.33 to 101.15	89,683	80,077
100000 TO 149999	39	95.53	93.93	92.12	9.64	101.96	53.17	121.90	90.38 to 100.00	132,566	122,115
150000 TO 249999	71	97.33	96.84	95.48	9.24	101.42	53.41	129.77	95.39 to 100.19	208,455	199,026
250000 TO 499999	88	96.58	95.07	93.49	9.55	101.69	64.30	134.87	93.34 to 99.70	375,710	351,250
500000 +	116	96.28	95.21	93.53	8.85	101.80	62.50	136.36	95.41 to 98.59	1,824,689	1,706,650
ALL	359	96.67	94.93	93.56	9.53	101.47	53.17	136.36	95.67 to 98.23	745,432	697,410

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	244	97.35	95.59	94.44	9.12	101.22	53.41	136.36	95.65 to 98.59	603,109	569,570
10	2	97.27	97.27	97.26	0.07	100.00	97.20	97.33	N/A	237,500	231,000
20	111	96.34	93.50	92.77	10.53	100.79	53.17	129.77	93.51 to 98.81	715,737	663,990
30	1	93.16	93.16	93.16			93.16	93.16	N/A	21,500,000	20,030,000
40	1	90.38	90.38	90.38			90.38	90.38	N/A	19,030,000	17,200,000
ALL	359	96.67	94.93	93.56	9.53	101.47	53.17	136.36	95.67 to 98.23	745,432	697,410

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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AVG. Adj. Sales Price:	745,432	COD:	9.53	MAX Sales Ratio:	136.36		
AVG. Assessed Value:	697,410	PRD:	101.47	MIN Sales Ratio:	53.17		

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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)	214	97.28	95.52	94.89	9.15	100.67	53.41	136.36	95.65 to 98.94	550,795	522,637
303	1	105.95	105.95	105.95			105.95	105.95	N/A	475,000	503,264
304	1	65.96	65.96	65.96			65.96	65.96	N/A	1,175,000	775,000
306	1	100.49	100.49	100.49			100.49	100.49	N/A	607,000	610,000
326	3	95.53	89.77	84.57	8.30	106.16	75.00	98.79	N/A	233,333	197,324
336	1	110.00	110.00	110.00			110.00	110.00	N/A	55,000	60,500
343	1	82.05	82.05	82.05			82.05	82.05	N/A	1,462,500	1,200,000
344	18	96.49	95.11	93.47	5.75	101.75	80.40	107.89	93.16 to 99.70	1,657,945	1,549,733
349	3	111.11	103.19	95.18	7.23	108.42	87.18	111.29	N/A	134,133	127,666
350	4	100.03	98.44	100.30	4.02	98.14	90.38	103.33	N/A	483,312	484,775
352	26	96.00	96.08	91.73	8.63	104.75	80.20	119.80	90.00 to 100.80	1,528,560	1,402,158
353	14	94.80	94.46	89.91	13.05	105.06	59.72	129.73	81.05 to 104.40	1,267,266	1,139,422
380	1	100.00	100.00	100.00			100.00	100.00	N/A	400,000	400,000
384	1	77.76	77.76	77.76			77.76	77.76	N/A	67,000	52,100
386	1	65.19	65.19	65.19			65.19	65.19	N/A	405,000	264,000
405	1	100.00	100.00	100.00			100.00	100.00	N/A	595,000	595,000
406	13	99.26	98.06	92.92	8.13	105.53	80.89	129.77	86.00 to 102.00	445,692	414,153
407	5	99.09	97.55	99.05	7.60	98.48	84.29	109.92	N/A	2,184,600	2,163,884
410	2	107.31	107.31	107.71	0.65	99.63	106.61	108.01	N/A	2,705,000	2,913,661
412	6	97.67	96.24	94.48	2.94	101.86	87.69	99.83	87.69 to 99.83	786,666	743,223
413	1	96.21	96.21	96.21			96.21	96.21	N/A	3,850,000	3,704,069
419	2	71.59	71.59	71.75	8.73	99.78	65.34	77.84	N/A	1,805,000	1,295,000
442	3	103.11	96.85	98.14	8.35	98.68	80.80	106.63	N/A	75,833	74,424
451	1	81.21	81.21	81.21			81.21	81.21	N/A	3,300,000	2,680,000
453	5	105.36	105.18	105.14	5.61	100.04	92.17	119.35	N/A	241,200	253,600
470	6	95.00	92.39	91.97	11.90	100.46	63.27	107.95	63.27 to 107.95	186,666	171,681
494	6	97.36	97.26	95.43	4.21	101.91	87.65	105.71	87.65 to 105.71	1,374,049	1,311,319
528	16	83.81	82.16	85.37	14.05	96.25	53.17	106.27	73.11 to 96.04	247,245	211,069
531	2	91.49	91.49	91.15	0.79	100.37	90.77	92.21	N/A	887,500	809,000
<u>ALL</u>	<u>359</u>	<u>96.67</u>	<u>94.93</u>	<u>93.56</u>	<u>9.53</u>	<u>101.47</u>	<u>53.17</u>	<u>136.36</u>	<u>95.67 to 98.23</u>	<u>745,432</u>	<u>697,410</u>

**2008 Correlation Section
for Sarpy County**

Commerical Real Property

I. Correlation

COMMERCIAL: The actions for the assessment of this property class are apparent, through the pro-active approach by the appraisal and office staff, many of the goals that were set have been achieved and the results are the continued efforts for better equalization and uniformity within this class of property. The median is most representative of the overall level of value for this class of property.

**2008 Correlation Section
for Sarpy 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	637	359	56.36
2007	570	318	55.79
2006	498	266	53.41
2005	468	237	50.64
2004	408	213	52.21
2003	422	234	55.45
2002	421	239	56.77
2001	389	229	58.87

COMMERCIAL: The sales qualification and utilization for this property class is a combined effort between the County and the Department. The above table indicates that a reasonable utilization of all available sales is being used for the sales file study period for this property type.

**2008 Correlation Section
for Sarpy County**

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

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

Adjusting for Selective Reappraisal

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

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

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

**2008 Correlation Section
for Sarpy 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	94.75	6.08	100.51	96.67
2007	95.92	8.19	103.78	96.16
2006	96.12	5.18	101.1	97.68
2005	96.82	3.86	100.55	97.40
2004	95.00	1.71	96.62	96.06
2003	95	4.39	99.17	97
2002	96	7.56	103.26	96
2001	84	5.92	88.97	97

COMMERCIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are not similar and do not support each other. The change between the sales file base and the percent change in assessed value (Table IV) more closely supports the actions taken by the assessor's appraisal staff.

**2008 Correlation Section
for Sarpy 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 Sarpy 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)
10.94	2008	6.08
6.31	2007	8.19
1.53	2006	5.18
2.38	2005	3.86
1.96	2004	1.71
3	2003	4
8.14	2002	7.56
26.95	2001	5.92

COMMERCIAL: The percent change for this class of property represents more than a 4.00 point difference with the percent change. This comparison between the trended level of value and the median level of value for this class of property indicates that the two rates are not similar and do not support each other. But also the sales file may be more influenced by the influx of large parcels that do not influence the average growth of the remaining commercial parcels in the county.

2008 Correlation Section for Sarpy 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 Sarpy County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.67	93.56	94.93

COMMERCIAL: The median is the best indicator of the level of value for this county. The three measures of central tendency shown here reflect that there is little difference between the three measures of central tendency which gives reasonable indication this property type are being treated uniformly and proportionately.

**2008 Correlation Section
for Sarpy 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	9.53	101.47
Difference	0	0

COMMERCIAL: The coefficient of dispersion and the price-related differential on the qualified sales are within the acceptable range. And indicate a general level of good assessment uniformity for this property class as a whole.

