

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

80 Seward

Residential Real Property - Current

Number of Sales	576	COD	8.73
Total Sales Price	\$64,803,471	PRD	101.53
Total Adj. Sales Price	\$64,783,361	COV	16.04
Total Assessed Value	\$60,244,871	STD	15.14
Avg. Adj. Sales Price	\$112,471	Avg. Abs. Dev.	8.29
Avg. Assessed Value	\$104,592	Min	26.95
Median	95.00	Max	249.51
Wgt. Mean	92.99	95% Median C.I.	94.38 to 95.65
Mean	94.42	95% Wgt. Mean C.I.	91.69 to 94.30
		95% Mean C.I.	93.18 to 95.66
% of Value of the Class of all Real Property Value in the County			45.5
% of Records Sold in the Study Period			9.37
% of Value Sold in the Study Period			9.52
Average Assessed Value of the Base			102,914

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	576	95.00	8.73	101.53
2007	607	97.01	7.55	100.65
2006	614	98.21	6.62	100.60
2005	571	98.58	6.67	100.75
2004	534	95.23	11.27	102.29
2003	517	95	9.08	100.93
2002	529	95	10.16	101.49
2001	628	94	10.36	101.33

2008 Commission Summary

80 Seward

Commercial Real Property - Current

Number of Sales	42	COD	19.93
Total Sales Price	\$6,782,680	PRD	107.33
Total Adj. Sales Price	\$6,716,430	COV	29.25
Total Assessed Value	\$5,845,412	STD	27.32
Avg. Adj. Sales Price	\$159,915	Avg. Abs. Dev.	18.36
Avg. Assessed Value	\$139,176	Min	46.72
Median	92.11	Max	210.90
Wgt. Mean	87.03	95% Median C.I.	83.76 to 97.08
Mean	93.41	95% Wgt. Mean C.I.	80.79 to 93.27
		95% Mean C.I.	85.15 to 101.68
% of Value of the Class of all Real Property Value in the County			8.95
% of Records Sold in the Study Period			6.22
% of Value Sold in the Study Period			4.7
Average Assessed Value of the Base			184,395

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	42	92.11	19.93	107.33
2007	45	93.99	20.68	106.28
2006	39	98.00	17.69	102.52
2005	48	98.41	15.83	105.72
2004	43	98.03	14.85	105.02
2003	49	98	11.15	105.17
2002	46	98	13.26	121.26
2001	54	99	11.15	122.91

2008 Opinions of the Property Tax Administrator for Seward 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 Seward County is 95% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Seward 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 Seward County is 92% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Seward County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	576	MEDIAN:	94	COV:	18.70	95% Median C.I.:	93.51 to 95.16	(! : Derived)
TOTAL Sales Price:	64,803,471	WGT. MEAN:	91	STD:	17.40	95% Wgt. Mean C.I.:	89.13 to 92.73	
TOTAL Adj.Sales Price:	64,783,361	MEAN:	93	AVG.ABS.DEV:	9.64	95% Mean C.I.:	91.62 to 94.47	
TOTAL Assessed Value:	58,905,829							
AVG. Adj. Sales Price:	112,471	COD:	10.20	MAX Sales Ratio:	249.51			
AVG. Assessed Value:	102,267	PRD:	102.33	MIN Sales Ratio:	7.51			

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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	94	96.52	96.02	96.29	6.76	99.72	71.74	134.94	94.76 to 98.62	118,375	113,984
10/01/05 TO 12/31/05	67	95.97	92.89	92.03	8.92	100.93	26.03	133.18	92.32 to 98.40	102,338	94,186
01/01/06 TO 03/31/06	44	94.25	92.08	92.08	7.74	100.00	54.34	109.45	91.46 to 98.24	107,527	99,009
04/01/06 TO 06/30/06	88	93.94	95.23	92.45	10.57	103.01	48.75	249.51	91.45 to 96.73	112,372	103,892
07/01/06 TO 09/30/06	95	93.98	93.95	91.41	10.88	102.78	44.12	195.20	91.74 to 96.40	111,049	101,513
10/01/06 TO 12/31/06	55	92.08	88.81	88.29	11.59	100.59	8.21	114.29	88.44 to 96.19	105,094	92,785
01/01/07 TO 03/31/07	51	94.40	95.72	92.88	8.72	103.06	75.08	166.90	92.80 to 97.16	107,676	100,011
04/01/07 TO 06/30/07	82	92.41	88.04	82.39	14.99	106.86	7.51	162.48	87.00 to 95.73	126,316	104,074
<u>Study Years</u>											
07/01/05 TO 06/30/06	293	95.00	94.48	93.62	8.61	100.92	26.03	249.51	94.20 to 96.88	111,276	104,177
07/01/06 TO 06/30/07	283	93.53	91.56	88.20	11.83	103.81	7.51	195.20	92.08 to 94.85	113,707	100,288
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	282	93.79	93.06	91.26	10.44	101.97	8.21	249.51	92.19 to 95.00	109,751	100,163
<u>ALL</u>											
	576	94.43	93.04	90.93	10.20	102.33	7.51	249.51	93.51 to 95.16	112,471	102,267

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEAVER CROSSING	12	95.16	93.99	92.21	12.14	101.93	69.44	133.18	78.40 to 104.11	37,708	34,769
BEE	11	92.19	101.92	92.41	26.23	110.29	48.75	249.51	78.03 to 104.24	58,893	54,424
CORDOVA	5	97.09	117.00	110.20	33.44	106.17	72.00	168.97	N/A	20,700	22,810
GARLAND	11	96.94	95.82	95.47	3.72	100.37	89.65	103.14	90.97 to 100.63	92,218	88,038
GOEHNER	7	91.74	90.22	91.53	5.30	98.57	80.36	97.02	80.36 to 97.02	85,214	77,995
MILFORD	75	90.89	89.54	88.74	7.73	100.90	60.34	112.82	87.00 to 92.48	107,212	95,144
PLEASANT DALE	10	96.19	90.80	93.53	8.03	97.08	38.64	100.64	91.97 to 99.56	103,395	96,707
RURAL	73	93.97	90.06	86.00	17.47	104.72	7.51	166.90	86.28 to 98.25	160,183	137,763
RURAL SUB	20	93.95	94.55	89.24	12.64	105.95	67.50	195.20	85.79 to 94.93	125,921	112,371
SEWARD	310	95.16	93.31	92.39	8.14	101.00	13.36	134.94	93.87 to 96.83	113,329	104,699
STAPLEHURST	11	97.52	97.11	96.35	2.58	100.78	93.01	103.10	94.01 to 100.42	76,150	73,370
TAMORA	1	153.47	153.47	153.47			153.47	153.47	N/A	20,000	30,694
UTICA	30	94.86	94.57	95.08	9.84	99.47	41.87	135.67	91.69 to 99.63	89,738	85,323
<u>ALL</u>											
	576	94.43	93.04	90.93	10.20	102.33	7.51	249.51	93.51 to 95.16	112,471	102,267

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Adj. Sales Price:	112,471	COD:	10.20	MAX Sales Ratio:	249.51			
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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	482	94.53	93.31	92.13	8.90	101.28	13.36	249.51	93.51 to 95.40	104,878	96,620
2	21	94.77	95.50	88.02	14.29	108.50	67.50	166.90	83.22 to 98.92	111,191	97,871
3	73	93.97	90.60	86.41	17.64	104.85	7.51	195.20	90.36 to 97.82	162,969	140,816
ALL	576	94.43	93.04	90.93	10.20	102.33	7.51	249.51	93.51 to 95.16	112,471	102,267

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	477	94.45	93.66	92.47	8.60	101.29	21.80	249.51	93.53 to 95.40	127,596	117,988
2	98	94.19	90.18	66.92	17.96	134.76	7.51	195.20	90.63 to 95.56	39,814	26,644
3	1	78.39	78.39	78.39			78.39	78.39	N/A	18,000	14,110
ALL	576	94.43	93.04	90.93	10.20	102.33	7.51	249.51	93.51 to 95.16	112,471	102,267

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	569	94.28	92.49	90.87	9.71	101.78	7.51	195.20	93.40 to 95.04	113,647	103,269
06	1	78.39	78.39	78.39			78.39	78.39	N/A	18,000	14,110
07	6	137.66	148.38	131.42	24.86	112.91	102.52	249.51	102.52 to 249.51	16,645	21,875
ALL	576	94.43	93.04	90.93	10.20	102.33	7.51	249.51	93.51 to 95.16	112,471	102,267

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502	2	87.55	87.55	86.19	5.31	101.57	82.90	92.19	N/A	154,750	133,378
30-0001	2	123.46	123.46	110.45	26.47	111.78	90.78	156.14	N/A	25,750	28,440
55-0148	3	61.70	55.82	39.13	49.02	142.64	7.51	98.25	N/A	291,000	113,877
55-0161	3	92.84	87.50	91.60	5.97	95.52	76.51	93.14	N/A	187,833	172,055
76-0002	3	103.48	79.24	80.89	26.47	97.96	26.03	108.20	N/A	134,000	108,390
76-0044											
76-0068	5	82.21	97.92	91.22	34.22	107.34	61.35	168.97	N/A	68,027	62,056
80-0005	103	91.45	90.70	89.73	9.86	101.08	38.64	142.13	90.10 to 93.97	115,474	103,620
80-0009	400	94.92	93.35	91.87	9.09	101.61	8.21	249.51	93.98 to 96.00	114,691	105,367
80-0567	55	96.19	96.97	95.44	12.17	101.60	41.87	166.90	92.85 to 99.46	81,330	77,619
NonValid School											
ALL	576	94.43	93.04	90.93	10.20	102.33	7.51	249.51	93.51 to 95.16	112,471	102,267

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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	113	94.81	89.34	71.74	18.59	124.53	7.51	195.20	91.15 to 95.65	51,665	37,065
Prior TO 1860	1	104.11	104.11	104.11			104.11	104.11	N/A	44,000	45,807
1860 TO 1899	17	92.64	91.31	92.28	6.55	98.94	69.44	100.53	83.35 to 99.16	91,552	84,488
1900 TO 1919	98	93.65	92.17	90.13	10.85	102.27	58.86	168.97	90.78 to 96.39	88,235	79,522
1920 TO 1939	43	93.02	93.24	90.26	8.84	103.30	49.68	153.47	90.63 to 97.52	93,565	84,456
1940 TO 1949	9	96.00	98.86	95.05	7.02	104.01	81.04	119.52	94.82 to 110.52	72,544	68,951
1950 TO 1959	31	90.94	91.83	92.42	5.48	99.36	78.39	111.69	88.17 to 93.27	107,188	99,062
1960 TO 1969	46	93.50	92.26	92.16	8.37	100.11	71.82	108.11	85.98 to 98.88	121,461	111,933
1970 TO 1979	68	93.38	95.57	92.32	9.92	103.53	70.20	249.51	91.81 to 95.17	146,250	135,015
1980 TO 1989	31	93.51	93.95	93.57	4.72	100.40	81.69	111.22	91.69 to 97.09	146,629	137,201
1990 TO 1994	25	96.40	96.54	93.56	7.62	103.19	80.34	156.14	91.66 to 99.45	145,774	136,385
1995 TO 1999	30	95.24	93.95	93.83	5.96	100.13	70.52	105.54	91.62 to 98.40	174,026	163,297
2000 TO Present	64	98.28	96.50	95.50	4.12	101.04	55.58	129.56	97.35 to 98.88	183,683	175,423
ALL	576	94.43	93.04	90.93	10.20	102.33	7.51	249.51	93.51 to 95.16	112,471	102,267

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	2	80.92	80.92	82.98	11.02	97.52	72.00	89.84	N/A	2,600	2,157
5000 TO 9999	6	100.68	120.35	118.82	33.82	101.29	78.40	249.51	78.40 to 249.51	6,604	7,847
Total \$											
1 TO 9999	8	92.75	110.50	114.66	31.51	96.37	72.00	249.51	72.00 to 249.51	5,603	6,424
10000 TO 29999	67	98.50	103.31	99.99	17.55	103.32	41.87	195.20	95.00 to 104.70	21,030	21,027
30000 TO 59999	61	94.77	93.31	92.85	10.17	100.50	38.64	135.67	91.80 to 96.00	42,756	39,700
60000 TO 99999	124	93.08	91.36	91.46	7.88	99.89	44.12	113.23	91.86 to 95.33	82,250	75,225
100000 TO 149999	162	92.85	90.91	91.12	7.83	99.77	8.21	108.20	91.62 to 94.27	122,811	111,908
150000 TO 249999	133	96.33	92.33	92.18	8.49	100.16	13.36	129.56	94.62 to 97.82	184,058	169,666
250000 TO 499999	21	89.16	83.83	81.36	14.39	103.04	7.51	105.54	78.77 to 94.02	292,714	238,141
ALL	576	94.43	93.04	90.93	10.20	102.33	7.51	249.51	93.51 to 95.16	112,471	102,267

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	576	MEDIAN:	94	COV:	18.70	95% Median C.I.:	93.51 to 95.16	(! : Derived)
TOTAL Sales Price:	64,803,471	WGT. MEAN:	91	STD:	17.40	95% Wgt. Mean C.I.:	89.13 to 92.73	
TOTAL Adj. Sales Price:	64,783,361	MEAN:	93	AVG. ABS. DEV:	9.64	95% Mean C.I.:	91.62 to 94.47	
TOTAL Assessed Value:	58,905,829							
AVG. Adj. Sales Price:	112,471	COD:	10.20	MAX Sales Ratio:	249.51			
AVG. Assessed Value:	102,267	PRD:	102.33	MIN Sales Ratio:	7.51			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	72.00	70.20	60.46	19.02	116.10	48.75	89.84	N/A	5,066	3,063
5000 TO 9999	7	84.86	83.78	72.69	19.71	115.25	41.87	108.00	41.87 to 108.00	9,392	6,828
Total \$ _____											
1 TO 9999	10	81.63	79.71	70.40	20.95	113.23	41.87	108.00	48.75 to 105.70	8,095	5,698
10000 TO 29999	75	97.28	100.89	83.68	20.20	120.57	8.21	249.51	92.08 to 101.79	26,067	21,813
30000 TO 59999	70	92.97	85.78	67.70	17.61	126.70	7.51	153.47	86.86 to 95.39	62,845	42,549
60000 TO 99999	149	92.48	91.63	90.77	7.67	100.94	58.86	132.66	90.97 to 93.74	89,402	81,153
100000 TO 149999	147	93.98	92.77	92.16	6.06	100.66	49.68	108.20	92.66 to 94.91	132,996	122,574
150000 TO 249999	116	97.38	95.44	94.62	5.67	100.86	55.58	129.56	95.40 to 98.57	196,209	185,658
250000 TO 499999	9	98.53	96.12	95.26	7.85	100.90	79.52	111.22	85.79 to 105.54	301,820	287,515
ALL _____											
	576	94.43	93.04	90.93	10.20	102.33	7.51	249.51	93.51 to 95.16	112,471	102,267