**2008 Correlation Section
for Sarpy 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	358	359	1
Median	94.75	96.67	1.92
Wgt. Mean	87.90	93.56	5.66
Mean	91.38	94.93	3.55
COD	12.57	9.53	-3.04
PRD	103.96	101.47	-2.49
Min Sales Ratio	13.28	53.17	39.89
Max Sales Ratio	142.67	136.36	-6.31

COMMERCIAL: The above analysis supports the actions of the assessor for this class of property for this assessment year.

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

Agricultural

New construction permits and agricultural land sales review. Clean-up on special valuation concerns (which include defining agricultural parcels).

2008 Assessment Survey for Sarpy County

Agricultural Appraisal Information

1.	Data collection done by:
	Agricultural Appraiser
2.	Valuation done by:
	Agricultural Appraiser
3.	Pickup work done by whom:
	Agricultural Appraiser
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes And is used to identify the parcels that are primarily used for agricultural or for rural residential and over the past few years to disqualify a significant number of parcels as being non agricultural.
a.	How is agricultural land defined in this county?
	The parcel must meet the counties criteria to be classified as an agricultural parcel and then the parcel is then also eligible for special valuation otherwise the parcels classification is rural residential.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The only income approach that is in use is used to establish the values used for the special values on the agricultural land. This process is completed every year using current data for this analysis.
6.	What is the date of the soil survey currently used?
	1975, this survey has been digitally imported and there has been some recent updates to the information based on certified FSA digital data.
7.	What date was the last countywide land use study completed?
	2007
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection that follows a five year inspection cycle and also the county uses FSA maps and aerial digital maps.
b.	By whom?
	Agricultural Appraiser and Assessor

c.	What proportion is complete / implemented at this time?
	One fifth of the county is scheduled for review each year.
8.	Number of market areas/neighborhoods in the agricultural property class:
	22 Agricultural land recapture value (market value) has 22 market areas. 1 Agricultural land special value (green belt value) has one market area.

9.	How are market areas/neighborhoods defined in this property class?
	Market forces by location within the county are analyzed to determine the market boundaries.
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	Yes

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
42			42

2008 Opinions of the Property Tax Administrator for Counties that have Implemented Special Value for Sarpy 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.

Agricultural Land

Not Applicable

Special Valuation of Agricultural Land

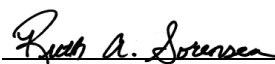
It is my opinion that the level of value of the special valuation of the class of agricultural land in Sarpy County is 71% of actual value. It is my opinion that the quality of assessment for the special valuation of the class of agricultural land in Sarpy County is in compliance with generally accepted mass appraisal practices.

Recapture Valuation of Agricultural Land

It is my opinion that the level of value of the recapture valuation of the class of agricultural land in Sarpy County is 74% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Sarpy County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.





Ruth A. Sorensen
Property Tax Administrator

**SPECIAL VALUE SECTION
CORRELATION For
Sarpy County**

Section I: Agricultural Land Correlation:

This correlation section does not apply to Sarpy County as Sarpy County is 100% special value, and is measured by the 994 analysis.

**SPECIAL VALUE SECTION
CORRELATION For
Sarpy County**

II. Special Value Correlation

The measurement methodology was developed by the Department utilizing information from counties where only agricultural influence was recognized. I have reviewed the rents and rent to value ratios used to develop the preliminary measurements of Sarpy County with the assessor. The county accepted the results and offered no additional information to dispute the preliminary measurement process.

Based upon a review of the final statistics, the county adjusted all three subclasses of unimproved agricultural land, which moved all three subclasses of unimproved agricultural land to within the acceptable range.

The level of value for the Special Value class of agricultural land is at 71 percent.

Refer to the following statistical analysis:

COUNTY REPORT OF THE 2008 SPECIAL VALUATION PROCESS

SARPY

MAJOR AGLAND USE	2007 ABSTRACT DATA		2008 ABSTRACT DATA		Rates Used
	2007 % of ALL CLASSIFIED AGLAND	2007 ABSTRACT ACRES	2008 % of ALL CLASSIFIED AGLAND	2008 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	6.53%	5,720	6.37%	5,838	IRRIGATED RATE
Dryland	80.32%	70,377	78.45%	71,920	6.80%
Grassland	4.99%	4,376	5.51%	5,053	DRYLAND RATE
* Waste	4.72%	4,138	5.39%	4,939	4.90%
* Other	3.28%	2,872	4.28%	3,925	GRASS RATE
All Agland	99.85%	87,484	100.00%	91,675	3.20%
Non-Agland	0.15%	135			

PRELIMINARY LEVEL OF VALUE BASED ON THE 2007 ABSTRACT

Estimated Rent	2007 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
950,569	9,054,564	IRRIGATED	13,978,949	166.17	64.77%
7,459,011	95,967,242	DRYLAND	152,224,720	105.99	63.04%
138,597	2,652,347	GRASSLAND	4,331,169	31.67	61.24%
8,548,177	107,674,154	All IRR-DRY-GRASS	170,534,838	106.22	63.14%

ESTIMATED LEVEL OF VALUE BASED ON THE 2008 ABSTRACT

Estimated Rent	2008 Assessed Value	USE	Estimated Value	Average Rent per Acre	2008 Indicated Level of Value
970,125	10,198,661	IRRIGATED	14,266,548	166.17	71.49%
7,622,538	110,216,861	DRYLAND	155,562,007	105.99	70.85%
160,044	3,557,201	GRASSLAND	5,001,388	31.67	71.12%
8,752,708	123,972,724	All IRR-DRY-GRASS	174,829,943	106.22	70.91%

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation			Average Value Per Acre of DRY Agricultural Land - Special Valuation			Average Value Per Acre of GRASS Agricultural Land - Special Valuation		
2007	@	\$ 1,582.86	2007	@	\$ 1,363.61	2007	@	\$ 606.14
2008	@	\$ 1,746.92	2008	@	\$ 1,532.49	2008	@	\$ 703.98
PERCENT CHANGE = 10.36%			PERCENT CHANGE = 12.38%			PERCENT CHANGE = 16.14%		

NOTES:

* Waste and other classes are excluded from the measurement process.

COUNTY REPORT OF THE 2008 SPECIAL VALUATION PROCESS

SARPY

2007 ABSTRACT DATA

2008 ABSTRACT DATA

Rates Used

MAJOR AGLAND USE	2007 % of ALL CLASSIFIED AGLAND	2007 ABSTRACT ACRES	2008 % of ALL CLASSIFIED AGLAND	2008 ABSTRACT ACRES	ESTIMATED CORRELATED RATE (for each major land use)
Irrigated	6.53%	5,720	N/A	N/A	IRRIGATED RATE
Dryland	80.32%	70,377	N/A	N/A	6.80%
Grassland	4.99%	4,376	N/A	N/A	DRYLAND RATE
* Waste	4.72%	4,138	N/A	N/A	4.90%
* Other	3.28%	2,872	N/A	N/A	GRASS RATE
All Agland	99.85%	87,484	N/A	N/A	3.20%
Non-Agland	0.15%	135			

PRELIMINARY LEVEL OF VALUE BASED ON THE 2007 ABSTRACT

Estimated Rent	2007 Assessed Value	USE	Estimated Value	Average Rent per Acre	Preliminary Indicated Level of Value
950,569	9,054,564	IRRIGATED	13,978,949	166.17	64.77%
7,459,011	95,967,242	DRYLAND	152,224,720	105.99	63.04%
138,597	2,652,347	GRASSLAND	4,331,169	31.67	61.24%
8,548,177	107,674,154	All IRR-DRY-GRASS	170,534,838	106.22	63.14%

ESTIMATED LEVEL OF VALUE BASED ON THE 2008 ABSTRACT

Estimated Rent	2008 Assessed Value	USE	Estimated Value	Average Rent per Acre	2008 Indicated Level of Value
N/A	N/A	IRRIGATED	N/A	N/A	N/A
N/A	N/A	DRYLAND	N/A	N/A	N/A
N/A	N/A	GRASSLAND	N/A	N/A	N/A
N/A	N/A	All IRR-DRY-GRASS	N/A	N/A	N/A

CHANGES BY AVERAGE VALUE PER ACRE FOR EACH MAJOR USE

Average Value Per Acre of IRRIGATED Agricultural Land - Special Valuation			Average Value Per Acre of DRY Agricultural Land - Special Valuation			Average Value Per Acre of GRASS Agricultural Land - Special Valuation		
2007	@ \$	1,582.86	2007	@ \$	1,363.61	2007	@ \$	606.14
2008	@	N/A	2008	@	N/A	2008	@	N/A
PERCENT CHANGE	=	N/A	PERCENT CHANGE	=	N/A	PERCENT CHANGE	=	N/A

NOTES:

* Waste and other classes are excluded from the measurement process.