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	117	94.89	89.58	72.89	18.24	122.89	7.51	195.20	91.20 to 96.00	52,539	38,295
10	1	78.39	78.39	78.39			78.39	78.39	N/A	18,000	14,110
15	1	91.81	91.81	91.81			91.81	91.81	N/A	92,000	84,463
20	8	100.65	110.68	107.51	15.13	102.94	90.37	153.47	90.37 to 153.47	77,181	82,978
25	6	95.23	92.25	90.51	10.81	101.93	75.27	109.10	75.27 to 109.10	107,333	97,146
30	280	92.82	92.54	91.03	8.46	101.66	49.68	168.97	91.78 to 94.07	108,378	98,656
35	137	96.41	95.41	94.07	6.48	101.42	55.58	249.51	94.40 to 97.82	157,917	148,553
40	21	98.11	96.07	95.94	5.54	100.13	74.85	114.29	93.94 to 99.81	203,573	195,306
45	3	99.51	100.12	98.17	7.55	101.99	89.16	111.69	N/A	258,328	253,596
50	2	102.66	102.66	103.50	2.50	99.19	100.09	105.23	N/A	117,000	121,092
ALL _____											
	576	94.43	93.04	90.93	10.20	102.33	7.51	249.51	93.51 to 95.16	112,471	102,267

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	576	MEDIAN:	94	COV:	18.70	95% Median C.I.:	93.51 to 95.16	(! : Derived)
TOTAL Sales Price:	64,803,471	WGT. MEAN:	91	STD:	17.40	95% Wgt. Mean C.I.:	89.13 to 92.73	
TOTAL Adj.Sales Price:	64,783,361	MEAN:	93	AVG.ABS.DEV:	9.64	95% Mean C.I.:	91.62 to 94.47	
TOTAL Assessed Value:	58,905,829							
AVG. Adj. Sales Price:	112,471	COD:	10.20	MAX Sales Ratio:	249.51			
AVG. Assessed Value:	102,267	PRD:	102.33	MIN Sales Ratio:	7.51			

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STYLE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	118	94.85	89.38	73.89	18.25	120.97	7.51	195.20	91.20 to 96.00	55,214	40,797
100	14	99.77	112.42	93.34	23.24	120.45	74.85	249.51	83.35 to 133.18	71,869	67,081
101	296	93.99	93.75	93.07	7.54	100.73	55.58	168.97	92.87 to 95.20	126,656	117,879
102	34	97.37	94.98	94.98	5.45	100.00	58.86	114.29	96.33 to 98.92	172,014	163,384
103	13	89.74	88.78	88.26	7.34	100.59	70.20	100.28	82.33 to 98.44	158,492	139,888
104	55	91.48	90.18	87.96	10.27	102.53	49.68	132.66	89.41 to 96.25	108,720	95,629
106	7	95.33	97.00	97.72	4.89	99.27	87.04	105.54	87.04 to 105.54	145,142	141,833
111	14	96.25	94.75	94.66	4.24	100.09	79.63	99.92	89.67 to 99.51	121,025	114,556
301	19	95.73	95.32	95.91	5.92	99.38	83.96	113.60	89.31 to 99.57	120,252	115,332
304	4	92.11	93.94	95.03	2.79	98.85	91.29	100.24	N/A	147,000	139,696
305	2	93.47	93.47	93.48	0.55	99.98	92.95	93.98	N/A	150,000	140,222
<u>ALL</u>											
	576	94.43	93.04	90.93	10.20	102.33	7.51	249.51	93.51 to 95.16	112,471	102,267

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	116	94.85	89.43	72.81	18.29	122.83	7.51	195.20	91.15 to 96.00	52,863	38,487
10	1	91.78	91.78	91.78			91.78	91.78	N/A	20,500	18,815
20	5	99.19	99.55	99.05	1.79	100.51	96.59	103.50	N/A	116,570	115,459
25	5	109.10	116.34	104.85	16.26	110.96	88.85	168.97	N/A	74,500	78,113
30	182	96.93	95.07	94.38	6.14	100.73	55.58	153.47	95.16 to 98.11	153,180	144,571
35	108	93.07	93.88	91.32	10.60	102.80	59.93	249.51	91.45 to 95.93	117,278	107,093
40	93	92.32	91.80	90.60	7.99	101.33	49.68	132.66	90.78 to 94.30	111,677	101,179
45	35	92.81	91.43	92.19	7.33	99.17	60.34	114.29	89.41 to 96.25	98,457	90,769
50	21	94.07	93.99	92.02	7.71	102.14	69.55	133.18	90.31 to 97.79	103,502	95,242
55	6	84.10	85.67	84.27	6.03	101.66	79.41	98.88	79.41 to 98.88	124,504	104,921
60	4	95.58	95.38	95.30	2.82	100.08	91.96	98.40	N/A	94,500	90,058
<u>ALL</u>											
	576	94.43	93.04	90.93	10.20	102.33	7.51	249.51	93.51 to 95.16	112,471	102,267

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

Residential

- 1) Reviewed sales
- 2) Reappraisal of the improvements in the city of Milford.
- 3) Reanalyzed neighborhoods in Milford and changed some subdivision lot values.
- 4) Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2007 and changed according to completion as of January 1, 2008.
- 5) Reappraisal of the houses and buildings on properties classified as farms in Range 3.
- 6) Changed farm home sites and rural residential home sites county wide from 15,000 and 17,000 respectively to 18,000 for the first acre.
- 7) Reviewed and recalculated cash flow discounts on new subdivisions that were discounted.
- 8) Reviewed land values in rural residential subdivisions and revalued Westfork Downs subdivision.
- 9) Reviewed and revalued lots in several Seward subdivisions.
- 10) Reviewed, inspected and disqualified special valuation on parcels not primarily used for agricultural and horticultural purposes. Sent disqualification notices and held County Board of Equalization hearings for appeals.

2008 Assessment Survey for Seward County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	<p>Data collection done by: Assessor's office Staff</p>
2.	<p>Valuation done by: Assessor</p>
3.	<p>Pickup work done by whom: Assessor's office Staff</p>
4.	<p>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? Urban: 2002-05, Suburban: 2005, Rural: 1999-05 The Urban properties have been valued using the pricing at the time of the appraisal which varies from 2002 to 2005. But the 2002, 03 and 04 pricing have been updated by current cost multipliers as necessary. The rural pricing on three quarters of the county are on the 1999 pricing with current cost multipliers up to 2003 and one fourth of the county is priced using the 2005 pricing.</p>
5.	<p>What was the last year the depreciation schedule for this property class was developed using market-derived information? Urban: 1997, Suburban: 1997, Rural: 1997 The tables in the CAMA program were built from market analysis; the straight line depreciation schedules stay the same. Market analysis is completed each time an area is reappraised with an economic deprecation factor established. Cost tables updated as appraisal work is completed for the area that is being appraised.</p>
6.	<p>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? Residential properties in Seward County are valued using only the Cost Approach to Value and not the Market or Sales Comparison Approaches to value.</p>
7.	<p>Number of market areas/neighborhoods for this property class: 20 Residential market areas. Neighborhood areas are used to define market areas for the residential properties.</p>

8.	How are these defined?
	Market areas are defined by the same market forces that are used to establish the land values. The neighborhood areas are defined by the combining of similar residential subdivisions. Subdivisions are where the structures are similar in age, quality and basic construction. The towns of Seward and Milford maintains the majority of the neighborhood areas with the small towns generally identified as single areas in addition to several rural subdivisions and the rural improvements are maintained in three rural market areas.
9.	Is “Assessor Location” a usable valuation identity?
	Yes But Seward and Milford would be the exception they being divided into many neighborhood market areas each having differing market influences.
10.	Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)
	N/A
11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)
	None The statutory line does not align with Market Areas established by the county.
12.	Are the county’s ag residential and rural residential improvements classified and valued in the same manner?
	The rural agricultural related improvements have been appraised separate from the rural residential in the past, but this year this procedure is being changed. The county is in the second year of re-appraising the improvements on agricultural related parcels at the same time as the rural residential.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
367		66	433

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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TOTAL Adj.Sales Price:	64,783,361	MEAN:	94	AVG.ABS.DEV:	8.29	95% Mean C.I.:	93.18 to 95.66	
TOTAL Assessed Value:	60,244,871							
AVG. Adj. Sales Price:	112,471	COD:	8.73	MAX Sales Ratio:	249.51			
AVG. Assessed Value:	104,591	PRD:	101.53	MIN Sales Ratio:	26.95			

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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	94	97.04	96.49	96.82	6.55	99.67	71.74	134.94	94.89 to 98.64	118,375	114,605
10/01/05 TO 12/31/05	67	95.97	93.69	93.03	7.82	100.71	41.87	133.18	92.64 to 98.28	102,338	95,205
01/01/06 TO 03/31/06	44	94.97	92.38	92.35	7.66	100.03	54.34	111.78	91.69 to 98.50	107,527	99,304
04/01/06 TO 06/30/06	88	93.94	95.56	92.84	10.26	102.93	48.75	249.51	92.06 to 96.26	112,372	104,325
07/01/06 TO 09/30/06	95	94.85	94.38	91.98	10.20	102.61	50.22	195.20	92.66 to 96.40	111,049	102,142
10/01/06 TO 12/31/06	55	93.53	90.07	89.87	9.65	100.22	38.64	114.84	89.84 to 96.19	105,094	94,448
01/01/07 TO 03/31/07	51	95.00	96.59	93.95	7.62	102.81	78.39	166.90	92.85 to 96.41	107,676	101,163
04/01/07 TO 06/30/07	82	94.73	94.12	91.58	8.90	102.77	26.95	162.48	92.73 to 97.36	126,316	115,677
<u>Study Years</u>											
07/01/05 TO 06/30/06	293	95.16	94.96	94.17	8.22	100.84	41.87	249.51	94.62 to 96.94	111,276	104,784
07/01/06 TO 06/30/07	283	94.46	93.86	91.81	9.29	102.24	26.95	195.20	93.77 to 95.46	113,707	104,392
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	282	94.37	93.60	91.92	9.73	101.83	38.64	249.51	93.06 to 95.39	109,751	100,880
<u>ALL</u>											
	576	95.00	94.42	92.99	8.73	101.53	26.95	249.51	94.38 to 95.65	112,471	104,591

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEAVER CROSSING	12	95.16	93.99	92.21	12.14	101.93	69.44	133.18	78.40 to 104.11	37,708	34,769
BEE	11	92.19	101.92	92.41	26.23	110.29	48.75	249.51	78.03 to 104.24	58,893	54,424
CORDOVA	5	97.09	117.00	110.20	33.44	106.17	72.00	168.97	N/A	20,700	22,810
GARLAND	11	96.94	95.82	95.47	3.72	100.37	89.65	103.14	90.97 to 100.63	92,218	88,038
GOEHNER	7	91.74	90.22	91.53	5.30	98.57	80.36	97.02	80.36 to 97.02	85,214	77,995
MILFORD	75	94.51	93.93	93.81	4.20	100.14	76.40	110.48	92.73 to 95.46	107,212	100,573
PLEASANT DALE	10	96.19	90.80	93.53	8.03	97.08	38.64	100.64	91.97 to 99.56	103,395	96,707
RURAL	73	94.29	91.85	88.07	15.89	104.29	26.95	166.90	86.83 to 98.28	160,183	141,071
RURAL SUB	20	94.43	94.68	89.52	12.43	105.77	67.50	195.20	85.79 to 94.93	125,921	112,721
SEWARD	310	95.41	94.37	94.33	6.89	100.05	58.86	134.94	94.28 to 96.94	113,329	106,904
STAPLEHURST	11	97.52	97.11	96.35	2.58	100.78	93.01	103.10	94.01 to 100.42	76,150	73,370
TAMORA	1	153.47	153.47	153.47			153.47	153.47	N/A	20,000	30,694
UTICA	30	94.86	94.57	95.08	9.84	99.47	41.87	135.67	91.69 to 99.63	89,738	85,323
<u>ALL</u>											
	576	95.00	94.42	92.99	8.73	101.53	26.95	249.51	94.38 to 95.65	112,471	104,591

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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AVG. Assessed Value:	104,591	PRD:	101.53	MIN Sales Ratio:	26.95			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	481	95.07	94.73	94.32	7.35	100.43	38.64	249.51	94.46 to 95.97	104,948	98,985
2	22	93.90	94.99	87.97	15.09	107.98	67.50	166.90	80.77 to 98.92	109,387	96,225
3	73	94.29	92.22	88.39	15.99	104.32	26.95	195.20	91.03 to 97.71	162,969	144,055
ALL	576	95.00	94.42	92.99	8.73	101.53	26.95	249.51	94.38 to 95.65	112,471	104,591

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	477	95.20	94.89	93.90	7.48	101.05	41.87	249.51	94.40 to 96.26	128,013	120,204
2	98	94.79	92.29	78.13	14.69	118.13	26.95	195.20	91.20 to 95.00	37,785	29,520
3	1	78.39	78.39	78.39			78.39	78.39	N/A	18,000	14,110
ALL	576	95.00	94.42	92.99	8.73	101.53	26.95	249.51	94.38 to 95.65	112,471	104,591

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	569	95.00	93.87	92.94	8.20	101.00	26.95	195.20	94.37 to 95.46	113,647	105,621
06	1	78.39	78.39	78.39			78.39	78.39	N/A	18,000	14,110
07	6	140.99	149.49	132.42	25.06	112.89	102.52	249.51	102.52 to 249.51	16,645	22,042
ALL	576	95.00	94.42	92.99	8.73	101.53	26.95	249.51	94.38 to 95.65	112,471	104,591

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502	2	87.80	87.80	86.51	5.01	101.48	83.40	92.19	N/A	154,750	133,878
30-0001	2	123.46	123.46	110.45	26.47	111.78	90.78	156.14	N/A	25,750	28,440
55-0148	3	62.18	61.98	49.75	37.45	124.59	26.95	96.80	N/A	291,000	144,759
55-0161	3	93.82	88.14	92.49	6.25	95.30	76.51	94.10	N/A	187,833	173,722
76-0002	3	92.41	85.86	89.89	15.38	95.52	61.26	103.90	N/A	134,000	120,447
76-0044											
76-0068	5	83.01	98.21	91.81	34.06	106.97	61.35	168.97	N/A	68,027	62,456
80-0005	103	94.75	94.07	93.29	7.02	100.83	38.64	148.80	93.68 to 95.65	115,474	107,729
80-0009	400	95.00	94.34	93.55	8.00	100.84	47.29	249.51	94.28 to 96.39	114,691	107,292
80-0567	55	96.19	97.10	95.64	12.20	101.53	41.87	166.90	92.89 to 99.63	81,330	77,783
NonValid School											
ALL	576	95.00	94.42	92.99	8.73	101.53	26.95	249.51	94.38 to 95.65	112,471	104,591

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	576	MEDIAN:	95	COV:	16.04	95% Median C.I.:	94.38 to 95.65	(!: Derived)
TOTAL Sales Price:	64,803,471	WGT. MEAN:	93	STD:	15.14	95% Wgt. Mean C.I.:	91.69 to 94.30	
TOTAL Adj.Sales Price:	64,783,361	MEAN:	94	AVG.ABS.DEV:	8.29	95% Mean C.I.:	93.18 to 95.66	
TOTAL Assessed Value:	60,244,871							
AVG. Adj. Sales Price:	112,471	COD:	8.73	MAX Sales Ratio:	249.51			
AVG. Assessed Value:	104,591	PRD:	101.53	MIN Sales Ratio:	26.95			