**SPECIAL VALUE SECTION
CORRELATION For
Sarpy County**

Section III: Recapture Value Correlation:

The statistics support the action taken by the assessor for this assessment year. The qualified Agricultural Unimproved report containing 35 sales with a Median of 74 percent is within the acceptable range for the level of value. The coefficient of dispersion is within the targeted range but the price related deferential is outside of the range. I would not consider the price related deferential being outside of the range as being a concern as to the quality of the assessment for this class of property. The very nature of the variance in the sales for this type of properties makes it difficult to predict (appraise) the numerous variables encountered with this class of property. This is a realistic portrayal of how the recapture (market) values are keeping up with the market values for the class as a whole and represents the actions taken by the assessor towards better equalization and assessment uniformity. The county continues to work towards the improvement of the assessment of the agricultural land in the county by using acceptable assessment practices.

Keeping in mind the progressive nature of the assessment actions for Sarpy County and also this type of land is being purchased at a fast rate and then being developed for other than agricultural land would make tracking the values difficult at best.

Refer to the following statistical analysis:

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6335

Type: Qualified

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

NUMBER of Sales:	35	MEDIAN:	74	COV:	20.80	95% Median C.I.:	68.11 to 78.44	(!: Derived)
(AgLand) TOTAL Sales Price:	49,100,244	WGT. MEAN:	70	STD:	15.36	95% Wgt. Mean C.I.:	61.05 to 79.32	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	49,100,244	MEAN:	74	AVG.ABS.DEV:	10.42	95% Mean C.I.:	68.77 to 78.94	
(AgLand) TOTAL Assessed Value:	34,459,438							
AVG. Adj. Sales Price:	1,402,864	COD:	14.13	MAX Sales Ratio:	120.11			
AVG. Assessed Value:	984,555	PRD:	105.23	MIN Sales Ratio:	33.35			

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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	73.78	72.69	71.46	7.61	101.71	63.72	80.56	N/A	370,773	264,959
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	5	77.88	76.69	75.15	8.76	102.05	65.53	90.64	N/A	1,669,877	1,254,892
04/01/05 TO 06/30/05	4	76.36	79.90	71.52	18.94	111.71	60.05	106.80	N/A	1,256,264	898,461
07/01/05 TO 09/30/05	2	78.52	78.52	77.82	1.89	100.89	77.03	80.00	N/A	327,750	255,060
10/01/05 TO 12/31/05	1	78.44	78.44	78.44			78.44	78.44	N/A	2,137,905	1,677,024
01/01/06 TO 03/31/06	7	74.49	83.23	87.90	16.62	94.68	66.79	120.11	66.79 to 120.11	1,545,171	1,358,244
04/01/06 TO 06/30/06	2	70.03	70.03	70.53	2.73	99.29	68.11	71.94	N/A	1,905,055	1,343,556
07/01/06 TO 09/30/06	3	76.87	77.28	77.32	1.40	99.95	75.87	79.10	N/A	651,293	503,580
10/01/06 TO 12/31/06	1	64.11	64.11	64.11			64.11	64.11	N/A	219,000	140,400
01/01/07 TO 03/31/07	3	46.61	48.60	47.24	23.23	102.86	33.35	65.83	N/A	3,037,628	1,435,075
04/01/07 TO 06/30/07	4	62.07	65.99	58.53	12.02	112.75	58.07	81.76	N/A	1,477,000	864,480
<u>Study Years</u>											
07/01/04 TO 06/30/05	12	75.83	76.76	73.61	12.41	104.28	60.05	106.80	65.53 to 81.91	1,207,230	888,598
07/01/05 TO 06/30/06	12	75.76	79.84	82.56	11.84	96.71	66.79	120.11	70.20 to 80.00	1,451,642	1,198,497
07/01/06 TO 06/30/07	11	65.14	64.15	54.75	16.51	117.17	33.35	81.76	46.61 to 79.10	1,563,069	855,844
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	12	78.16	78.21	74.56	10.18	104.89	60.05	106.80	70.20 to 81.91	1,347,320	1,004,620
01/01/06 TO 12/31/06	13	74.49	78.35	82.42	11.81	95.07	64.11	120.11	68.11 to 79.19	1,292,245	1,065,073
<u>ALL</u>											
	35	73.78	73.85	70.18	14.13	105.23	33.35	120.11	68.11 to 78.44	1,402,864	984,555

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2955	5	64.11	64.43	64.06	3.94	100.58	58.99	70.20	N/A	240,532	154,080
2957	13	73.78	69.85	66.54	17.01	104.97	33.35	98.09	58.07 to 79.20	2,734,015	1,819,319
2959	3	76.87	88.36	88.51	22.55	99.84	68.11	120.11	N/A	1,358,633	1,202,460
2975	3	79.10	85.37	89.05	15.42	95.86	70.20	106.80	N/A	630,946	561,854
2977	7	73.73	74.12	73.71	7.41	100.55	65.83	81.91	65.83 to 81.91	780,877	575,621
3253	4	78.52	78.67	77.74	2.82	101.19	75.87	81.76	N/A	230,125	178,896
<u>ALL</u>											
	35	73.78	73.85	70.18	14.13	105.23	33.35	120.11	68.11 to 78.44	1,402,864	984,555

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	35	73.78	73.85	70.18	14.13	105.23	33.35	120.11	68.11 to 78.44	1,402,864	984,555
<u>ALL</u>											
	35	73.78	73.85	70.18	14.13	105.23	33.35	120.11	68.11 to 78.44	1,402,864	984,555

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6335

Type: Qualified

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

NUMBER of Sales:	35	MEDIAN:	74	COV:	20.80	95% Median C.I.:	68.11 to 78.44	(! : Derived)
(AgLand) TOTAL Sales Price:	49,100,244	WGT. MEAN:	70	STD:	15.36	95% Wgt. Mean C.I.:	61.05 to 79.32	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	49,100,244	MEAN:	74	AVG.ABS.DEV:	10.42	95% Mean C.I.:	68.77 to 78.94	
(AgLand) TOTAL Assessed Value:	34,459,438							
AVG. Adj. Sales Price:	1,402,864	COD:	14.13	MAX Sales Ratio:	120.11			
AVG. Assessed Value:	984,555	PRD:	105.23	MIN Sales Ratio:	33.35			

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	35	73.78	73.85	70.18	14.13	105.23	33.35	120.11	68.11 to 78.44	1,402,864	984,555
ALL											
	35	73.78	73.85	70.18	14.13	105.23	33.35	120.11	68.11 to 78.44	1,402,864	984,555

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	20	72.84	71.47	65.30	14.78	109.45	33.35	106.80	65.53 to 79.19	1,433,987	936,393
DRY-N/A	14	76.45	77.48	77.45	13.16	100.03	58.07	120.11	64.11 to 80.56	1,367,237	1,058,978
IRRGTD-N/A	1	70.82	70.82	70.82			70.82	70.82	N/A	1,279,180	905,882
ALL											
	35	73.78	73.85	70.18	14.13	105.23	33.35	120.11	68.11 to 78.44	1,402,864	984,555