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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	113	95.00	92.90	85.08	14.40	109.19	26.95	195.20	92.41 to 95.65	51,665	43,956
Prior TO 1860	1	104.11	104.11	104.11			104.11	104.11	N/A	44,000	45,807
1860 TO 1899	17	92.64	91.42	92.42	6.52	98.91	69.44	100.53	84.33 to 99.16	91,552	84,617
1900 TO 1919	98	93.89	93.05	91.15	9.96	102.08	58.86	168.97	91.62 to 96.39	88,235	80,430
1920 TO 1939	43	93.87	93.73	90.79	8.43	103.25	50.16	153.47	91.89 to 98.15	93,565	84,945
1940 TO 1949	9	96.00	98.93	95.20	6.95	103.92	81.69	119.52	94.82 to 110.52	72,544	69,062
1950 TO 1959	31	92.39	92.90	93.74	5.20	99.10	78.39	111.69	90.40 to 95.92	107,188	100,483
1960 TO 1969	46	96.58	93.89	93.75	6.60	100.14	78.24	108.11	92.28 to 98.88	121,461	113,875
1970 TO 1979	68	94.28	97.17	93.89	8.96	103.49	75.87	249.51	92.76 to 98.17	146,250	137,312
1980 TO 1989	31	93.98	94.24	93.82	4.56	100.44	82.09	111.64	91.74 to 97.09	146,629	137,567
1990 TO 1994	25	96.40	96.53	93.54	7.51	103.19	80.77	156.14	92.29 to 99.45	145,774	136,361
1995 TO 1999	30	95.24	94.18	94.08	6.02	100.10	70.52	105.54	91.62 to 98.82	174,026	163,731
2000 TO Present	64	98.13	97.24	96.64	3.15	100.62	85.79	130.23	96.94 to 98.57	183,683	177,513
ALL	576	95.00	94.42	92.99	8.73	101.53	26.95	249.51	94.38 to 95.65	112,471	104,591

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	2	80.92	80.92	82.98	11.02	97.52	72.00	89.84	N/A	2,600	2,157
5000 TO 9999	6	100.68	120.35	118.82	33.82	101.29	78.40	249.51	78.40 to 249.51	6,604	7,847
Total \$											
1 TO 9999	8	92.75	110.50	114.66	31.51	96.37	72.00	249.51	72.00 to 249.51	5,603	6,424
10000 TO 29999	67	98.50	102.91	99.53	17.34	103.39	41.87	195.20	95.00 to 103.10	21,030	20,931
30000 TO 59999	61	94.86	93.47	92.90	9.65	100.61	38.64	135.67	92.41 to 95.56	42,756	39,721
60000 TO 99999	124	94.28	91.93	92.07	7.68	99.85	50.22	113.23	92.79 to 95.88	82,250	75,727
100000 TO 149999	162	93.89	92.81	92.95	6.01	99.84	47.29	108.11	92.66 to 94.91	122,811	114,158
150000 TO 249999	133	96.83	95.00	94.92	5.72	100.09	50.16	130.23	95.16 to 97.95	184,058	174,707
250000 TO 499999	21	91.46	87.42	85.38	11.14	102.40	26.95	105.54	82.50 to 96.99	292,714	249,907
ALL	576	95.00	94.42	92.99	8.73	101.53	26.95	249.51	94.38 to 95.65	112,471	104,591

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	576	MEDIAN:	95	COV:	16.04	95% Median C.I.:	94.38 to 95.65	(! : Derived)
TOTAL Sales Price:	64,803,471	WGT. MEAN:	93	STD:	15.14	95% Wgt. Mean C.I.:	91.69 to 94.30	
TOTAL Adj.Sales Price:	64,783,361	MEAN:	94	AVG.ABS.DEV:	8.29	95% Mean C.I.:	93.18 to 95.66	
TOTAL Assessed Value:	60,244,871							
AVG. Adj. Sales Price:	112,471	COD:	8.73	MAX Sales Ratio:	249.51			
AVG. Assessed Value:	104,591	PRD:	101.53	MIN Sales Ratio:	26.95			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	3	72.00	70.20	60.46	19.02	116.10	48.75	89.84	N/A	5,066	3,063
5000 TO 9999	7	84.86	83.78	72.69	19.71	115.25	41.87	108.00	41.87 to 108.00	9,392	6,828
Total \$ _____											
1 TO 9999	10	81.63	79.71	70.40	20.95	113.23	41.87	108.00	48.75 to 105.70	8,095	5,698
10000 TO 29999	72	97.88	103.53	96.40	18.01	107.40	38.64	249.51	95.00 to 101.79	22,702	21,885
30000 TO 59999	66	93.44	90.79	87.09	12.05	104.25	50.22	153.47	90.37 to 95.39	49,132	42,788
60000 TO 99999	145	93.40	92.60	91.75	7.34	100.93	47.29	132.66	92.35 to 95.46	88,768	81,441
100000 TO 149999	154	94.29	92.92	91.25	5.84	101.83	26.95	108.11	92.87 to 95.63	134,584	122,809
150000 TO 249999	119	97.39	96.15	95.57	4.85	100.61	70.52	130.23	96.09 to 98.41	195,304	186,654
250000 TO 499999	10	97.91	96.38	95.58	7.30	100.83	79.82	111.64	85.79 to 105.54	298,638	285,450
ALL _____											
	576	95.00	94.42	92.99	8.73	101.53	26.95	249.51	94.38 to 95.65	112,471	104,591

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	117	95.00	93.04	85.57	14.22	108.72	26.95	195.20	92.91 to 95.90	52,539	44,960
10	1	78.39	78.39	78.39			78.39	78.39	N/A	18,000	14,110
15	1	92.89	92.89	92.89			92.89	92.89	N/A	92,000	85,463
20	8	101.65	111.01	107.95	15.07	102.83	90.37	153.47	90.37 to 153.47	77,181	83,319
25	6	95.49	92.44	90.82	10.76	101.78	75.87	109.10	75.87 to 109.10	107,333	97,479
30	280	93.52	93.45	92.04	7.64	101.53	50.16	168.97	92.64 to 94.46	108,378	99,749
35	137	96.47	96.33	95.19	5.61	101.20	58.86	249.51	95.46 to 97.95	157,917	150,318
40	21	98.50	96.49	96.37	5.40	100.12	74.85	114.84	94.49 to 100.15	203,573	196,191
45	3	99.51	100.12	98.17	7.55	101.99	89.16	111.69	N/A	258,328	253,596
50	2	98.52	98.52	98.00	1.60	100.52	96.94	100.09	N/A	117,000	114,664
ALL _____											
	576	95.00	94.42	92.99	8.73	101.53	26.95	249.51	94.38 to 95.65	112,471	104,591

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	576	MEDIAN:	95	COV:	16.04	95% Median C.I.:	94.38 to 95.65	(! : Derived)
TOTAL Sales Price:	64,803,471	WGT. MEAN:	93	STD:	15.14	95% Wgt. Mean C.I.:	91.69 to 94.30	
TOTAL Adj.Sales Price:	64,783,361	MEAN:	94	AVG.ABS.DEV:	8.29	95% Mean C.I.:	93.18 to 95.66	
TOTAL Assessed Value:	60,244,871							
AVG. Adj. Sales Price:	112,471	COD:	8.73	MAX Sales Ratio:	249.51			
AVG. Assessed Value:	104,591	PRD:	101.53	MIN Sales Ratio:	26.95			

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STYLE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	118	95.00	93.02	86.25	13.97	107.85	26.95	195.20	92.82 to 95.90	55,214	47,624
100	14	99.77	112.53	93.54	23.28	120.31	74.85	249.51	83.40 to 133.18	71,869	67,224
101	296	94.69	94.65	94.15	6.77	100.53	68.62	168.97	93.81 to 95.97	126,656	119,250
102	34	97.86	95.14	95.20	5.42	99.94	58.86	114.84	96.39 to 98.92	172,014	163,759
103	13	91.86	90.49	90.59	5.69	99.89	81.51	100.28	82.77 to 98.44	158,492	143,575
104	55	93.01	91.30	89.01	9.29	102.57	50.16	132.66	90.56 to 96.73	108,720	96,773
106	7	95.40	97.17	97.89	4.71	99.27	87.04	105.54	87.04 to 105.54	145,142	142,082
111	14	96.25	94.84	94.72	4.33	100.12	79.63	100.74	89.67 to 99.81	121,025	114,634
301	19	95.84	95.43	95.83	5.05	99.59	83.96	114.14	90.21 to 99.51	120,252	115,235
304	4	92.49	94.13	95.20	2.57	98.87	91.29	100.24	N/A	147,000	139,946
305	2	93.47	93.47	93.48	0.55	99.98	92.95	93.98	N/A	150,000	140,222
<u>ALL</u>											
	576	95.00	94.42	92.99	8.73	101.53	26.95	249.51	94.38 to 95.65	112,471	104,591

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	116	95.00	92.92	85.52	14.24	108.65	26.95	195.20	92.41 to 95.90	52,863	45,209
10	1	91.78	91.78	91.78			91.78	91.78	N/A	20,500	18,815
20	5	99.19	99.46	98.72	2.28	100.74	96.59	103.50	N/A	116,570	115,082
25	5	109.10	116.34	104.85	16.26	110.96	88.85	168.97	N/A	74,500	78,113
30	182	97.06	95.82	95.25	5.41	100.60	58.86	153.47	95.84 to 98.12	153,180	145,897
35	108	93.29	94.45	92.12	10.20	102.53	59.93	249.51	92.19 to 95.93	117,278	108,033
40	93	94.18	93.00	91.98	6.93	101.10	50.16	132.66	92.29 to 95.27	111,677	102,724
45	35	93.51	92.87	93.51	6.53	99.31	72.55	114.84	90.10 to 96.47	98,457	92,071
50	21	94.86	93.74	91.68	7.35	102.25	70.09	133.18	91.01 to 97.79	103,502	94,889
55	6	91.65	91.09	89.03	4.60	102.32	82.50	98.88	82.50 to 98.88	124,504	110,843
60	4	95.71	95.60	95.54	2.73	100.06	92.57	98.40	N/A	94,500	90,284
<u>ALL</u>											
	576	95.00	94.42	92.99	8.73	101.53	26.95	249.51	94.38 to 95.65	112,471	104,591

**2008 Correlation Section
for Seward 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 Seward 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	764	576	75.39
2007	820	607	74.02
2006	880	614	69.77
2005	830	571	68.8
2004	752	534	71.01
2003	695	517	74.39
2002	710	529	74.51
2001	805	628	78.01

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 Seward County**

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

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

Adjusting for Selective Reappraisal

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

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

Gloude-mans, Robert J., *Mass Appraisal of Real Property*, International Association of Assessing Officers, (1999), p. 315.

**2008 Correlation Section
for Seward 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	94.43	2.63	96.91	95.00
2007	96.91	1.13	98	97.01
2006	97.49	2.39	99.82	98.21
2005	92.58	9.31	101.2	98.58
2004	92.22	3.57	95.51	95.23
2003	93	2.32	95.16	95
2002	88	6.2	93.46	95
2001	90	2.91	92.62	94

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

**2008 Correlation Section
for Seward 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 Seward 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)
4.09	2008	2.63
0.98	2007	1.13
2.79	2006	2.39
9.77	2005	9.31
3.41	2004	3.57
5	2003	2
6.2	2002	6.2
2.67	2001	2.91

RESIDENTIAL: The percent change for this class of property indicates that the two rates are similar. Having a small difference between these two measurements supports the actions of the assessor's office.

2008 Correlation Section for Seward 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 Seward County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95.00	92.99	94.42

RESIDENTIAL: All three measures of central tendency shown here reflect that the statistics for the qualified sales for this property type are within the acceptable range. There is little difference between the three measures of central tendency which gives reasonable indication this property type is being treated uniformly and proportionately. The median will be the best indication of level of value for this county for this property type.

**2008 Correlation Section
for Seward 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	8.73	101.53
Difference	0	0

RESIDENTIAL: Both the coefficient of dispersion and the price-related differential are within the acceptable range as qualitative measures, and indicate a general level of good assessment uniformity for this property class as a whole.

**2008 Correlation Section
for Seward 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	576	576	0
Median	94.43	95.00	0.57
Wgt. Mean	90.93	92.99	2.06
Mean	93.04	94.42	1.38
COD	10.20	8.73	-1.47
PRD	102.33	101.53	-0.8
Min Sales Ratio	7.51	26.95	19.44
Max Sales Ratio	249.51	249.51	0

RESIDENTIAL: The statistics for this class of property in this county represent the assessment actions completed for this property class for this assessment year.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	MEDIAN:	85	COV:	36.79	95% Median C.I.:	71.50 to 93.15	(! : Derived)
TOTAL Sales Price:	6,782,680	WGT. MEAN:	76	STD:	30.56	95% Wgt. Mean C.I.:	66.86 to 84.69	
TOTAL Adj.Sales Price:	6,716,430	MEAN:	83	AVG.ABS.DEV:	21.55	95% Mean C.I.:	73.84 to 92.32	
TOTAL Assessed Value:	5,089,162							
AVG. Adj. Sales Price:	159,915	COD:	25.31	MAX Sales Ratio:	194.25			
AVG. Assessed Value:	121,170	PRD:	109.64	MIN Sales Ratio:	5.30			

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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	4	89.78	80.07	88.98	13.93	89.98	46.72	93.99	N/A	59,250	52,723
10/01/04 TO 12/31/04	2	85.17	85.17	82.56	3.32	103.17	82.34	88.00	N/A	78,000	64,393
01/01/05 TO 03/31/05	3	98.12	101.07	99.82	7.45	101.25	91.58	113.51	N/A	288,166	287,643
04/01/05 TO 06/30/05	3	80.82	84.16	83.65	12.48	100.61	70.71	100.96	N/A	118,333	98,986
07/01/05 TO 09/30/05	6	97.97	105.71	90.31	25.54	117.05	63.37	194.25	63.37 to 194.25	148,971	134,543
10/01/05 TO 12/31/05	2	81.43	81.43	84.76	12.19	96.07	71.50	91.36	N/A	225,750	191,342
01/01/06 TO 03/31/06	3	94.04	99.94	81.19	22.07	123.10	71.77	134.02	N/A	74,333	60,349
04/01/06 TO 06/30/06	4	71.91	83.57	72.04	28.58	116.00	59.39	131.06	N/A	234,875	169,205
07/01/06 TO 09/30/06	5	70.04	74.99	58.09	34.96	129.11	29.10	114.63	N/A	177,020	102,823
10/01/06 TO 12/31/06	2	55.03	55.03	55.59	8.21	98.99	50.51	59.54	N/A	400,000	222,353
01/01/07 TO 03/31/07	5	77.91	72.95	74.10	21.36	98.45	42.74	97.08	N/A	131,200	97,216
04/01/07 TO 06/30/07	3	63.56	54.00	37.99	46.07	142.15	5.30	93.15	N/A	85,000	32,291
<u>Study Years</u>											
07/01/04 TO 06/30/05	12	89.78	87.19	93.00	12.28	93.76	46.72	113.51	80.82 to 98.12	134,375	124,963
07/01/05 TO 06/30/06	15	91.36	95.42	81.66	26.04	116.85	59.39	194.25	71.50 to 99.05	167,188	136,520
07/01/06 TO 06/30/07	15	63.56	67.45	59.39	34.76	113.58	5.30	114.63	50.51 to 93.15	173,073	102,785
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	14	94.31	96.63	91.62	19.00	105.47	63.37	194.25	71.50 to 100.96	183,202	167,845
01/01/06 TO 12/31/06	14	70.91	79.94	63.80	32.68	125.30	29.10	134.02	59.39 to 114.63	203,400	129,763
<u>ALL</u>											
	42	85.15	83.08	75.77	25.31	109.64	5.30	194.25	71.50 to 93.15	159,915	121,170

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEAVER CROSSING	2	92.81	92.81	92.32	1.33	100.53	91.58	94.04	N/A	50,000	46,158
GARLAND	3	70.04	71.28	77.20	23.97	92.33	46.72	97.08	N/A	37,333	28,820
GOEHNER	1	70.71	70.71	70.71			70.71	70.71	N/A	70,000	49,496
MILFORD	8	85.15	95.55	93.80	29.37	101.86	59.07	194.25	59.07 to 194.25	63,888	59,926
PLEASANT DALE	1	80.82	80.82	80.82			80.82	80.82	N/A	200,000	161,642
RURAL	3	98.89	96.77	89.18	12.00	108.51	77.91	113.51	N/A	243,333	217,002
SEWARD	21	71.77	74.91	70.95	31.91	105.59	5.30	131.06	59.54 to 93.99	233,539	165,698
STAPLEHURST	1	134.02	134.02	134.02			134.02	134.02	N/A	23,000	30,824
UTICA	2	88.21	88.21	88.37	0.23	99.81	88.00	88.41	N/A	33,000	29,163
<u>ALL</u>											
	42	85.15	83.08	75.77	25.31	109.64	5.30	194.25	71.50 to 93.15	159,915	121,170

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	MEDIAN:	85	COV:	36.79	95% Median C.I.:	71.50 to 93.15	(! : Derived)
TOTAL Sales Price:	6,782,680	WGT. MEAN:	76	STD:	30.56	95% Wgt. Mean C.I.:	66.86 to 84.69	
TOTAL Adj.Sales Price:	6,716,430	MEAN:	83	AVG.ABS.DEV:	21.55	95% Mean C.I.:	73.84 to 92.32	
TOTAL Assessed Value:	5,089,162							
AVG. Adj. Sales Price:	159,915	COD:	25.31	MAX Sales Ratio:	194.25			
AVG. Assessed Value:	121,170	PRD:	109.64	MIN Sales Ratio:	5.30			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	39	82.34	82.03	74.14	26.57	110.64	5.30	194.25	70.04 to 93.15	153,498	113,798
2	1	113.51	113.51	113.51			113.51	113.51	N/A	125,000	141,892
3	2	88.40	88.40	84.15	11.87	105.05	77.91	98.89	N/A	302,500	254,557
ALL	42	85.15	83.08	75.77	25.31	109.64	5.30	194.25	71.50 to 93.15	159,915	121,170

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	36	82.00	85.04	76.91	25.00	110.56	29.10	194.25	70.71 to 93.15	170,939	131,474
2	6	91.00	71.33	63.29	28.55	112.70	5.30	99.04	5.30 to 99.04	93,766	59,344
ALL	42	85.15	83.08	75.77	25.31	109.64	5.30	194.25	71.50 to 93.15	159,915	121,170

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	98.12	98.12	98.12			98.12	98.12	N/A	669,500	656,931
03	41	82.34	82.71	73.30	26.35	112.84	5.30	194.25	70.71 to 93.15	147,486	108,103
04											
ALL	42	85.15	83.08	75.77	25.31	109.64	5.30	194.25	71.50 to 93.15	159,915	121,170

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502											
30-0001											
55-0148											
55-0161											
76-0002											
76-0044											
76-0068											
80-0005	10	81.58	92.31	85.57	25.25	107.88	59.07	194.25	63.56 to 100.96	113,611	97,217
80-0009	28	76.72	78.72	73.26	30.97	107.46	5.30	134.02	63.37 to 97.04	193,368	141,655
80-0567	4	90.00	90.51	90.75	2.56	99.73	88.00	94.04	N/A	41,500	37,661
NonValid School											
ALL	42	85.15	83.08	75.77	25.31	109.64	5.30	194.25	71.50 to 93.15	159,915	121,170

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	MEDIAN:	85	COV:	36.79	95% Median C.I.:	71.50 to 93.15	(! : Derived)
TOTAL Sales Price:	6,782,680	WGT. MEAN:	76	STD:	30.56	95% Wgt. Mean C.I.:	66.86 to 84.69	
TOTAL Adj.Sales Price:	6,716,430	MEAN:	83	AVG.ABS.DEV:	21.55	95% Mean C.I.:	73.84 to 92.32	
TOTAL Assessed Value:	5,089,162							
AVG. Adj. Sales Price:	159,915	COD:	25.31	MAX Sales Ratio:	194.25			
AVG. Assessed Value:	121,170	PRD:	109.64	MIN Sales Ratio:	5.30			

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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	9	93.99	74.31	57.82	28.90	128.51	5.30	114.63	29.10 to 99.04	110,566	63,932	
Prior TO 1860												
1860 TO 1899	1	63.37	63.37	63.37			63.37	63.37	N/A	75,000	47,526	
1900 TO 1919	16	76.92	85.96	71.64	31.38	119.99	46.72	194.25	62.15 to 97.04	99,631	71,372	
1920 TO 1939												
1940 TO 1949												
1950 TO 1959	1	77.19	77.19	77.19			77.19	77.19	N/A	90,000	69,474	
1960 TO 1969	4	95.71	95.51	78.19	27.98	122.15	59.54	131.06	N/A	269,375	210,620	
1970 TO 1979	3	71.77	76.32	91.89	18.14	83.06	59.07	98.12	N/A	287,500	264,177	
1980 TO 1989	3	81.66	78.75	74.23	8.70	106.08	66.64	87.95	N/A	420,240	311,961	
1990 TO 1994	2	85.99	85.99	84.26	6.01	102.04	80.82	91.15	N/A	150,000	126,395	
1995 TO 1999	1	91.36	91.36	91.36			91.36	91.36	N/A	301,500	275,440	
2000 TO Present	2	97.06	97.06	97.30	4.02	99.75	93.15	100.96	N/A	80,000	77,840	
ALL	42	85.15	83.08	75.77	25.31	109.64	5.30	194.25	71.50 to 93.15	159,915	121,170	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
5000 TO 9999	1	88.00	88.00	88.00			88.00	88.00	N/A	6,000	5,280	
Total \$												
1 TO 9999	1	88.00	88.00	88.00			88.00	88.00	N/A	6,000	5,280	
10000 TO 29999	4	79.06	84.72	89.43	40.25	94.73	46.72	134.02	N/A	19,312	17,270	
30000 TO 59999	5	97.04	109.19	115.85	27.56	94.25	63.56	194.25	N/A	35,772	41,443	
60000 TO 99999	13	91.58	90.93	91.34	14.71	99.55	63.37	131.06	70.71 to 100.96	71,892	65,666	
100000 TO 149999	4	75.27	76.70	77.99	34.05	98.35	42.74	113.51	N/A	111,250	86,760	
150000 TO 249999	6	76.29	68.44	70.04	24.79	97.72	5.30	98.89	5.30 to 98.89	166,666	116,725	
250000 TO 499999	6	60.85	61.76	62.08	25.27	99.49	29.10	91.36	29.10 to 91.36	368,750	228,918	
500000 +	3	81.66	82.14	82.32	12.85	99.78	66.64	98.12	N/A	620,740	511,002	
ALL	42	85.15	83.08	75.77	25.31	109.64	5.30	194.25	71.50 to 93.15	159,915	121,170	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	MEDIAN:	85	COV:	36.79	95% Median C.I.:	71.50 to 93.15	(! : Derived)
TOTAL Sales Price:	6,782,680	WGT. MEAN:	76	STD:	30.56	95% Wgt. Mean C.I.:	66.86 to 84.69	
TOTAL Adj.Sales Price:	6,716,430	MEAN:	83	AVG.ABS.DEV:	21.55	95% Mean C.I.:	73.84 to 92.32	
TOTAL Assessed Value:	5,089,162							
AVG. Adj. Sales Price:	159,915	COD:	25.31	MAX Sales Ratio:	194.25			
AVG. Assessed Value:	121,170	PRD:	109.64	MIN Sales Ratio:	5.30			

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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 \$											
5000 TO 9999	3	46.72	46.67	11.21	59.00	416.35	5.30	88.00	N/A	56,000	6,277
Total \$											
1 TO 9999	3	46.72	46.67	11.21	59.00	416.35	5.30	88.00	N/A	56,000	6,277
10000 TO 29999	4	78.80	78.93	78.17	22.35	100.97	59.07	99.05	N/A	25,562	19,982
30000 TO 59999	9	87.95	83.48	74.92	21.44	111.43	42.74	134.02	63.37 to 97.08	58,777	44,035
60000 TO 99999	11	93.15	94.95	76.32	24.83	124.40	29.10	194.25	59.39 to 114.63	100,450	76,668
100000 TO 149999	5	82.34	94.04	88.66	24.61	106.07	71.50	131.06	N/A	134,500	119,245
150000 TO 249999	4	71.49	73.09	67.85	23.45	107.73	50.51	98.89	N/A	275,250	186,758
250000 TO 499999	5	77.91	75.42	73.89	12.02	102.08	59.54	91.36	N/A	473,844	350,107
500000 +	1	98.12	98.12	98.12			98.12	98.12	N/A	669,500	656,931
ALL	42	85.15	83.08	75.77	25.31	109.64	5.30	194.25	71.50 to 93.15	159,915	121,170

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	93.99	74.31	57.82	28.90	128.51	5.30	114.63	29.10 to 99.04	110,566	63,932
10	4	84.38	82.20	85.33	14.52	96.33	59.07	100.96	N/A	94,000	80,214
15	1	113.51	113.51	113.51			113.51	113.51	N/A	125,000	141,892
20	26	79.79	85.94	79.33	24.76	108.33	46.72	194.25	70.04 to 91.58	184,435	146,321
25	1	93.15	93.15	93.15			93.15	93.15	N/A	75,000	69,861
40	1	50.51	50.51	50.51			50.51	50.51	N/A	350,000	176,798
ALL	42	85.15	83.08	75.77	25.31	109.64	5.30	194.25	71.50 to 93.15	159,915	121,170

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	MEDIAN:	85	COV:	36.79	95% Median C.I.:	71.50 to 93.15	(!: Derived)
TOTAL Sales Price:	6,782,680	WGT. MEAN:	76	STD:	30.56	95% Wgt. Mean C.I.:	66.86 to 84.69	
TOTAL Adj.Sales Price:	6,716,430	MEAN:	83	AVG.ABS.DEV:	21.55	95% Mean C.I.:	73.84 to 92.32	
TOTAL Assessed Value:	5,089,162							
AVG. Adj. Sales Price:	159,915	COD:	25.31	MAX Sales Ratio:	194.25			
AVG. Assessed Value:	121,170	PRD:	109.64	MIN Sales Ratio:	5.30			

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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)	9	93.99	74.31	57.82	28.90	128.51	5.30	114.63	29.10 to 99.04	110,566	63,932
303	1	50.51	50.51	50.51			50.51	50.51	N/A	350,000	176,798
325	3	91.15	103.39	102.86	15.77	100.51	87.95	131.06	N/A	81,833	84,174
340	3	94.04	125.57	125.38	37.52	100.15	88.41	194.25	N/A	45,286	56,781
344	1	62.15	62.15	62.15			62.15	62.15	N/A	371,000	230,594
349	1	77.19	77.19	77.19			77.19	77.19	N/A	90,000	69,474
350	6	79.36	79.08	79.10	10.20	99.98	63.56	99.05	63.56 to 99.05	227,495	179,949
351	1	134.02	134.02	134.02			134.02	134.02	N/A	23,000	30,824
352	2	94.74	94.74	96.02	3.57	98.67	91.36	98.12	N/A	485,500	466,185
353	7	71.77	76.73	74.41	15.87	103.12	59.39	97.04	59.39 to 97.04	97,571	72,602
406	3	59.07	68.92	87.51	30.61	78.75	46.72	100.96	N/A	40,000	35,004
419	2	90.08	90.08	74.18	26.02	121.42	66.64	113.51	N/A	388,500	288,204
442	2	81.15	81.15	81.14	12.86	100.00	70.71	91.58	N/A	70,000	56,801
528	1	59.54	59.54	59.54			59.54	59.54	N/A	450,000	267,908
ALL	42	85.15	83.08	75.77	25.31	109.64	5.30	194.25	71.50 to 93.15	159,915	121,170

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

Commercial

- 1) Reviewed the sales to see if the 2000 county's comprehensive reappraisal was staying with the current market.
- 2) Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2007 and changed according to completion as of January 1, 2008.
- 3) Revalued land in the city of Seward.
- 4) Revalued land and improvements in the city of Milford.
- 5) Revalued land in Seward on properties classified as apartments.
- 6) Reviewed Section 42 Housing properties and revalued.

2008 Assessment Survey for Seward County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Contract Appraiser
2.	Valuation done by:
	Contract Appraiser
3.	Pickup work done by whom:
	Contract Appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	1999
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2000
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	The cost approach is predominantly used for the valuation of the commercial properties in Seward County. If a parcel is called up in a protest an income approach is developed to support the cost approach.
7.	When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	The predominant valuation process in this county is to depend on the Cost Approach to Value. The Sales Comparison Approach to value is not developed or used.
8.	Number of market areas/neighborhoods for this property class?
	There are market areas that are defined by land value analysis. Examples would be areas defined as the interstate interchanges.
9.	How are these defined?
	The analysis used to define the land values are use to define the market areas. Rural commercial areas West of Seward and East of Seward and the several and various interstate intersections and market areas within Seward and the Small Towns
10.	Is "Assessor Location" a usable valuation identity?
	Yes For the most part but Seward would be the exception it being divided into many

	neighborhood market areas.
11.	Does the assessor location “suburban” mean something other than rural commercial? <i>(that is, does the “suburban” location have its own market?)</i>
	N/A The statutory lines do not align with the Market Areas established by the county.