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	29	74.49	73.27	68.71	13.18	106.63	33.35	106.80	66.79 to 79.19	1,572,140	1,080,285
DRY-N/A	5	70.20	77.86	99.83	20.76	77.99	58.99	120.11	N/A	445,800	445,053
IRRGTD	1	70.82	70.82	70.82			70.82	70.82	N/A	1,279,180	905,882
ALL											
	35	73.78	73.85	70.18	14.13	105.23	33.35	120.11	68.11 to 78.44	1,402,864	984,555

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	34	74.13	73.94	70.16	14.35	105.39	33.35	120.11	66.79 to 79.10	1,406,501	986,869
IRRGTD	1	70.82	70.82	70.82			70.82	70.82	N/A	1,279,180	905,882
ALL											
	35	73.78	73.85	70.18	14.13	105.23	33.35	120.11	68.11 to 78.44	1,402,864	984,555

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
13-0032											
28-0001											
28-0017	1	33.35	33.35	33.35			33.35	33.35	N/A	1,012,886	337,824
77-0001											
77-0027	2	94.11	94.11	93.86	27.63	100.26	68.11	120.11	N/A	1,395,110	1,309,518
77-0037	24	72.84	72.59	68.67	12.45	105.71	46.61	106.80	65.14 to 78.44	1,597,373	1,096,948
77-0046	8	78.07	77.64	74.36	6.70	104.41	65.53	90.64	65.53 to 90.64	870,022	646,976
78-0001											
NonValid School											
ALL											
	35	73.78	73.85	70.18	14.13	105.23	33.35	120.11	68.11 to 78.44	1,402,864	984,555

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6335

Type: Qualified

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

NUMBER of Sales:	35	MEDIAN:	74	COV:	20.80	95% Median C.I.:	68.11 to 78.44	(! : Derived)
(AgLand) TOTAL Sales Price:	49,100,244	WGT. MEAN:	70	STD:	15.36	95% Wgt. Mean C.I.:	61.05 to 79.32	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	49,100,244	MEAN:	74	AVG.ABS.DEV:	10.42	95% Mean C.I.:	68.77 to 78.94	
(AgLand) TOTAL Assessed Value:	34,459,438							
AVG. Adj. Sales Price:	1,402,864	COD:	14.13	MAX Sales Ratio:	120.11			
AVG. Assessed Value:	984,555	PRD:	105.23	MIN Sales Ratio:	33.35			

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	4	65.97	61.76	44.96	18.97	137.37	33.35	81.76	N/A	376,971	169,482
10.01 TO 30.00	8	71.97	70.31	69.40	7.69	101.31	58.99	80.00	58.99 to 80.00	366,545	254,386
30.01 TO 50.00	4	72.49	71.97	72.92	8.36	98.71	63.72	79.20	N/A	1,012,190	738,075
50.01 TO 100.00	12	78.77	81.80	77.67	14.17	105.31	60.05	120.11	70.82 to 90.64	1,477,717	1,147,744
100.01 TO 180.00	7	74.49	72.27	65.66	15.66	110.08	46.61	98.09	46.61 to 98.09	3,268,375	2,145,881
ALL	35	73.78	73.85	70.18	14.13	105.23	33.35	120.11	68.11 to 78.44	1,402,864	984,555

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 \$											
60000 TO 99999	1	81.76	81.76	81.76			81.76	81.76	N/A	75,000	61,322
100000 TO 149999	1	65.14	65.14	65.14			65.14	65.14	N/A	105,000	68,401
150000 TO 249999	6	73.04	71.85	70.86	10.15	101.40	58.99	81.91	58.99 to 81.91	198,710	140,799
250000 TO 499999	6	75.41	73.50	73.49	7.16	100.00	63.72	80.56	63.72 to 80.56	397,586	292,205
500000 +	21	73.73	74.57	69.98	17.52	106.55	33.35	120.11	65.83 to 79.19	2,159,164	1,511,032
ALL	35	73.78	73.85	70.18	14.13	105.23	33.35	120.11	68.11 to 78.44	1,402,864	984,555

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 \$											
60000 TO 99999	2	73.45	73.45	72.07	11.31	101.92	65.14	81.76	N/A	90,000	64,861
100000 TO 149999	6	73.04	71.85	70.86	10.15	101.40	58.99	81.91	58.99 to 81.91	198,710	140,799
150000 TO 249999	2	73.68	73.68	73.18	9.35	100.67	66.79	80.56	N/A	294,000	215,157
250000 TO 499999	7	73.73	67.27	62.62	12.14	107.44	33.35	79.10	33.35 to 79.10	553,977	346,880
500000 +	18	75.68	77.15	70.79	16.57	108.98	46.61	120.11	65.83 to 79.20	2,403,451	1,701,468
ALL	35	73.78	73.85	70.18	14.13	105.23	33.35	120.11	68.11 to 78.44	1,402,864	984,555

Office of the Sarpy County Assessor

Dan Pittman
ASSESSOR



1210 GOLDEN GATE DR.
SUITE 1122
PAPILLION, NE 68046-2894
402-593-2122
FAX: 402-593-5911
www.sarpy.com

Jackie Morehead
CHIEF DEPUTY ASSESSOR

Dear Sarpy County Property Owner,

The Sarpy County Assessor's Office is reviewing the taxable status of all properties receiving the Agricultural Special Valuation. In order to be eligible for the Agricultural Special Valuation the land must be agricultural or horticultural land:

- **Agricultural land and horticultural land means a parcel of land which is primarily used for agricultural or horticultural purposes including waste land lying in and adjacent to and in common ownership or management with other agricultural land and horticultural land. Agricultural land and horticultural land does not include any land directly associated with any building or enclosed structure.**

Further, the land must be used for an agricultural or horticultural purpose:

- **Agricultural or horticultural purposes means used for the commercial production of any plant or animal product in a raw or unprocessed state that is derived from the science and art of agriculture, aquaculture, or horticulture. Agricultural or horticultural purposes includes the following uses of land:**
 - (a) Land retained or protected for future agricultural or horticultural purposes under a conservation easement as provided in the Conservation and Preservation Easements Act except when the parcel or a portion thereof is being used for purposes other than agricultural or horticultural purposes; and**
 - (b) Land enrolled in a federal or state program in which payments are received from removing such land from agricultural or horticultural production.**

The questionnaire on the following page, when completed, will provide the assessor's office with necessary information to determine the taxable status of your property.

Please complete the questionnaire and return same to the Sarpy County Assessor's Office no later than December 31, 2006.

Respectfully,

A handwritten signature in black ink, appearing to read "Dan Pittman", is written over a horizontal line.

Dan Pittman
Sarpy County Assessor

STANDARD OPERATING PROCEDURE – SARPY COUNTY ASSESSOR

Date: 01/01/2000

FARM SITE VALUATION

OBJECTIVE: To establish the policy, and method of valuing the farm home site and farm site.

STATUTE REFERENCE: NEBRASKA AGRICULTURAL LAND MANUAL

POLICY: The farm home site shall mean not more than one acre contiguous to a farm site that includes an inhabitable residence with improvements and used or could be used for residential purposes. Farm site shall mean the portion of land contiguous to land activity devoted to agriculture, which includes improvements that are agricultural or horticultural in nature, including any uninhabitable or unimproved farm home site. The farm home site is considered to have standard amenities that include a well, septic and electrical service. Other improvements such as a landscaping, and/or driveway that is considered to have significant contributory value will be included in the undepreciated site value.