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 statutory line does not align with Market Areas established by the county.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
17		2	19

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 Sales Price:	6,782,680	WGT. MEAN:	87	STD:	27.32	95% Wgt. Mean C.I.:	80.79 to 93.27	
TOTAL Adj.Sales Price:	6,716,430	MEAN:	93	AVG.ABS.DEV:	18.36	95% Mean C.I.:	85.15 to 101.68	
TOTAL Assessed Value:	5,845,412							
AVG. Adj. Sales Price:	159,915	COD:	19.93	MAX Sales Ratio:	210.90			
AVG. Assessed Value:	139,176	PRD:	107.33	MIN Sales Ratio:	46.72			

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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	4	99.71	96.16	109.58	28.68	87.76	46.72	138.52	N/A	59,250	64,923
10/01/04 TO 12/31/04	2	88.60	88.60	89.15	0.67	99.38	88.00	89.19	N/A	78,000	69,536
01/01/05 TO 03/31/05	3	99.05	101.38	100.54	7.38	100.84	91.58	113.51	N/A	288,166	289,713
04/01/05 TO 06/30/05	3	80.82	86.92	85.63	15.89	101.51	70.71	109.24	N/A	118,333	101,332
07/01/05 TO 09/30/05	6	103.21	121.83	103.70	24.04	117.49	96.04	210.90	96.04 to 210.90	148,971	154,481
10/01/05 TO 12/31/05	2	84.59	84.59	87.29	9.52	96.90	76.53	92.64	N/A	225,750	197,060
01/01/06 TO 03/31/06	3	94.04	103.94	90.33	17.82	115.07	83.76	134.02	N/A	74,333	67,144
04/01/06 TO 06/30/06	4	79.08	87.94	78.58	22.34	111.90	66.20	127.38	N/A	234,875	184,567
07/01/06 TO 09/30/06	5	71.24	82.92	75.31	18.23	110.11	69.16	104.31	N/A	177,020	133,306
10/01/06 TO 12/31/06	2	71.52	71.52	73.16	18.35	97.75	58.39	84.64	N/A	400,000	292,640
01/01/07 TO 03/31/07	5	77.91	81.28	79.33	14.64	102.47	65.42	97.08	N/A	131,200	104,076
04/01/07 TO 06/30/07	3	93.33	89.62	94.36	13.41	94.98	69.00	106.54	N/A	85,000	80,202
<u>Study Years</u>											
07/01/04 TO 06/30/05	12	90.38	93.90	97.48	18.35	96.32	46.72	138.52	80.82 to 111.01	134,375	130,991
07/01/05 TO 06/30/06	15	96.04	104.25	90.15	22.56	115.64	66.20	210.90	83.76 to 121.51	167,188	150,714
07/01/06 TO 06/30/07	15	77.91	82.19	77.53	17.79	106.01	58.39	106.54	69.16 to 97.08	173,073	134,186
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	14	97.51	104.65	97.24	18.77	107.61	70.71	210.90	80.82 to 113.51	183,202	178,153
01/01/06 TO 12/31/06	14	83.79	87.23	76.96	20.03	113.34	58.39	134.02	69.16 to 104.31	203,400	156,536
<u>ALL</u>											
	42	92.11	93.41	87.03	19.93	107.33	46.72	210.90	83.76 to 97.08	159,915	139,176

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEAVER CROSSING	2	92.81	92.81	92.32	1.33	100.53	91.58	94.04	N/A	50,000	46,158
GARLAND	3	70.04	71.28	77.20	23.97	92.33	46.72	97.08	N/A	37,333	28,820
GOEHNER	1	70.71	70.71	70.71			70.71	70.71	N/A	70,000	49,496
MILFORD	8	92.44	103.85	101.80	29.20	102.01	65.42	210.90	65.42 to 210.90	63,888	65,039
PLEASANT DALE	1	80.82	80.82	80.82			80.82	80.82	N/A	200,000	161,642
RURAL	3	98.89	96.77	89.18	12.00	108.51	77.91	113.51	N/A	243,333	217,002
SEWARD	21	93.33	92.42	85.54	18.02	108.05	58.39	138.52	74.34 to 104.31	233,539	199,762
STAPLEHURST	1	134.02	134.02	134.02			134.02	134.02	N/A	23,000	30,824
UTICA	2	88.21	88.21	88.37	0.23	99.81	88.00	88.41	N/A	33,000	29,163
<u>ALL</u>											
	42	92.11	93.41	87.03	19.93	107.33	46.72	210.90	83.76 to 97.08	159,915	139,176

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	MEDIAN:	92	COV:	29.25	95% Median C.I.:	83.76 to 97.08	(! : Derived)
TOTAL Sales Price:	6,782,680	WGT. MEAN:	87	STD:	27.32	95% Wgt. Mean C.I.:	80.79 to 93.27	
TOTAL Adj.Sales Price:	6,716,430	MEAN:	93	AVG.ABS.DEV:	18.36	95% Mean C.I.:	85.15 to 101.68	
TOTAL Assessed Value:	5,845,412							
AVG. Adj. Sales Price:	159,915	COD:	19.93	MAX Sales Ratio:	210.90			
AVG. Assessed Value:	139,176	PRD:	107.33	MIN Sales Ratio:	46.72			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	39	91.58	93.16	86.77	20.38	107.36	46.72	210.90	80.82 to 97.08	153,498	133,189
2	1	113.51	113.51	113.51			113.51	113.51	N/A	125,000	141,892
3	2	88.40	88.40	84.15	11.87	105.05	77.91	98.89	N/A	302,500	254,557
____ALL____	42	92.11	93.41	87.03	19.93	107.33	46.72	210.90	83.76 to 97.08	159,915	139,176

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	35	91.58	93.04	86.74	20.85	107.27	46.72	210.90	80.82 to 97.08	163,680	141,975
2	7	93.33	95.26	88.73	15.46	107.36	70.32	138.52	70.32 to 138.52	141,085	125,179
____ALL____	42	92.11	93.41	87.03	19.93	107.33	46.72	210.90	83.76 to 97.08	159,915	139,176

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	1	99.05	99.05	99.05			99.05	99.05	N/A	669,500	663,143
03	41	91.58	93.28	85.70	20.33	108.84	46.72	210.90	80.82 to 97.08	147,486	126,396
04											
____ALL____	42	92.11	93.41	87.03	19.93	107.33	46.72	210.90	83.76 to 97.08	159,915	139,176

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
12-0056											
12-0502											
30-0001											
55-0148											
55-0161											
76-0002											
76-0044											
76-0068											
80-0005	10	86.51	98.95	89.17	27.23	110.97	65.42	210.90	69.00 to 109.24	113,611	101,307
80-0009	28	94.69	91.85	86.47	19.46	106.22	46.72	138.52	74.34 to 99.84	193,368	167,203
80-0567	4	90.00	90.51	90.75	2.56	99.73	88.00	94.04	N/A	41,500	37,661
NonValid School											
____ALL____	42	92.11	93.41	87.03	19.93	107.33	46.72	210.90	83.76 to 97.08	159,915	139,176

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	MEDIAN:	92	COV:	29.25	95% Median C.I.:	83.76 to 97.08	(! : Derived)
TOTAL Sales Price:	6,782,680	WGT. MEAN:	87	STD:	27.32	95% Wgt. Mean C.I.:	80.79 to 93.27	
TOTAL Adj.Sales Price:	6,716,430	MEAN:	93	AVG.ABS.DEV:	18.36	95% Mean C.I.:	85.15 to 101.68	
TOTAL Assessed Value:	5,845,412							
AVG. Adj. Sales Price:	159,915	COD:	19.93	MAX Sales Ratio:	210.90			
AVG. Assessed Value:	139,176	PRD:	107.33	MIN Sales Ratio:	46.72			

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	9	97.08	95.49	88.70	13.82	107.66	69.16	138.52	70.32 to 104.31	110,566	98,075
Prior TO 1860											
1860 TO 1899	1	96.12	96.12	96.12			96.12	96.12	N/A	75,000	72,087
1900 TO 1919	16	82.47	91.63	78.30	30.95	117.01	46.72	210.90	69.00 to 107.53	99,631	78,015
1920 TO 1939											
1940 TO 1949											
1950 TO 1959	1	83.82	83.82	83.82			83.82	83.82	N/A	90,000	75,434
1960 TO 1969	4	99.08	100.86	88.41	19.77	114.08	77.91	127.38	N/A	269,375	238,156
1970 TO 1979	3	83.76	82.74	95.14	13.38	86.97	65.42	99.05	N/A	287,500	273,529
1980 TO 1989	3	95.68	88.69	84.79	7.56	104.59	74.34	96.04	N/A	420,240	356,342
1990 TO 1994	2	95.91	95.91	90.88	15.74	105.54	80.82	111.01	N/A	150,000	136,323
1995 TO 1999	1	92.64	92.64	92.64			92.64	92.64	N/A	301,500	279,320
2000 TO Present	2	107.89	107.89	107.98	1.25	99.92	106.54	109.24	N/A	80,000	86,382
ALL	42	92.11	93.41	87.03	19.93	107.33	46.72	210.90	83.76 to 97.08	159,915	139,176

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	88.00	88.00	88.00			88.00	88.00	N/A	6,000	5,280
Total \$											
1 TO 9999	1	88.00	88.00	88.00			88.00	88.00	N/A	6,000	5,280
10000 TO 29999	4	86.47	88.42	93.43	37.41	94.64	46.72	134.02	N/A	19,312	18,044
30000 TO 59999	5	97.08	118.51	125.55	34.89	94.39	69.00	210.90	N/A	35,772	44,912
60000 TO 99999	13	96.12	98.63	98.99	14.85	99.64	70.04	138.52	83.82 to 109.24	71,892	71,162
100000 TO 149999	4	90.66	90.26	90.49	24.27	99.75	66.20	113.51	N/A	111,250	100,665
150000 TO 249999	6	86.47	87.09	87.06	7.77	100.03	76.53	98.89	76.53 to 98.89	166,666	145,105
250000 TO 499999	6	74.57	75.66	75.84	12.60	99.77	58.39	92.64	58.39 to 92.64	368,750	279,647
500000 +	3	96.04	89.81	89.52	8.58	100.32	74.34	99.05	N/A	620,740	555,701
ALL	42	92.11	93.41	87.03	19.93	107.33	46.72	210.90	83.76 to 97.08	159,915	139,176

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	MEDIAN:	92	COV:	29.25	95% Median C.I.:	83.76 to 97.08	(! : Derived)
TOTAL Sales Price:	6,782,680	WGT. MEAN:	87	STD:	27.32	95% Wgt. Mean C.I.:	80.79 to 93.27	
TOTAL Adj.Sales Price:	6,716,430	MEAN:	93	AVG.ABS.DEV:	18.36	95% Mean C.I.:	85.15 to 101.68	
TOTAL Assessed Value:	5,845,412							
AVG. Adj. Sales Price:	159,915	COD:	19.93	MAX Sales Ratio:	210.90			
AVG. Assessed Value:	139,176	PRD:	107.33	MIN Sales Ratio:	46.72			

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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 \$											
5000 TO 9999	2	67.36	67.36	60.48	30.64	111.38	46.72	88.00	N/A	9,000	5,443
Total \$											
1 TO 9999	2	67.36	67.36	60.48	30.64	111.38	46.72	88.00	N/A	9,000	5,443
10000 TO 29999	4	81.52	84.00	82.80	20.59	101.45	65.42	107.53	N/A	25,562	21,164
30000 TO 59999	6	92.75	96.96	88.92	22.18	109.04	70.04	134.02	70.04 to 134.02	47,666	42,386
60000 TO 99999	13	99.84	107.73	101.64	22.59	105.99	66.20	210.90	83.82 to 127.38	77,727	79,002
100000 TO 149999	6	91.26	94.56	92.77	12.49	101.93	76.53	113.51	76.53 to 113.51	140,833	130,648
150000 TO 249999	4	74.99	76.82	72.91	17.39	105.36	58.39	98.89	N/A	261,250	190,472
250000 TO 499999	5	77.91	80.15	79.12	8.14	101.30	71.24	92.64	N/A	439,900	348,062
500000 +	2	97.55	97.55	97.70	1.54	99.84	96.04	99.05	N/A	605,110	591,212
ALL	42	92.11	93.41	87.03	19.93	107.33	46.72	210.90	83.76 to 97.08	159,915	139,176

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	97.08	95.49	88.70	13.82	107.66	69.16	138.52	70.32 to 104.31	110,566	98,075
10	4	88.25	87.79	88.99	16.62	98.65	65.42	109.24	N/A	94,000	83,653
15	1	113.51	113.51	113.51			113.51	113.51	N/A	125,000	141,892
20	26	88.80	93.63	87.63	21.99	106.85	46.72	210.90	76.53 to 96.12	184,435	161,613
25	1	106.54	106.54	106.54			106.54	106.54	N/A	75,000	79,906
40	1	58.39	58.39	58.39			58.39	58.39	N/A	350,000	204,380
ALL	42	92.11	93.41	87.03	19.93	107.33	46.72	210.90	83.76 to 97.08	159,915	139,176

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	42	MEDIAN:	92	COV:	29.25	95% Median C.I.:	83.76 to 97.08	(!: Derived)
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TOTAL Adj.Sales Price:	6,716,430	MEAN:	93	AVG.ABS.DEV:	18.36	95% Mean C.I.:	85.15 to 101.68	
TOTAL Assessed Value:	5,845,412							
AVG. Adj. Sales Price:	159,915	COD:	19.93	MAX Sales Ratio:	210.90			
AVG. Assessed Value:	139,176	PRD:	107.33	MIN Sales Ratio:	46.72			

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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)	9	97.08	95.49	88.70	13.82	107.66	69.16	138.52	70.32 to 104.31	110,566	98,075
303	1	58.39	58.39	58.39			58.39	58.39	N/A	350,000	204,380
325	3	111.01	111.36	111.93	9.52	99.49	95.68	127.38	N/A	81,833	91,595
340	3	94.04	131.12	131.00	43.42	100.09	88.41	210.90	N/A	45,286	59,326
344	1	71.24	71.24	71.24			71.24	71.24	N/A	371,000	264,299
349	1	83.82	83.82	83.82			83.82	83.82	N/A	90,000	75,434
350	6	79.36	84.64	85.59	12.80	98.89	69.00	107.53	69.00 to 107.53	227,495	194,706
351	1	134.02	134.02	134.02			134.02	134.02	N/A	23,000	30,824
352	2	95.85	95.85	97.06	3.34	98.75	92.64	99.05	N/A	485,500	471,231
353	7	89.19	90.48	86.35	16.69	104.79	66.20	121.51	66.20 to 121.51	97,571	84,249
406	3	65.42	73.79	94.59	31.86	78.01	46.72	109.24	N/A	40,000	37,837
419	2	93.93	93.93	80.64	20.85	116.47	74.34	113.51	N/A	388,500	313,285
442	2	81.15	81.15	81.14	12.86	100.00	70.71	91.58	N/A	70,000	56,801
528	1	84.64	84.64	84.64			84.64	84.64	N/A	450,000	380,900
ALL	42	92.11	93.41	87.03	19.93	107.33	46.72	210.90	83.76 to 97.08	159,915	139,176

**2008 Correlation Section
for Seward County**

Commerical Real Property

I. Correlation

COMMERCIAL: The actions taken by the assessor are supported by the statistics. This county has met the criteria to achieve an acceptable level of assessment for this class of property. The median is most representative of the overall level of value for this class of property. But the assessor has recognized the need to re-appraise the commercial properties and has begun the process of analysis for the re-appraisal for next year by re-appraising and applying the new values to the land for the commercial properties in Seward and Milford, that lays the ground work for the re-appraisal of the improvements.

**2008 Correlation Section
for Seward 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	75	42	56
2007	79	45	56.96
2006	73	39	53.42
2005	78	48	61.54
2004	74	43	58.11
2003	86	49	56.98
2002	80	46	57.5
2001	86	54	62.79

COMMERCIAL: A review of the utilization grid reveals the percent of sales used per the combined efforts of the Department and the County. The above table indicates that a reasonable percentage of all available sales are being utilized for the sales file study period for this property type.

**2008 Correlation Section
for Seward 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 Seward 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	85.15	3.59	88.2	92.11
2007	91.99	0.72	92.66	93.99
2006	93.99	2.68	96.51	98.00
2005	98.41	3.02	101.38	98.41
2004	98.03	0.05	98.08	98.03
2003	96	-0.11	95.89	98
2002	98	0.66	98.65	98
2001	98	0.28	98.27	99

COMMERCIAL: This comparison between the trended level of value and the median level of value for this class of property indicates that the two values are not similar and do not closely support each other. A more detailed explanation will be with Table IV.

**2008 Correlation Section
for Seward 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 Seward 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	Year	% Change in Assessed Value (excl. growth)
30.54	2008	3.59
5.73	2007	0.72
-16.94	2006	2.68
0	2005	3.02
0	2004	0.05
8	2003	0
0	2002	0.66
2.4	2001	0.28

COMMERCIAL: The percent change for this class of property represents a significant difference with the percent change. Land values were significantly increased through a re-appraisal of the land for the towns of Seward and Milford which made up the majority of both the parcel counts and the sales counts. But there was significantly more of an impact on the sales than on the overall commercial base. A few of the neighborhoods saw a considerable increase in the appraised value of the land. The information identified through sales of land tended to create a significant increase in the sales file without a corresponding or significant increase in the assessment base.

2008 Correlation Section for Seward 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 Seward County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	92.11	87.03	93.41

COMMERCIAL: The median will be the best indication of level of value for this county for this property type. As demonstrated by the above table there is a spread between the median and the weighted mean. The median level of value is within the acceptable range but the low weighted mean is also reflected in a high PRD and indicates that the higher valued properties (on the average) may be under assessed or the lower valued properties may be over assessed. The appraiser for the county has analyzed the market for this class of property and has made plans for appraisal action. The initial appraisal action implemented this year was the re-appraisal of the land values in Seward and Milford, a significant beginning for any appraisal project.

**2008 Correlation Section
for Seward 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	19.93	107.33
Difference	0	4.33

COMMERCIAL: The coefficient of dispersion is within the acceptable range as a qualitative measure but the price-related is outside the range. The price-related differential is over 3 points outside of the acceptable range, as another indicator that follows the weighted mean that is also out of line and was discussed in the narrative in Table V.

**2008 Correlation Section
for Seward 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	42	42	0
Median	85.15	92.11	6.96
Wgt. Mean	75.77	87.03	11.26
Mean	83.08	93.41	10.33
COD	25.31	19.93	-5.38
PRD	109.64	107.33	-2.31
Min Sales Ratio	5.30	46.72	41.42
Max Sales Ratio	194.25	210.90	16.65

COMMERCIAL: The above statistics support the actions of the assessor for this class of property for this assessment year.

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

Agricultural

- 1) Reviewed the sales.
- 2) Verified land use changes using GIS, FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres. All sixteen precincts completed for GIS land use layer.
- 3) Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary.
- 4) Verified the existing market areas still follow the market trends. Made a slight change moving properties in 3 sections from market area 1 to market area 3.
- 5) Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated and dry cropland and grassland LCG values in market areas 1 and 3. Changed special valuation and market (recapture) values in market area 2.
- 6) Changed building site acre from 1,750 to 1,800.

2008 Assessment Survey for Seward County

Agricultural Appraisal Information

1.	Data collection done by:
	Deputy Assessor
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Deputy Assessor
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes
a.	How is agricultural land defined in this county?
	To the best of the county assessor's office knowledge as long as the parcel is being used predominant and primary agricultural use. Physical inspections are used to verify and document a parcels predominant use.
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	What is the date of the soil survey currently used?
	1974
7.	What date was the last countywide land use study completed?
	2003
a.	By what method? (Physical inspection, FSA maps, etc.)
	Land use is a continuous project with a part of the county being completed each year. Many changes have been made in using the GIS maps as a base and also the NRD is requiring operators to match records with the assessor's office. When other than part of the above mentioned rotation process is not used a physical inspection maybe completed.
b.	By whom?
	County Staff
c.	What proportion is complete / implemented at this time?

	The land use review is a continuous process with new changes completed each year.
8.	Number of market areas/neighborhoods in the agricultural property class:
	3
9.	How are market areas/neighborhoods defined in this property class?
	There are two market areas that are defined by the topography and accessibility to well water for irrigation. Market Area 1 which has access to well water for irrigation and Market Area 3 has the topography and limited irrigation potential. Market Area 2 is also defined by the topography (which also has limited irrigation potential) and the proximity to the development (non agricultural market influence) from Lancaster County.
10.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	Yes Part of the county, the market has demonstrated a need for special value.

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
20	235	14	269

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

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

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 Seward 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 Seward 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 Seward County is 70% of actual value. It is my opinion that the quality of assessment for the recapture valuation of the class of agricultural land in Seward 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

**SPECIAL VALUE SECTION
CORRELATION For
Seward County**

Section I: Agricultural Land Correlation:

The actions of the assessor are supported by the statistics. Seward County has met the criteria to achieve quality of assessment and an acceptable level of assessment. The qualified Agricultural Unimproved report containing 57 sales with a Median of 74 is within the acceptable range for the level of value. The qualitative statistic for the coefficient of dispersion is within the acceptable range, but the qualitative statistic for the price related deferential is some what high. Yet taking this into consideration of the agricultural properties not being a homogeneous grouping of properties will contribute to a greater inconsistency with the quality statistics.

The analysis for the determination for the level and quality of assessment for the unimproved agricultural value (assessed value) is from the analysis of the non-influenced market areas in Seward County, which consists of market areas 1 and 3.

Refer to the following Statistical Analysis:

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6340

Type: Qualified

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

NUMBER of Sales:	57	MEDIAN:	74	COV:	21.53	95% Median C.I.:	67.13 to 75.93	(! : Derived)
(AgLand) TOTAL Sales Price:	15,481,672	WGT. MEAN:	71	STD:	15.93	95% Wgt. Mean C.I.:	68.07 to 74.48	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,344,040	MEAN:	74	AVG.ABS.DEV:	11.82	95% Mean C.I.:	69.86 to 78.13	
(AgLand) TOTAL Assessed Value:	10,936,433							
AVG. Adj. Sales Price:	269,193	COD:	16.06	MAX Sales Ratio:	126.90			
AVG. Assessed Value:	191,867	PRD:	103.82	MIN Sales Ratio:	48.52			

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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	4	94.38	91.80	89.88	7.71	102.14	75.93	102.51	N/A	174,375	156,729
10/01/04 TO 12/31/04	8	77.57	77.51	79.61	10.62	97.36	54.22	93.54	54.22 to 93.54	197,638	157,343
01/01/05 TO 03/31/05	8	80.40	80.76	75.01	18.85	107.67	58.84	118.17	58.84 to 118.17	206,391	154,814
04/01/05 TO 06/30/05	2	67.39	67.39	67.78	21.03	99.42	53.22	81.56	N/A	168,625	114,295
07/01/05 TO 09/30/05	3	74.48	67.73	75.90	14.18	89.24	48.52	80.20	N/A	467,456	354,800
10/01/05 TO 12/31/05	3	66.96	81.96	64.08	37.28	127.91	52.02	126.90	N/A	286,400	183,511
01/01/06 TO 03/31/06	10	67.16	67.27	68.08	10.83	98.81	56.42	80.62	56.52 to 75.31	358,414	244,010
04/01/06 TO 06/30/06	4	67.29	69.20	67.65	7.78	102.28	60.79	81.41	N/A	269,502	182,327
07/01/06 TO 09/30/06	2	71.96	71.96	64.33	20.70	111.85	57.06	86.85	N/A	384,250	247,188
10/01/06 TO 12/31/06	7	71.09	69.61	67.91	6.83	102.51	61.14	77.72	61.14 to 77.72	282,642	191,939
01/01/07 TO 03/31/07	5	68.25	73.92	69.69	16.31	106.08	55.51	101.94	N/A	262,064	182,632
04/01/07 TO 06/30/07	1	50.21	50.21	50.21			50.21	50.21	N/A	96,000	48,201
<u>Study Years</u>											
07/01/04 TO 06/30/05	22	80.60	80.37	78.57	15.31	102.28	53.22	118.17	73.60 to 90.24	193,954	152,398
07/01/05 TO 06/30/06	20	67.29	69.93	69.10	15.44	101.20	48.52	126.90	60.79 to 74.48	346,186	239,217
07/01/06 TO 06/30/07	15	68.25	70.07	67.40	13.71	103.96	50.21	101.94	61.14 to 76.58	276,888	186,621
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	16	74.23	76.87	72.52	22.20	106.00	48.52	126.90	58.84 to 88.42	265,622	192,627
01/01/06 TO 12/31/06	23	67.46	68.73	67.58	10.38	101.69	56.42	86.85	62.82 to 74.03	322,137	217,711
<u>ALL</u>											
	57	73.60	74.00	71.27	16.06	103.82	48.52	126.90	67.13 to 75.93	269,193	191,867

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6340

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
3233	5	74.48	83.52	73.76	21.73	113.22	64.89	126.90	N/A	275,400	203,138	
3235	6	67.40	74.01	71.45	11.85	103.58	63.58	101.94	63.58 to 101.94	245,885	175,678	
3237	6	71.00	68.94	66.18	13.01	104.17	52.02	86.82	52.02 to 86.82	283,699	187,757	
3287	6	68.32	68.75	69.68	20.67	98.66	48.52	88.42	48.52 to 88.42	166,034	115,697	
3289	3	58.59	77.76	65.01	35.07	119.62	56.52	118.17	N/A	265,833	172,807	
3291	7	73.60	66.98	67.13	10.31	99.78	53.22	75.93	53.22 to 75.93	337,657	226,655	
3457	4	76.78	81.38	81.28	13.00	100.11	69.44	102.51	N/A	379,441	308,424	
3459	2	79.64	79.64	79.30	2.41	100.43	77.72	81.56	N/A	210,625	167,030	
3461	5	79.64	79.18	71.15	15.38	111.29	56.42	95.64	N/A	152,310	108,368	
3511	6	84.13	80.43	81.40	11.62	98.81	63.41	93.54	63.41 to 93.54	201,309	163,871	
3513	1	50.21	50.21	50.21			50.21	50.21	N/A	96,000	48,201	
3515	6	70.04	69.05	68.49	10.41	100.82	55.51	80.62	55.51 to 80.62	437,966	299,983	
ALL	57	73.60	74.00	71.27	16.06	103.82	48.52	126.90	67.13 to 75.93	269,193	191,867	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	39	73.60	75.51	72.40	16.06	104.29	50.21	126.90	67.13 to 77.72	293,984	212,851	
3	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400	
ALL	57	73.60	74.00	71.27	16.06	103.82	48.52	126.90	67.13 to 75.93	269,193	191,867	

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
2	57	73.60	74.00	71.27	16.06	103.82	48.52	126.90	67.13 to 75.93	269,193	191,867	
ALL	57	73.60	74.00	71.27	16.06	103.82	48.52	126.90	67.13 to 75.93	269,193	191,867	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	13	73.98	75.78	73.15	13.15	103.59	54.22	95.64	66.20 to 86.85	194,742	142,460	
DRY-N/A	20	67.40	69.98	68.43	16.93	102.27	48.52	93.54	58.59 to 76.58	221,761	151,756	
GRASS	1	50.21	50.21	50.21			50.21	50.21	N/A	96,000	48,201	
IRRGTD	9	74.23	82.64	76.41	17.04	108.15	60.79	126.90	69.44 to 101.94	249,262	190,472	
IRRGTD-N/A	14	70.12	74.21	71.00	16.90	104.52	56.52	118.17	61.14 to 80.62	431,270	306,204	
ALL	57	73.60	74.00	71.27	16.06	103.82	48.52	126.90	67.13 to 75.93	269,193	191,867	

PAD 2008 R&O Agricultural Statistics

Base Stat

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MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	20	73.87	73.09	71.06	15.20	102.86	48.52	95.64	66.20 to 84.69	208,231	147,971	
DRY-N/A	13	67.46	71.00	68.79	15.57	103.21	53.22	93.54	56.42 to 81.56	215,558	148,283	
GRASS	1	50.21	50.21	50.21			50.21	50.21	N/A	96,000	48,201	
IRRGTD	17	73.60	77.22	72.04	16.54	107.19	56.52	126.90	64.89 to 85.11	317,487	228,720	
IRRGTD-N/A	6	73.80	78.32	73.27	17.11	106.90	61.14	118.17	61.14 to 118.17	480,644	352,144	
ALL	57	73.60	74.00	71.27	16.06	103.82	48.52	126.90	67.13 to 75.93	269,193	191,867	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	32	72.42	72.17	69.97	15.79	103.15	48.52	95.64	63.58 to 81.41	210,371	147,192	
DRY-N/A	1	75.31	75.31	75.31			75.31	75.31	N/A	235,000	176,970	
GRASS	1	50.21	50.21	50.21			50.21	50.21	N/A	96,000	48,201	
IRRGTD	22	73.47	75.66	71.93	14.73	105.19	56.52	126.90	64.89 to 80.20	372,029	267,594	
IRRGTD-N/A	1	118.17	118.17	118.17			118.17	118.17	N/A	96,500	114,038	
ALL	57	73.60	74.00	71.27	16.06	103.82	48.52	126.90	67.13 to 75.93	269,193	191,867	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
12-0056												
12-0502	3	68.25	64.75	64.26	10.73	100.77	52.02	73.98	N/A	312,038	200,510	
30-0001												
55-0148												
55-0161												
76-0002												
76-0044												
76-0068	4	70.04	69.05	69.58	11.16	99.24	55.51	80.62	N/A	443,200	308,368	
80-0005	7	86.85	82.60	82.63	11.10	99.97	63.41	95.64	63.41 to 95.64	188,765	155,967	
80-0009	24	74.63	74.60	70.66	17.21	105.57	48.52	118.17	61.14 to 84.69	213,808	151,071	
80-0567	19	73.35	72.57	70.91	15.00	102.33	50.21	126.90	62.82 to 75.31	325,387	230,733	
NonValid School												
ALL	57	73.60	74.00	71.27	16.06	103.82	48.52	126.90	67.13 to 75.93	269,193	191,867	

PAD 2008 R&O Agricultural Statistics

Base Stat

Query: 6340

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

NUMBER of Sales:	57	MEDIAN:	74	COV:	21.53	95% Median C.I.:	67.13 to 75.93	(! : Derived)
(AgLand) TOTAL Sales Price:	15,481,672	WGT. MEAN:	71	STD:	15.93	95% Wgt. Mean C.I.:	68.07 to 74.48	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,344,040	MEAN:	74	AVG.ABS.DEV:	11.82	95% Mean C.I.:	69.86 to 78.13	
(AgLand) TOTAL Assessed Value:	10,936,433							
AVG. Adj. Sales Price:	269,193	COD:	16.06	MAX Sales Ratio:	126.90			
AVG. Assessed Value:	191,867	PRD:	103.82	MIN Sales Ratio:	48.52			

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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
10.01 TO 30.00	1	126.90	126.90	126.90			126.90	126.90	N/A	40,000	50,760
30.01 TO 50.00	4	60.84	65.83	61.64	23.77	106.80	48.52	93.13	N/A	91,296	56,276
50.01 TO 100.00	23	74.03	75.92	73.68	15.38	103.03	50.21	118.17	67.13 to 81.41	181,990	134,098
100.01 TO 180.00	25	68.25	70.87	69.28	14.35	102.29	52.02	102.51	63.41 to 75.31	342,028	236,962
180.01 TO 330.00	3	73.11	76.49	72.05	14.01	106.16	62.82	93.54	N/A	466,666	336,240
330.01 TO 650.00	1	80.20	80.20	80.20			80.20	80.20	N/A	802,368	643,499
ALL	57	73.60	74.00	71.27	16.06	103.82	48.52	126.90	67.13 to 75.93	269,193	191,867

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
30000 TO 59999	2	110.02	110.02	110.01	15.35	100.00	93.13	126.90	N/A	40,000	44,005
60000 TO 99999	4	71.32	77.76	77.78	35.81	99.97	50.21	118.17	N/A	95,075	73,951
100000 TO 149999	6	77.57	75.60	76.34	15.17	99.02	48.52	95.64	48.52 to 95.64	121,653	92,876
150000 TO 249999	20	74.67	76.27	76.43	11.72	99.80	53.22	101.94	69.44 to 81.56	203,650	155,641
250000 TO 499999	18	65.93	67.70	66.89	14.26	101.21	52.02	102.51	58.59 to 73.98	330,198	220,873
500000 +	7	73.11	69.86	70.26	8.19	99.43	57.06	80.20	57.06 to 80.20	591,034	415,258
ALL	57	73.60	74.00	71.27	16.06	103.82	48.52	126.90	67.13 to 75.93	269,193	191,867

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 \$											
30000 TO 59999	5	54.22	74.60	63.68	44.74	117.15	48.52	126.90	N/A	74,200	47,248
60000 TO 99999	5	75.50	72.85	70.81	12.55	102.88	53.22	88.42	N/A	127,147	90,032
100000 TO 149999	11	76.58	79.24	76.07	15.69	104.16	63.41	118.17	63.58 to 95.64	163,096	124,063
150000 TO 249999	26	73.47	71.91	69.79	13.80	103.05	52.02	101.94	61.14 to 75.93	279,507	195,064
250000 TO 499999	9	73.11	73.21	70.86	11.83	103.32	57.06	102.51	62.82 to 80.62	497,075	352,239
500000 +	1	80.20	80.20	80.20			80.20	80.20	N/A	802,368	643,499
ALL	57	73.60	74.00	71.27	16.06	103.82	48.52	126.90	67.13 to 75.93	269,193	191,867

**SPECIAL VALUE SECTION
CORRELATION For
Seward County**

II. Special Value Correlation

The actions of the assessor are supported by the statistical analysis. Seward County has met the criteria to achieve quality of assessment and an acceptable level of assessment. The qualified Agricultural Unimproved report for Market Area 3 is the analysis that will be used to determine the level of value for the special values (assessed value) which is identified as Market Area 2 in Seward County. This analysis of 18 sales indicates the Median at 71 which is within the acceptable range for the level of value. The qualitative statistics are acceptable for this small sale sample. The qualitative statistics of the price related deferential is above the range with the price coefficient of dispersion is within the acceptable range.