METHODOLOGY: Each farm parcel is to be periodically inspected with all site improvements documented on the property records. The land portion of the farm home site and farm site value will be one acre in size. The value of the land will be the actual market value that reflects potential use other than agriculture, herein referenced as influenced value. In addition, the site value will include contributory value of a well, septic and electrical service. If applicable the value of the well, septic and electrical will reflect standard costs as per Marshall & Swift and local costs with depreciation being applied to reflect their contributory value. The depreciation being applied will be the percentage depreciation being applied to the farm residence.

Example:

LAND VALUE - ONE ACRE (influenced value) - \$5,000.00 (per acre)

SITE IMPROVEMENTS

WELL, SEPTIC, ELE (std costs) - \$16,000.00

LESS 25% (deprec % of residence) - \$4,000.00

CONTRIBUTARY VALUE (well & septic) - \$12,000.00

TOTAL FARMSITE VALUE - \$17,000.00

There are instances where there are multiple residences on a farm parcel. Each residence will include a farm home site with the calculated value for each. In the instance where there is a shared well, the value attributed to the well will be depreciated with the newer residence. The standard costs of the septic and electric will be applied to each house.

The Assessors Office presumes that all farm home sites contain one well, one septic system and standard electrical service per residence. It is incumbent upon the property owner to advise the Assessors Office to the contrary. Upon certification of the property owner that a situation other than what is considered standard is present on the farm parcel, the appropriate adjustments to the farmsite value will be accomplished.

Farm sites contain only farm outbuildings and may contain an abandoned residence. Amenities of a well and septic will not apply as part of the site value. The site value will follow the aforementioned valuation method without a well, septic or electrical value.

County 77 - Sarpy

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 57,999	Value 10,373,249,860	Total Growth 482,783,882 (Sum 17, 25, & 41)
--	-----------------------	-----------------------------	---

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

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	693	11,335,481	4,423	111,185,799	2,340	65,022,146	7,456	187,543,426	
2. Res Improv Land	23,509	543,497,732	11,859	366,165,603	9,535	350,311,682	44,903	1,259,975,017	
3. Res Improvements	24,079	2,853,993,295	11,909	1,959,519,717	9,589	1,476,606,658	45,577	6,290,119,670	
4. Res Total	24,772	3,408,826,508	16,332	2,436,871,119	11,929	1,891,940,486	53,033	7,737,638,113	286,259,672
% of Total	46.71	44.05	30.79	31.49	22.49	24.45	91.43	74.59	59.29
5. Rec UnImp Land	0	0	3	72,090	96	6,327,086	99	6,399,176	
6. Rec Improv Land	0	0	13	654,040	57	3,025,100	70	3,679,140	
7. Rec Improvements	0	0	13	573,427	395	10,285,853	408	10,859,280	
8. Rec Total	0	0	16	1,299,557	491	19,638,039	507	20,937,596	50,132
% of Total	0.00	0.00	3.15	6.20	96.84	93.79	0.87	0.20	0.01
Res+Rec Total	24,772	3,408,826,508	16,348	2,438,170,676	12,420	1,911,578,525	53,540	7,758,575,709	286,309,804
% of Total	46.26	43.93	30.53	31.42	23.19	24.63	92.31	74.79	59.30

County 77 - Sarpy

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 57,999	Value 10,373,249,860	Total Growth 482,783,882 (Sum 17, 25, & 41)
--	-----------------------	-----------------------------	---

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

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	268	73,949,234	215	64,203,598	70	19,131,687	553	157,284,519	
10. Comm Improv Land	1,002	226,978,437	141	65,816,673	114	40,814,784	1,257	333,609,894	
11. Comm Improvements	1,021	808,446,628	147	243,457,801	122	109,805,785	1,290	1,161,710,214	
12. Comm Total	1,289	1,109,374,299	362	373,478,072	192	169,752,256	1,843	1,652,604,627	138,413,093
% of Total	69.94	67.12	19.64	22.59	10.41	10.27	3.17	15.93	28.66
13. Ind UnImp Land	63	7,743,767	77	16,229,529	149	23,645,941	289	47,619,237	
14. Ind Improv Land	156	22,805,109	148	37,313,291	290	96,999,750	594	157,118,150	
15. Ind Improvements	157	67,344,878	148	112,959,264	292	303,097,065	597	483,401,207	
16. Ind Total	220	97,893,754	225	166,502,084	441	423,742,756	886	688,138,594	54,478,721
% of Total	24.83	14.22	25.39	24.19	49.77	61.57	1.52	6.63	11.28
Comm+Ind Total	1,509	1,207,268,053	587	539,980,156	633	593,495,012	2,729	2,340,743,221	192,891,814
% of Total	55.29	51.57	21.50	23.06	23.19	25.35	4.70	22.56	39.95
17. Taxable Total	26,281	4,616,094,561	16,935	2,978,150,832	13,053	2,505,073,537	56,269	10,099,318,930	479,201,618
% of Total	46.70	45.70	30.09	24.14	23.19	18.92	97.01	97.35	99.25

County 77 - Sarpy

2008 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	10	68,467	1,854,805	0	0	0
19. Commercial	7	961,146	12,969,233	0	0	0
20. Industrial	2	58,642	1,381,358	0	0	0
21. Other	0	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	10	68,467	1,854,805
19. Commercial	0	0	0	7	961,146	12,969,233
20. Industrial	0	0	0	2	58,642	1,381,358
21. Other	0	0	0	0	0	0
22. Total Sch II				19	1,088,255	16,205,396

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	822	600	508	1,930

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	2	13,253	247	14,896,352	682	54,186,588	931	69,096,193
28. Ag-Improved Land	0	0	159	17,242,168	626	55,115,345	785	72,357,513
29. Ag-Improvements	0	0	159	22,598,937	640	109,878,287	799	132,477,224
30. Ag-Total Taxable							1,730	273,930,930

County 77 - Sarpy

2008 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	1	0.050	1,000	4	3.100	46,500	
32. HomeSite Improv Land	0	0.000	0	107	141.950	2,766,510	
33. HomeSite Improvements	0		0	130		20,300,682	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	8	17.710	117,317	
36. FarmSite Impr Land	0	0.000	0	41	55.950	1,114,720	
37. FarmSite Improv	0		0	111		2,298,255	
38. FarmSite Total							
39. Road & Ditches		0.000			354.210		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	4	5.000	37,500	9	8.150	85,000	
32. HomeSite Improv Land	424	538.850	5,355,920	531	680.800	8,122,430	
33. HomeSite Improvements	547		100,255,089	677		120,555,771	3,582,264
34. HomeSite Total				686	688.950	128,763,201	
35. FarmSite UnImp Land	21	131.980	465,220	29	149.690	582,537	
36. FarmSite Impr Land	172	280.600	2,757,535	213	336.550	3,872,255	
37. FarmSite Improv	455		9,623,198	566		11,921,453	0
38. FarmSite Total				595	486.240	16,376,245	
39. Road & Ditches		1,359.210			1,713.420		
40. Other-Non Ag Use		5.120	410		5.120	410	
41. Total Section VI				1,281	2,893.730	145,139,856	3,582,264

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	1	1.260	735	1	1.260	735

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	2	20.040	12,253	403	19,298.620	28,079,141
44. Recapture Val			216,432			209,689,398
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	1,303	74,066.230	100,685,758	1,708	93,384.890	128,777,152
44. Recapture Val			484,347,861			694,253,691

County 77 - Sarpy

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	124.640	270,220	174.390	378,078	299.030	648,298
46. 1A	0.000	0	30.390	62,268	642.530	1,316,543	672.920	1,378,811
47. 2A1	0.000	0	197.670	379,329	918.250	1,762,122	1,115.920	2,141,451
48. 2A	0.000	0	12.350	22,032	2,539.180	4,529,897	2,551.530	4,551,929
49. 3A1	0.000	0	39.250	61,819	412.300	649,373	451.550	711,192
50. 3A	0.000	0	3.000	4,473	558.750	833,096	561.750	837,569
51. 4A1	0.000	0	0.000	0	146.420	173,214	146.420	173,214
52. 4A	0.000	0	0.960	974	38.010	38,580	38.970	39,554
53. Total	0.000	0	408.260	801,115	5,429.830	9,680,903	5,838.090	10,482,018
Dryland:								
54. 1D1	0.000	0	89.860	181,968	607.940	1,231,081	697.800	1,413,049
55. 1D	0.000	0	5,318.440	10,413,516	16,414.460	32,139,518	21,732.900	42,553,034
56. 2D1	0.000	0	685.650	1,205,364	3,369.560	5,923,682	4,055.210	7,129,046
57. 2D	0.000	0	2,024.190	3,345,984	4,310.290	7,124,908	6,334.480	10,470,892
58. 3D1	0.000	0	2,451.330	3,596,101	7,907.950	11,600,967	10,359.280	15,197,068
59. 3D	0.000	0	4,992.340	6,729,667	18,445.180	24,864,105	23,437.520	31,593,772
60. 4D1	0.000	0	990.610	930,179	3,476.090	3,264,048	4,466.700	4,194,227
61. 4D	0.000	0	215.040	172,032	621.220	496,976	836.260	669,008
62. Total	0.000	0	16,767.460	26,574,811	55,152.690	86,645,285	71,920.150	113,220,096
Grass:								
63. 1G1	0.000	0	0.000	0	16.000	15,472	16.000	15,472
64. 1G	2.620	2,342	242.650	216,930	774.520	692,428	1,019.790	911,700
65. 2G1	0.000	0	80.010	67,929	376.750	319,863	456.760	387,792
66. 2G	0.000	0	31.750	24,638	155.080	120,340	186.830	144,978
67. 3G1	0.000	0	128.290	95,961	511.590	382,671	639.880	478,632
68. 3G	14.290	9,660	137.380	92,867	984.120	665,263	1,135.790	767,790
69. 4G1	0.000	0	115.420	69,484	908.860	547,136	1,024.280	616,620
70. 4G	0.000	0	20.000	11,060	553.630	306,161	573.630	317,221
71. Total	16.910	12,002	755.500	578,869	4,280.550	3,049,334	5,052.960	3,640,205
72. Waste	2.630	211	708.390	56,410	4,227.670	338,214	4,938.690	394,835
73. Other	0.500	40	313.470	82,268	3,611.160	971,612	3,925.130	1,053,920
74. Exempt	0.000		0.000		14.250		14.250	
75. Total	20.040	12,253	18,953.080	28,093,473	72,701.900	100,685,348	91,675.020	128,791,074

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	408.260	801,115	5,429.830	9,680,903	5,838.090	10,482,018
77.Dry Land	0.000	0	16,767.460	26,574,811	55,152.690	86,645,285	71,920.150	113,220,096
78.Grass	16.910	12,002	755.500	578,869	4,280.550	3,049,334	5,052.960	3,640,205
79.Waste	2.630	211	708.390	56,410	4,227.670	338,214	4,938.690	394,835
80.Other	0.500	40	313.470	82,268	3,611.160	971,612	3,925.130	1,053,920
81.Exempt	0.000	0	0.000	0	14.250	0	14.250	0
82.Total	20.040	12,253	18,953.080	28,093,473	72,701.900	100,685,348	91,675.020	128,791,074

2008 Agricultural Land Detail

County 77 - Sarpy

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	299.030	5.12%	648,298	6.18%	2,168.003
1A	672.920	11.53%	1,378,811	13.15%	2,048.996
2A1	1,115.920	19.11%	2,141,451	20.43%	1,919.000
2A	2,551.530	43.70%	4,551,929	43.43%	1,783.999
3A1	451.550	7.73%	711,192	6.78%	1,575.001
3A	561.750	9.62%	837,569	7.99%	1,490.999
4A1	146.420	2.51%	173,214	1.65%	1,182.994
4A	38.970	0.67%	39,554	0.38%	1,014.985
Irrigated Total	5,838.090	100.00%	10,482,018	100.00%	1,795.453

Dry:

1D1	697.800	0.97%	1,413,049	1.25%	2,025.005
1D	21,732.900	30.22%	42,553,034	37.58%	1,958.000
2D1	4,055.210	5.64%	7,129,046	6.30%	1,757.996
2D	6,334.480	8.81%	10,470,892	9.25%	1,652.999
3D1	10,359.280	14.40%	15,197,068	13.42%	1,467.000
3D	23,437.520	32.59%	31,593,772	27.90%	1,347.999
4D1	4,466.700	6.21%	4,194,227	3.70%	938.999
4D	836.260	1.16%	669,008	0.59%	800.000
Dry Total	71,920.150	100.00%	113,220,096	100.00%	1,574.247

Grass:

1G1	16.000	0.32%	15,472	0.43%	967.000
1G	1,019.790	20.18%	911,700	25.05%	894.007
2G1	456.760	9.04%	387,792	10.65%	849.006
2G	186.830	3.70%	144,978	3.98%	775.988
3G1	639.880	12.66%	478,632	13.15%	748.002
3G	1,135.790	22.48%	767,790	21.09%	675.996
4G1	1,024.280	20.27%	616,620	16.94%	602.003
4G	573.630	11.35%	317,221	8.71%	553.006
Grass Total	5,052.960	100.00%	3,640,205	100.00%	720.410

Irrigated Total	5,838.090	6.37%	10,482,018	8.14%	1,795.453
Dry Total	71,920.150	78.45%	113,220,096	87.91%	1,574.247
Grass Total	5,052.960	5.51%	3,640,205	2.83%	720.410
Waste	4,938.690	5.39%	394,835	0.31%	79.947
Other	3,925.130	4.28%	1,053,920	0.82%	268.505
Exempt	14.250	0.02%			
Market Area Total	91,675.020	100.00%	128,791,074	100.00%	1,404.865

As Related to the County as a Whole

Irrigated Total	5,838.090	100.00%	10,482,018	100.00%
Dry Total	71,920.150	100.00%	113,220,096	100.00%
Grass Total	5,052.960	100.00%	3,640,205	100.00%
Waste	4,938.690	100.00%	394,835	100.00%
Other	3,925.130	100.00%	1,053,920	100.00%
Exempt	14.250	100.00%		
Market Area Total	91,675.020	100.00%	128,791,074	100.00%

2008 Agricultural Land Detail

County 77 - Sarpy

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	408.260	801,115	5,429.830	9,680,903
Dry	0.000	0	16,767.460	26,574,811	55,152.690	86,645,285
Grass	16.910	12,002	755.500	578,869	4,280.550	3,049,334
Waste	2.630	211	708.390	56,410	4,227.670	338,214
Other	0.500	40	313.470	82,268	3,611.160	971,612
Exempt	0.000	0	0.000	0	14.250	0
Total	20.040	12,253	18,953.080	28,093,473	72,701.900	100,685,348

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	5,838.090	10,482,018	5,838.090	6.37%	10,482,018	8.14%	1,795.453
Dry	71,920.150	113,220,096	71,920.150	78.45%	113,220,096	87.91%	1,574.247
Grass	5,052.960	3,640,205	5,052.960	5.51%	3,640,205	2.83%	720.410
Waste	4,938.690	394,835	4,938.690	5.39%	394,835	0.31%	79.947
Other	3,925.130	1,053,920	3,925.130	4.28%	1,053,920	0.82%	268.505
Exempt	14.250	0	14.250	0.02%	0	0.00%	0.000
Total	91,675.020	128,791,074	91,675.020	100.00%	128,791,074	100.00%	1,404.865