Refer to the following Statistical Analysis:

PAD 2008 Special Value Statistics

Base Stat

Query: 6340

Type: Qualified

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

NUMBER of Sales:	18	MEDIAN:	71	COV:	19.63	95% Median C.I.:	58.84 to 84.69	(!: Derived)
(AgLand) TOTAL Sales Price:	3,878,649	WGT. MEAN:	68	STD:	13.88	95% Wgt. Mean C.I.:	61.94 to 73.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,878,649	MEAN:	71	AVG.ABS.DEV:	11.81	95% Mean C.I.:	63.82 to 77.62	
(AgLand) TOTAL Assessed Value:	2,635,215							
AVG. Adj. Sales Price:	215,480	COD:	16.64	MAX Sales Ratio:	93.13			
AVG. Assessed Value:	146,400	PRD:	104.09	MIN Sales Ratio:	48.52			

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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	1	93.13	93.13	93.13			93.13	93.13	N/A	40,000	37,251
10/01/04 TO 12/31/04	5	75.50	73.56	76.06	9.63	96.72	54.22	84.69	N/A	168,792	128,376
01/01/05 TO 03/31/05	5	73.98	74.29	69.52	14.33	106.86	58.84	88.42	N/A	217,293	151,071
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05	1	48.52	48.52	48.52			48.52	48.52	N/A	100,000	48,521
10/01/05 TO 12/31/05	1	52.02	52.02	52.02			52.02	52.02	N/A	326,400	169,795
01/01/06 TO 03/31/06	1	56.42	56.42	56.42			56.42	56.42	N/A	320,000	180,546
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	1	86.85	86.85	86.85			86.85	86.85	N/A	187,500	162,837
10/01/06 TO 12/31/06	1	61.14	61.14	61.14			61.14	61.14	N/A	325,000	198,713
01/01/07 TO 03/31/07	2	67.80	67.80	67.81	0.67	99.98	67.34	68.25	N/A	324,660	220,154
04/01/07 TO 06/30/07											
<u>Study Years</u>											
07/01/04 TO 06/30/05	11	75.50	75.67	72.80	13.06	103.94	54.22	93.13	58.84 to 88.42	179,129	130,408
07/01/05 TO 06/30/06	3	52.02	52.32	53.44	5.06	97.91	48.52	56.42	N/A	248,800	132,954
07/01/06 TO 06/30/07	4	67.80	70.90	69.02	9.82	102.72	61.14	86.85	N/A	290,455	200,464
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	7	63.41	67.43	64.36	20.24	104.77	48.52	88.42	48.52 to 88.42	216,124	139,096
01/01/06 TO 12/31/06	3	61.14	68.14	65.12	16.59	104.64	56.42	86.85	N/A	277,500	180,698
<u>ALL</u>											
	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3235	1	67.34	67.34	67.34			67.34	67.34	N/A	312,000	210,096
3237	6	71.00	68.94	66.18	13.01	104.17	52.02	86.82	52.02 to 86.82	283,699	187,757
3287	6	68.32	68.75	69.68	20.67	98.66	48.52	88.42	48.52 to 88.42	166,034	115,697
3461	3	79.64	76.40	65.45	15.36	116.73	56.42	93.13	N/A	161,850	105,927
3511	2	75.13	75.13	74.89	15.60	100.32	63.41	86.85	N/A	191,345	143,303
<u>ALL</u>											
	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400
<u>ALL</u>											
	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400

PAD 2008 Special Value Statistics

Base Stat

Query: 6340

Type: Qualified

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

NUMBER of Sales:	18	MEDIAN:	71	COV:	19.63	95% Median C.I.:	58.84 to 84.69	(!: Derived)
(AgLand) TOTAL Sales Price:	3,878,649	WGT. MEAN:	68	STD:	13.88	95% Wgt. Mean C.I.:	61.94 to 73.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,878,649	MEAN:	71	AVG.ABS.DEV:	11.81	95% Mean C.I.:	63.82 to 77.62	
(AgLand) TOTAL Assessed Value:	2,635,215							
AVG. Adj. Sales Price:	215,480	COD:	16.64	MAX Sales Ratio:	93.13			
AVG. Assessed Value:	146,400	PRD:	104.09	MIN Sales Ratio:	48.52			

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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	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400
ALL	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400

MAJORITY LAND USE > 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	9	73.98	74.53	72.10	13.02	103.36	54.22	88.42	58.84 to 86.85	208,516	150,348
DRY-N/A	8	65.38	67.63	64.60	19.18	104.69	48.52	93.13	48.52 to 93.13	209,624	135,420
IRRGTD-N/A	1	61.14	61.14	61.14			61.14	61.14	N/A	325,000	198,713
ALL	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400

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	13	73.98	71.65	70.16	15.21	102.13	48.52	88.42	54.22 to 86.82	206,650	144,987
DRY-N/A	4	65.38	70.08	63.62	15.54	110.15	56.42	93.13	N/A	216,797	137,915
IRRGTD-N/A	1	61.14	61.14	61.14			61.14	61.14	N/A	325,000	198,713
ALL	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400

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	17	73.75	71.28	68.56	15.95	103.97	48.52	93.13	56.42 to 86.82	209,038	143,323
IRRGTD	1	61.14	61.14	61.14			61.14	61.14	N/A	325,000	198,713
ALL	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400

PAD 2008 Special Value Statistics

Base Stat

Query: 6340

Type: Qualified

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

NUMBER of Sales:	18	MEDIAN:	71	COV:	19.63	95% Median C.I.:	58.84 to 84.69	(! : Derived)
(AgLand) TOTAL Sales Price:	3,878,649	WGT. MEAN:	68	STD:	13.88	95% Wgt. Mean C.I.:	61.94 to 73.94	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,878,649	MEAN:	71	AVG.ABS.DEV:	11.81	95% Mean C.I.:	63.82 to 77.62	
(AgLand) TOTAL Assessed Value:	2,635,215							
AVG. Adj. Sales Price:	215,480	COD:	16.64	MAX Sales Ratio:	93.13			
AVG. Assessed Value:	146,400	PRD:	104.09	MIN Sales Ratio:	48.52			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
12-0056												
12-0502	3	68.25	64.75	64.26	10.73	100.77	52.02	73.98	N/A	312,038	200,510	
30-0001												
55-0148												
55-0161												
76-0002												
76-0044												
76-0068												
80-0005	2	75.13	75.13	74.89	15.60	100.32	63.41	86.85	N/A	191,345	143,303	
80-0009	13	73.75	71.42	68.25	16.87	104.64	48.52	93.13	56.42 to 86.82	196,911	134,390	
80-0567												
NonValid School												
_____ALL_____	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
30.01 TO 50.00	3	54.22	65.29	58.42	27.43	111.77	48.52	93.13	N/A	78,333	45,760	
50.01 TO 100.00	4	83.23	82.60	82.34	6.04	100.31	75.50	88.42	N/A	119,759	98,605	
100.01 TO 180.00	11	67.34	67.88	66.47	12.92	102.12	52.02	86.85	56.42 to 84.69	287,692	191,228	
_____ALL_____	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
_____Low \$_____												
_____Total \$_____												
30000 TO 59999	1	93.13	93.13	93.13			93.13	93.13	N/A	40,000	37,251	
60000 TO 99999	2	71.32	71.32	71.12	23.98	100.28	54.22	88.42	N/A	93,900	66,782	
100000 TO 149999	4	77.57	72.62	74.22	13.68	97.84	48.52	86.82	N/A	121,559	90,221	
150000 TO 249999	3	73.75	74.67	74.45	10.59	100.29	63.41	86.85	N/A	207,563	154,537	
250000 TO 499999	8	64.24	65.34	64.51	12.81	101.27	52.02	84.69	52.02 to 84.69	317,740	204,987	
_____ALL_____	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400	

PAD 2008 Special Value Statistics

Base Stat

Query: 6340

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

NUMBER of Sales:	18	MEDIAN:	71	COV:	19.63	95% Median C.I.:	58.84 to 84.69	(!: Derived)
(AgLand) TOTAL Sales Price:	3,878,649	WGT. MEAN:	68	STD:	13.88	95% Wgt. Mean C.I.:	61.94 to 73.94	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	3,878,649	MEAN:	71	AVG.ABS.DEV:	11.81	95% Mean C.I.:	63.82 to 77.62	
(AgLand) TOTAL Assessed Value:	2,635,215							
AVG. Adj. Sales Price:	215,480	COD:	16.64	MAX Sales Ratio:	93.13			
AVG. Assessed Value:	146,400	PRD:	104.09	MIN Sales Ratio:	48.52			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____	_____											
Total \$ _____	_____											
30000 TO 59999	3	54.22	65.29	58.42	27.43	111.77	48.52	93.13	N/A	78,333	45,760	
60000 TO 99999	3	79.64	81.19	80.53	5.41	100.81	75.50	88.42	N/A	113,850	91,686	
100000 TO 149999	2	75.11	75.11	73.08	15.58	102.78	63.41	86.82	N/A	166,337	121,566	
150000 TO 249999	10	67.80	68.33	66.67	13.53	102.49	52.02	86.85	56.42 to 84.69	296,942	197,974	
ALL _____	_____											
	18	71.00	70.72	67.94	16.64	104.09	48.52	93.13	58.84 to 84.69	215,480	146,400	

**SPECIAL VALUE SECTION
CORRELATION For
Seward County**

Section III: Recapture Value Correlation:

The actions of the assessor are supported by the statistical analysis. Seward County has met the criteria to achieve quality of assessment and an acceptable level of assessment. The qualified Agricultural Unimproved report for Market Area 2 is the analysis that will be used to determine the level of value for the recapture values (75% of market values) in Seward County. This analysis of 18 sales indicates the Median at 70 which is within the acceptable range for the level of value. The qualitative statistics are acceptable for this small of a sale sample. The qualitative statistics of the price related deferential is in the acceptable range with the coefficient of dispersion above the range.

Refer to the following statistical analysis:

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6340

Type: Qualified

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

NUMBER of Sales:	18	MEDIAN:	70	COV:	25.79	95% Median C.I.:	55.90 to 79.82	(!: Derived)
(AgLand) TOTAL Sales Price:	4,047,388	WGT. MEAN:	71	STD:	18.93	95% Wgt. Mean C.I.:	62.21 to 79.72	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,047,388	MEAN:	73	AVG.ABS.DEV:	13.96	95% Mean C.I.:	63.99 to 82.81	
(AgLand) TOTAL Assessed Value:	2,872,252							
AVG. Adj. Sales Price:	224,854	COD:	19.94	MAX Sales Ratio:	119.74			
AVG. Assessed Value:	159,569	PRD:	103.43	MIN Sales Ratio:	51.04			

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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
____Qrtrs____											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	93.46	93.46	93.46			93.46	93.46	N/A	224,000	209,350
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	5	67.75	70.75	66.55	22.56	106.32	51.04	106.95	N/A	236,910	157,656
07/01/05 TO 09/30/05	1	53.07	53.07	53.07			53.07	53.07	N/A	189,360	100,494
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	119.74	119.74	119.74			119.74	119.74	N/A	171,000	204,753
04/01/06 TO 06/30/06	4	64.82	65.12	62.37	8.18	104.40	54.91	75.91	N/A	283,812	177,015
07/01/06 TO 09/30/06	1	79.82	79.82	79.82			79.82	79.82	N/A	176,000	140,480
10/01/06 TO 12/31/06	2	78.16	78.16	80.87	11.87	96.66	68.89	87.44	N/A	231,114	186,893
01/01/07 TO 03/31/07											
04/01/07 TO 06/30/07	3	71.09	68.18	68.72	10.15	99.21	55.90	77.54	N/A	168,333	115,680
____Study Years____											
07/01/04 TO 06/30/05	6	71.01	74.54	70.83	23.97	105.24	51.04	106.95	51.04 to 106.95	234,758	166,272
07/01/05 TO 06/30/06	6	64.82	72.21	67.75	22.59	106.58	53.07	119.74	53.07 to 119.74	249,268	168,885
07/01/06 TO 06/30/07	6	74.32	73.45	75.34	10.97	97.49	55.90	87.44	55.90 to 87.44	190,538	143,551
____Calendar Yrs____											
01/01/05 TO 12/31/05	6	60.75	67.80	64.69	25.00	104.82	51.04	106.95	51.04 to 106.95	228,985	148,129
01/01/06 TO 12/31/06	8	72.40	77.04	73.39	18.90	104.98	54.91	119.74	54.91 to 119.74	243,059	178,385
____ALL____											
	18	69.99	73.40	70.97	19.94	103.43	51.04	119.74	55.90 to 79.82	224,854	159,569

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
3239	1	93.46	93.46	93.46			93.46	93.46	N/A	224,000	209,350
3285	6	71.58	70.83	69.22	11.70	102.32	53.75	87.44	53.75 to 87.44	251,963	174,413
3287	2	55.41	55.41	55.11	0.89	100.53	54.91	55.90	N/A	288,125	158,794
3463	5	67.75	74.50	71.03	20.30	104.89	53.07	106.95	N/A	212,272	150,776
3509	4	74.32	79.85	80.85	25.28	98.76	51.04	119.74	N/A	168,500	136,236
____ALL____											
	18	69.99	73.40	70.97	19.94	103.43	51.04	119.74	55.90 to 79.82	224,854	159,569

AREA (MARKET)	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	18	69.99	73.40	70.97	19.94	103.43	51.04	119.74	55.90 to 79.82	224,854	159,569
____ALL____											
	18	69.99	73.40	70.97	19.94	103.43	51.04	119.74	55.90 to 79.82	224,854	159,569

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6340

Type: Qualified

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

NUMBER of Sales:	18	MEDIAN:	70	COV:	25.79	95% Median C.I.:	55.90 to 79.82	(! : Derived)
(AgLand) TOTAL Sales Price:	4,047,388	WGT. MEAN:	71	STD:	18.93	95% Wgt. Mean C.I.:	62.21 to 79.72	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,047,388	MEAN:	73	AVG.ABS.DEV:	13.96	95% Mean C.I.:	63.99 to 82.81	
(AgLand) TOTAL Assessed Value:	2,872,252							
AVG. Adj. Sales Price:	224,854	COD:	19.94	MAX Sales Ratio:	119.74			
AVG. Assessed Value:	159,569	PRD:	103.43	MIN Sales Ratio:	51.04			

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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	18	69.99	73.40	70.97	19.94	103.43	51.04	119.74	55.90 to 79.82	224,854	159,569
ALL	18	69.99	73.40	70.97	19.94	103.43	51.04	119.74	55.90 to 79.82	224,854	159,569

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	1	74.27	74.27	74.27			74.27	74.27	N/A	187,200	139,029
DRY-N/A	10	69.42	76.16	72.73	24.27	104.71	53.07	119.74	54.91 to 106.95	239,498	174,189
GRASS	2	73.60	73.60	68.37	26.98	107.65	53.75	93.46	N/A	304,175	207,978
GRASS-N/A	5	68.89	67.62	67.15	10.94	100.70	51.04	77.54	N/A	171,370	115,075
ALL	18	69.99	73.40	70.97	19.94	103.43	51.04	119.74	55.90 to 79.82	224,854	159,569

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	9	74.27	79.76	75.28	21.59	105.96	54.91	119.74	55.90 to 106.95	243,536	183,325
DRY-N/A	2	59.00	59.00	59.17	10.04	99.70	53.07	64.92	N/A	195,180	115,493
GRASS	2	73.60	73.60	68.37	26.98	107.65	53.75	93.46	N/A	304,175	207,978
GRASS-N/A	5	68.89	67.62	67.15	10.94	100.70	51.04	77.54	N/A	171,370	115,075
ALL	18	69.99	73.40	70.97	19.94	103.43	51.04	119.74	55.90 to 79.82	224,854	159,569

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	11	71.09	75.99	72.84	21.95	104.32	53.07	119.74	54.91 to 106.95	234,744	170,992
GRASS	5	75.91	70.34	68.41	17.44	102.82	51.04	93.46	N/A	196,270	134,268
GRASS-N/A	2	66.81	66.81	66.13	3.12	101.01	64.72	68.89	N/A	241,926	159,996
ALL	18	69.99	73.40	70.97	19.94	103.43	51.04	119.74	55.90 to 79.82	224,854	159,569

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6340

Type: Qualified

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

NUMBER of Sales:	18	MEDIAN:	70	COV:	25.79	95% Median C.I.:	55.90 to 79.82	(! Derived)
(AgLand) TOTAL Sales Price:	4,047,388	WGT. MEAN:	71	STD:	18.93	95% Wgt. Mean C.I.:	62.21 to 79.72	(! land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	4,047,388	MEAN:	73	AVG.ABS.DEV:	13.96	95% Mean C.I.:	63.99 to 82.81	
(AgLand) TOTAL Assessed Value:	2,872,252							
AVG. Adj. Sales Price:	224,854	COD:	19.94	MAX Sales Ratio:	119.74			
AVG. Assessed Value:	159,569	PRD:	103.43	MIN Sales Ratio:	51.04			

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
12-0056												
12-0502	1	93.46	93.46	93.46			93.46	93.46	N/A	224,000	209,350	
30-0001												
55-0148												
55-0161												
76-0002	1	51.04	51.04	51.04			51.04	51.04	N/A	118,000	60,230	
76-0044												
76-0068												
80-0005	6	74.32	84.67	79.68	22.53	106.25	64.92	119.74	64.92 to 119.74	208,666	166,271	
80-0009	10	66.81	66.87	65.42	15.56	102.21	53.07	87.44	53.75 to 79.82	245,338	160,504	
80-0567												
NonValid School												
ALL	18	69.99	73.40	70.97	19.94	103.43	51.04	119.74	55.90 to 79.82	224,854	159,569	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
30.01 TO 50.00	2	53.47	53.47	53.49	4.54	99.96	51.04	55.90	N/A	119,000	63,654	
50.01 TO 100.00	8	75.09	75.17	73.26	13.16	102.60	53.07	106.95	53.07 to 106.95	161,551	118,358	
100.01 TO 180.00	8	69.42	76.61	71.44	23.52	107.24	53.75	119.74	53.75 to 119.74	314,621	224,759	
ALL	18	69.99	73.40	70.97	19.94	103.43	51.04	119.74	55.90 to 79.82	224,854	159,569	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
Total \$												
60000 TO 99999	1	77.54	77.54	77.54			77.54	77.54	N/A	97,000	75,211	
100000 TO 149999	3	55.90	71.30	71.41	33.34	99.84	51.04	106.95	N/A	119,333	85,216	
150000 TO 249999	8	75.09	78.76	78.71	17.94	100.06	53.07	119.74	53.07 to 119.74	183,801	144,677	
250000 TO 499999	6	66.24	66.61	65.22	13.31	102.13	53.75	87.44	53.75 to 87.44	353,662	230,662	
ALL	18	69.99	73.40	70.97	19.94	103.43	51.04	119.74	55.90 to 79.82	224,854	159,569	

PAD 2008 Recapture Value Statistics

Base Stat

Query: 6340

Type: Qualified

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

NUMBER of Sales:	18	MEDIAN:	70	COV:	25.79	95% Median C.I.:	55.90 to 79.82	(!: Derived)
(AgLand) TOTAL Sales Price:	4,047,388	WGT. MEAN:	71	STD:	18.93	95% Wgt. Mean C.I.:	62.21 to 79.72	(!: land+NAT=0)
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(AgLand) TOTAL Assessed Value:	2,872,252							
AVG. Adj. Sales Price:	224,854	COD:	19.94	MAX Sales Ratio:	119.74			
AVG. Assessed Value:	159,569	PRD:	103.43	MIN Sales Ratio:	51.04			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
60000 TO 99999	3	55.90	61.49	60.45	15.80	101.72	51.04	77.54	N/A	111,666	67,506
100000 TO 149999	7	74.27	74.83	72.92	14.58	102.63	53.07	106.95	53.07 to 106.95	170,773	124,522
150000 TO 249999	5	71.09	80.55	74.43	26.65	108.23	53.75	119.74	N/A	277,470	206,516
250000 TO 499999	3	67.75	70.03	67.77	16.00	103.35	54.91	87.44	N/A	376,541	255,166
ALL _____	_____										
	18	69.99	73.40	70.97	19.94	103.43	51.04	119.74	55.90 to 79.82	224,854	159,569

METHODOLOGY REPORT OF SPECIAL VALUATION AND RECAPTURE (MARKET) VALUATION PROCEDURES

SEWARD COUNTY – 2008

1. Special valuation methodology:

As done in the past, the agricultural values are set according to the agricultural sales that are determined to be arms length by the assessor and by the Nebraska Department of Property Assessment and Taxation. A market study is done based on the enclosed spreadsheets. Each sale is listed and contains the number of acres in each land capability group. New values per acre are substituted for last year's values to calculate new assessed values and ratios. New statistical measurements including the mean, median and aggregate mean, coefficient of dispersion, price-related differential and the absolute standard deviation are calculated. The final step is the reconciliation of value. It is the process in which the estimates of value are evaluated and the applicability of the indicated values is weighed. This is a reconciliation of the facts, trends and observations developed in the analysis and a review of the conclusions and the validity and reliability of those conclusions. The market study to arrive at the special value was analyzed using only the uninfluenced sales from the market area 3, which was created in 2002. Area 3 does not have the aquifer lying under it. Area 3 has a slight change in boundaries for 2008, adding 1 $\frac{3}{4}$ sections from Area 1. Market Area 3 is most like market Area 2, which has special valuation. The new assessed value (ag/special value) for each land capability group is then applied to all agricultural parcels in area 2.

2. Recapture (market) methodology:

The influenced sales in market area 2 was analyzed based on the sale price divided by the number of acres in the parcel to arrive at an amount paid per acre for each sale in market area 2. The spreadsheet labeled "Market Area 2" shows the sales, acres in each parcel, the 2008 market value, sale price, price per acre and the sales ratio along with the other statistical measurements. The sales showed a change was required in the land capability groups for 2008.

Exhibits attached are:

Exhibit 1: Spreadsheet of the sales in Market Area 3, the uninfluenced area, establishing the special valuations for Market Area 2.

Exhibit 2: Spreadsheet of the sales in Market Area 2 establishing the market, recapture valuations for that area.

Exhibit 1
 2008 Area 3 Total Used for Special Values for Area 2
 Page 1 of 4

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	Bk/Pg	Area	Class	2485	1875	2350	1875	2150	2150	1600	1850	1450	1825	1350	1200	1200	900	750	2025
2				<u>1A1-1</u>	<u>1A1-3</u>	<u>1A-1</u>	<u>1A-3</u>	<u>2A1-1</u>	<u>2A-1</u>	<u>2A-3</u>	<u>3A1-1</u>	<u>3A1-3</u>	<u>3A-1</u>	<u>3A-3</u>	<u>4A1-1</u>	<u>4A1-3</u>	<u>4A-1</u>	<u>4A-3</u>	<u>1D1-1</u>
3	129-113	3	DRY																
4	129-368	3	DRY																
5	129-416	3	DRY																
6	129-418	3	DRY																
7	129-425	3	DRY																
8	129-463	3	DRY																
9	129-481	3	DRY																
10	129-495	3	DRY																
11	129-521	3	DRY																
12	129-641	3	DRY																
13	129-705	3	DRY																
14	130-290	3	DRY																
15	130-571	3	DRY																
16	130-705	3	DRY																
17	131-284	3	DRY																
18	131-744	3	IRR		1.08		28.9			32.3		1.45		15.65		9.35		0.17	
19	131-008	3	DRY																
20																			
21																			
22																			
23			ACRES	0	1	0	29	0	0	32	0	1	0	16	0	9	0	0	0
24																			
25																			
26																			
27																			
28																			

Exhibit 1
 2008 Area 3 Total Used for Special Values for Area 2
 Page 2 of 4

	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL
1	1750	1925	1715	1675	1450	1675	1375	1400	1200	1200	1080	1900	1750	1650	1050	990	700	650	455
2	1D1-3	1D-1	1D-3	2D1-1	2D1-3	2D-1	2D-3	3D1-1	3D1-3	3D-1	3D-3	GB	GB	GB	4D1-1	4D1-3	4D	1G1	1G1T1-1
3							16				5								
4	49		35						9		18					1			
5	7.95		23						1.1		2.3					32.3	3.65		
6	56.05		49				6				1.9					19.5	7		
7	17.62								5.85		1					12.7			
8			12.1				35.9		8.8		15.2					1.6			
9	18.54		8.83		4				15.5							37.5	4		
10			25.9		65				17							42.5			
11	4.17		26.6				9		5.99		6					3	0.1		
12	99.56		16.48						5.65		14.87						1.75		
13	39		11.38		3		11		2		9								
14			8.91						14							13.5			
15	69.3				3		1		12		13					11			
16	47		16.5		4.35		4		10.5		13.65					7.5		0.2	
17	11.17		38.55		10.15				15.06							44.65			
18	19.03		5.16				2.44										8.31		
19	60.75		33		3		2		8							16.75			
20																			
21																			
22																			
23	499	0	310	0	93	0	87	0	130	0	100	0	0	0	0	244	25	0	0
24																			
25																			
26																			
27																			
28																			

Exhibit 1
2008 Area 3 Total Used for Special Values for Area 2
Page 3 of 4

	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	260	1610	600	1600	240	575	1350	1350	575	525	1030	450	900	1325	450	775	775	400	550
2	1G1T2	1G1C-3	1G	1GC-1	1GT2	2G1	2G1C-1	2G1C-3	2G	3G1	3G1C-1	3G	3GC-3	GRASS	4G1	4G1C-1	4G1C-3	4G	4GC-1
3									14.4									4	
4																			
5																			
6	4				2														
7																			
8									1	1.4									
9			1			6									4			10.67	
10																			
11																			
12										0.26								4.88	
13																			
14															1.5			6	
15										1.07					4.5				
16		1.5				12.4		4.75					0.35					16.2	
17																			
18																			
19										4.85					6			21.65	
20																			
21																			
22																			
23	4	2	1	0	2	18	0	5	15	8	0	0	0	0	16	0	0	63	0
24																			
25																			
26																			
27																			
28																			

Exhibit 1
 2008 Area 3 Total Used for Special Values for Area 2
 Page 4 of 4

	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS
1	315	180	280	160	90	Road	Total	SUB	SUB	VALUATION	Sale Price	Ratio	ABS	
2	4G1T1	4G1T2	4GT1	4GT2	Shbt/Wst	RR	Acres							
3						1	40.35	35,651	1,600	37,251	40,000	93.13%	0.1938	Dry .53
4						3.89	115.89	177,005	0	177,005	240,000	73.75%	0	Dry 1.00
5				7.7	1	1	80	91,694	1,322	93,016	123,200	75.50%	0.0175	Dry .88
6				9.8	7.25		162.5	218,150	2,221	220,370	260,208	84.69%	0.1094	Dry .85
7						0.96	38.13	51,508	0	51,508	95,000	54.22%	0.1953	Dry 1.00
8						2.47	78.47	99,984	0	99,984	125,552	79.64%	0.0588	Dry .96
9					19.31	1.42	130.77	115,963	7,806	123,769	195,190	63.41%	0.1034	Dry .6
10					4.21	3.22	157.83	201,144	379	201,522	272,395	73.98%	0.0023	Dry .97
11					0.64	3.49	58.99	82,000	58	82,057	92,800	88.42%	0.1467	Dry .98
12						1.55	145	226,694	1,952	228,646	388,600	58.84%	0.1491	Dry .96
13						1	76.38	119,362	0	119,362	137,484	86.82%	0.1307	Dry 1.00
14							43.91	45,446	3,075	48,521	100,000	48.52%	0.2523	Dry .82
15	2.5				1	1.48	119.85	166,892	2,903	169,794	326,400	52.02%	0.2173	Dry .92
16					6	1.48	146.38	173,210	7,335	180,545	320,000	56.42%	0.1733	Dry .71
17					2	3.42	125	162,654	180	162,834	187,500	86.84%	0.1309	Dry .98
18			11.6	10.52		3.38	149.29	193,794	4,917	198,711	325,000	61.14%	0.1261	Irr .6
19						4	160	198,736	11,360	210,096	312,000	67.34%	0.0641	Dry .79
20														
21														
22														
23	3	0	12	28	41	34	1,829	2,359,885	45,107	2,404,991	3,541,329		0.1218	
24												COD	16.52	
25										MEDIAN	73.75%			
26										AGGRE	67.91%			
27										MEAN	70.86%			
28										PRD	104.35%			

Exhibit 2
 2008 Area 2 Total Market (Recapture) Value
 Page 1 of 4

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S
1	Bk/Pg	Area	Class	2485	1850	2350	1800	2150	2150	1400	1850	1375	1825	1130	1200	1100	900	600	2025
2				<u>1A1-1</u>	<u>1A1-3</u>	<u>1A-1</u>	<u>1A-3</u>	<u>2A1-1</u>	<u>2A-1</u>	<u>2A-3</u>	<u>3A1-1</u>	<u>3A1-3</u>	<u>3A-1</u>	<u>3A-3</u>	<u>4A1-1</u>	<u>4A1-3</u>	<u>4A-1</u>	<u>4A-3</u>	<u>1D1-1</u>
3	130-230	2	GRASS																
4	130-240	2	DRY																
5	130-136	2	GRASS																
6	131-013	2	DRY																
7	132-090	2	DRY																
8	131-619	2	CRP																
9	131-213	2	DRY																
10	131-117	