* 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)**

77 Sarpy

	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	7,366,218,831	7,737,638,113	371,419,282	5.04	286,259,672	1.16
2. Recreational	15,939,556	20,937,596	4,998,040	31.36	50,132	31.04
3. Ag-Homesite Land, Ag-Res Dwellings	123,703,697	128,763,201	5,059,504	4.09	*-----	4.09
4. Total Residential (sum lines 1-3)	7,505,862,084	7,887,338,910	381,476,826	5.08	286,309,804	1.27
5. Commercial	1,434,318,193	1,652,604,627	218,286,434	15.22	138,413,093	5.57
6. Industrial	590,423,097	688,138,594	97,715,497	16.55	54,478,721	7.32
7. Ag-Farmsite Land, Outbuildings	15,762,212	16,376,245	614,033	3.9	3,582,264	-18.83
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	2,040,503,502	2,357,119,466	316,615,964	15.52	192,891,814	6.06
10. Total Non-Agland Real Property	9,546,365,586	10,244,458,786	698,093,200	7.31	482,783,882	2.26
11. Irrigated	9,530,578	10,482,018	951,440	9.98		
12. Dryland	100,887,504	113,220,096	12,332,592	12.22		
13. Grassland	4,116,279	3,640,205	-476,074	-11.57		
14. Wasteland	194,442	394,835	200,393	103.06		
15. Other Agland	445	445	1,053,475	236736		
16. Total Agricultural Land	114,729,248	128,791,074	14,061,826	12.26		
17. Total Value of All Real Property (Locally Assessed)	9,661,094,834	10,373,249,860	712,155,026	7.37	482,783,882	2.37

*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.

Three Year Plan of Assessment for Sarpy County October 31, 2007

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

Duties of the county assessor: The duties of the county assessor are stated in the Nebraska State Statutes, 77-1311. Along with the general supervision and the direction of the assessment of all taxable property in the county, the assessor is responsible for the following:

- Annually revise the real property assessments for the correction of errors and equitably portion valuations.
- Obey all rules and regulations made under Chapter 77 and the instructions and orders sent by the Property Tax Administrator and the Tax Equalization and Review Commission.
- Examine records from the offices of the register of deeds, county clerk, county judge, and the clerk of the district court for proper ownership of property.
- Prepare the assessment roll.
- Provide public access to records.
- Submit a plan of assessment to the county board and the division of property assessment.

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

Assessment levels required for real property are as follows:

- 100% of actual value for all classes of real property excluding agricultural and horticultural land;
- 75% of actual value for agricultural and horticultural land; and 75% of actual value. (LB968)
- 75% of special value for agricultural and horticultural land which meets qualifications for special valuation under 77-1344 and 75% if its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

General Description of Real Property in Sarpy County:

	<u>Parcels</u>	<u>% of total parcels</u>
Residential	53,052	92.0
Commercial	1,818	3.0
Industrial	884	1.5
Recreational	530	1.0
Agricultural	1,447	2.5

Sarpy County is predominantly a residential county with 92% of the parcels coded as residential property. Commercial/Industrial parcels make up 4.5% while agricultural has shrunk to 2.5%. In 2006/2007, building permits in Sarpy County were issued as follows:

	<u>Permits</u>	Numbers reflect permits issued from
Residential	4,264	1/01/06 to 9/12/07
Commercial	360	
Industrial	171	
Agricultural	64	

Current Resources: The Sarpy County Assessor’s office is currently staffed as follows:

- (1) Elected County Assessor
- (1) Chief Deputy Assessor
- (9) Real Estate Appraisers
- (8) Administrative Staff

Cadastral Mapping Cadastral mapping is accomplished through our Geographic Information System. We have in-house technical support from our Information Services Department and have two people on the assessor’s staff who work well with the maps. Maps are provided to the public through both departments with some maps accessible through the internet. The I.A.A.O. recommends keeping printed quarter sheets on hand. Our quarter sheets are kept in the office of the register of deeds and are available for public viewing.

Computer Assisted Mass Appraisal (CAMA) Automated Systems, Inc provides the Terra Scan Software Package along with updates to Terra Scan and the Marshall-Swift Cost Data. The sketching section of Terra Scan is not adequate for our needs and is replaced by a separate software program named Apex. Unfortunately, these two software systems do not interface. CAMA data is used to supply appraisal information to the county website.

Geographic Information System While the GIS system is controlled by our Information Services Department we have the use of ArcViewer and ArcReader. This allows the appraiser tools for plotting sales, permits, identify areas for reappraisal, etc. The maps generated are helpful for explaining assessment practices to property owners and county board members.

Internet Access to County Information Much of the contents from assessment records are on the internet in the form of free public information and premium services. It is the policy of the

Information Systems Department to charge a fee for some assessment information and for the generation of custom reports. The public use of the Sarpy County Parcel Look-up Website has increased each year and has proved to be a helpful tool to property owners. The parcel look-up section of the county website does not provide a “search by name” capability because of privacy concerns.

Current Assessment Procedures for Real Property The population of Sarpy County continues to grow rapidly and the construction of new homes, apartments, and commercial buildings is steady. Agricultural land is being platted for residential development with a complimenting number of commercial plattings to support the population growth throughout the county. The number of deeds filed with the register of deeds is down from last year which indicates a bit of a slow down in real estate transfers.

All sales of real property are noted and submitted to an extensive sales verification process before they are considered a good, arms-length transaction. Poor sales verification can cause considerable problems when sales/assessment ratios and other statistical studies are performed on this data. Copies of building permits are submitted to our office with the major permits (new construction, building additions, etc.) receiving prompt attention. The minor building permits (decks, sheds, patios, etc.) are generally addressed when we re-inspect the sub-division or market area. We are always collecting income and expense data for one or more classes of commercial properties to be appraised. Frequent sweeps through the rural areas helps us pick up newly constructed pole buildings that do not require a permit to be issued.

Review of Assessment Sales Ratio Studies before Assessment Actions Ratio studies are performed during the year to determine the quality of our assessments in individual market areas. This serves as an indicator of possible inspection and re-valuation needs in a specific area. While statistical studies are performed in house; we work from the preliminary statistics issued by the Property Assessment Division.

Approaches to Value Residential assessed values are determined by using annually updated construction cost information from Marshall and Swift. The market transactions of comparable properties are used to adjust the physical depreciation tables. Our office uses two years worth of good sales as the market data for our statistical analysis and measurement. We rely on the local real estate market and national real estate publications to assist us with the income approach to value on commercial properties.

Agricultural land may receive a special valuation by enrolling in an Agricultural Special Valuation Program (greenbelt). There are specific requirements for receiving this greatly reduced value and the assessor must closely look at the predominant use of each parcel requesting special tax treatment as the tax burden is shifted away from these properties and carried by others. The assessor’s office made a thorough inspection and offered recommendations to the Sarpy County Board of Equalization regarding all parcels applying for agricultural special valuation. The recommendations were largely disregarded by the board and special valuation treatment was granted to many parcels that did not meet the State’s standards to receive such special valuation. The assessor’s office has appealed three of these decisions to the Nebraska Tax Equalization and Review Commission for further review and we await their hearing and orders.

Reconciliation of Final Value and Documentation Three approaches to value are generally accepted in the performance of mass appraisal. We apply two of the three to every improved parcel, as appropriate, to determine fair market value.

Review Assessment Sales Ratio Studies after Assessment Staff appraisers review their own statistics before and after assessment actions. The statistics are discussed between the appraiser and chief deputy assessor to determine possible actions to be taken by the appraiser.

Notices and Public Relations Several notices or documents are sent to the property owners with regard to the taxable status of their property:

- Change in Valuation Notices are mailed at the end of May. Supplemental information is often enclosed regarding valuation concerns.
- Permissive Exemptions are mailed on November 1st to previous filers.
- Personal Property Tax Schedules are mailed at the end of January.
- Homestead Exemptions are mailed at the end of January.

Public notification is often published in a newspaper of general circulation and in the Sarpy County website. The website has an assessor's area where frequently asked questions are answered and access to the assessor's email is provided. Comments and questions via email continue to increase every year and prompt attention is mandatory. Our office promotes taxpayer viewing of the Department of Assessment website as it contains a wealth of information of interest to taxpayers.

Level of Value, Quality and Uniformity for Assessment Year 2007

<u>Property class</u>	<u>Median</u>	<u>COD</u>	<u>PRD</u>
Commercial	96.16	11.98	103.38
Agricultural (recap)	72.00	14.98	101.76
Residential	97.89	5.03	100.97

The IAAO has issued performance standards for major property groups:

- Commercial, a COD of 20 or less
- Agricultural, a COD of 20 or less
- Residential, a COD of 15 or less. Newer and fairly homogeneous areas, a COD of 10 or less.

The PRD should range between 98 and 103.

Assessment Actions Planned for Assessment Year 2008

Residential – Sarpy County has over 53,000 residential parcels and the majority of our appraisal assets go toward the valuation of this particular property group. Adding newly constructed homes will remain our highest priority along with working the high value building permits which consist of building additions and major remodeling. Development of a team approach to updating property records in various market areas has been a success. We are re-inspecting more properties and improving the quality of our assessment data. In order to continue and to increase our progress in the area we are in need of one more staff appraiser. We have experienced some set-backs due to health concerns with an appraiser and need to plan for his eventual job change or retirement along with the increased appraiser workload. The county board was not receptive to

funding another appraiser although they commend our office on the job we do. We will continue to request additional appraisal staff in our next budget. Some changing of the duties of the clerical side of the office has provided increased support for the appraisal effort. We have increased our use of the Omaha Area Board of Realtors Multiple Listing Service along with several "For Sale by Owner" websites to assist us in discovering improvements to real property that may be missing from our records. The discovery of finished basement areas has been substantial.

Commercial and Industrial

The construction of two hotels continues in Sarpy County and will present a new valuation challenge for our office. Our staff appraisers are preparing for the first valuations in 2008. The number of commercial valuations that are appealed to the board of equalization and on to the Tax Equalization and Review Commission is increasing. Preparation for each case is increasingly difficult as we see tax payers being represented by attorneys. Interrogatories are often issued and must be completed by our staff appraisers with the assistance of an attorney. Many out-of-state tax representatives are now representing local property owners and request a large amount of information and consume a lot of our time. The commercial appraisal staff has been very successful at defending their assessed values. We anticipate continuing to re-appraise several occupancy types of commercial property each year.

Agricultural

In 2007 we made a thorough inspection of the use of the land enrolled in the agricultural special valuation. We took into consideration the changes made to the state law regarding land use. Our attempts at removing parcels of land from special valuation and preventing some new applicants from obtaining special valuation largely failed with the lack of support from the board of equalization. While the majority of the BOE decisions should have been appealed to the TERC by the assessor; time and money had to be considered. The assessor's office has appealed three of the BOE's greenbelt decisions and they are yet to be heard. The GIS maps have been helpful with the rural valuation process and a new aerial map should be available this year. We will look at special valuation cases again this year to determine eligibility for special valuation. Repeated visual sweeps of the rural areas will continue to produce improvements that are constructed without a building permit. Our agricultural records are improving in the quality of their content each year.

General

The CAMA system update is slow in coming, but we look forward to it. The money for improved field data collection technology is hard to come by and the new CAMA software will help drive decisions in the purchase of hardware. We are in need of more appraisers and are always looking for ways to stretch our human resources. We will continue to re-value residential property every year as the sales direct.

Assessment Action Plans for 2009

Residential – Sarpy County will still be the fastest growing county in the state. We may have a sufficient population count to merit an additional deputy assessor. The electronic record will take over as our primary working record for residential properties. We will keep the paper records in their file cabinets and send them to the archives when the new archive facility is completed. We

are hopeful to have more assessment and mapping information out on the internet. Our pencil drawings should all be converted to digital drawings and be on the internet. We will request and additional staff appraiser in our new budget.

Commercial/Industrial

New appraisal challenges will present themselves with hotels appearing in our tax base. Additional formal training may be required to properly value hotel concerns. We anticipate an even greater load of TERC cases that will consume a large amount of the appraiser's time. The appraisers will select certain occupancy codes to be revalued as they do each year. This should be the year when we make some changes to the commercial appraisal staff with retirements or shuffling responsibilities.

Agricultural

We will continue to look closely at the parcels receiving or requesting special valuation. The county board of equalization will likely not be very helpful in supporting our efforts to administer this program. Hopefully, will have won some greenbelt TERC appeals that will give us some clout with the BOE. We will continue to look for new construction in the rural areas that do not require a building permit. Agricultural land values will be adjusted as the land sales direct. We should have a new soil map by now.

General

The statistical measurements of the quality of assessment will continue to drive our decision making on which areas of the county need to be re-inspected. The sales we processed into our sales file will drive our re-appraisal decisions. We hope to have further improved our data collection tools by providing each appraiser with a hardened computer to take to the field.

Assessment Actions for 2010

Residential – Reappraisal and re-inspection will continue as usual. We hope to be working with new data collection technology by now. We should have a have a staff of 21 or 22 with the addition of appraisers and a field deputy.

Commercial/Industrial

The building of commercial buildings will likely to have slowed with the rapid building that has taken place in the last few years. We will likely be defending many values at the TERC against fee appraisers and attorney's as we are experiencing an increase of same this year. National publications of rents, vacancies, and capitalization rates will be of greater use as we start to see larger commercial/industrial concerns locate in Sarpy County.

Agricultural

With greenbelt recapture no longer a factor we may see more land rezoned and be aggressively marketed. Our agricultural tax base decreases every year, but still represents a substantial amount of value. Recalculating soils should be a project that we are involved in to correct our records.

General

It is hard to know the concerns that might arise between now and 2010. It will be an election year which can add some distraction from the mission. I have a concern over the TERC cases and the

time they consume. I don't see the situation improving anytime soon. If we do not get additional staff the quality and quantity of our data collection will slip. Efforts will be made to persuade the county board to be interested in our endeavors.

2008 Assessment Survey for Sarpy County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1 The deputy assessor holds a valid Nebraska Assessor's Certificate and a valid Nebraska Real Estate Appraiser's License
2.	Appraiser(s) on staff
	9 Appraisers that hold either an assessor's certification or a real estate appraiser's license
3.	Other full-time employees
	8
4.	Other part-time employees
	0
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	1,124,920
7.	Part of the budget that is dedicated to the computer system
	7,260 for computer replacement and \$400 for software
8.	Adopted budget, or granted budget if different from above
	1,085,947
9.	Amount of the total budget set aside for appraisal work
	481,826 Appraisal staff salaries
10.	Amount of the total budget set aside for education/workshops
	9,000
11.	Appraisal/Reappraisal budget, if not part of the total budget
	0

12.	Other miscellaneous funds
	0
13.	Total budget
	1,085,947
a.	Was any of last year's budget not used:
	No

B. Computer, Automation Information and GIS

1.	Administrative software
	Terra Scan
2.	CAMA software
	Terra Scan
3.	Cadastral maps: Are they currently being used?
	1974
4.	Who maintains the Cadastral Maps?
	The cadastral maps were converted to digital maps and can be viewed through the Sarpy County property lookup. Eventually the paper maps will be totally replaced by the GIS.
5.	Does the county have GIS software?
	Yes, ArcView
6.	Who maintains the GIS software and maps?
	Sarpy County GIS Department
7.	Personal Property software:
	Terra Scan

C. Zoning Information

1.	Does the county have zoning?
	Yes

2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Bellevue, Gretna, LaVista, Papillion*, Springfield
4.	When was zoning implemented?
	1997, the county is in the process of updating a previously updated comprehensive land use plan.

D. Contracted Services

1.	Appraisal Services
	All appraisals are done in house.
2.	Other services
	The administrative programming and support is contracted through TerraScan. The valuation notices are printed and mailed through an outside of the courthouse vender.

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 Sarpy County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5067.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts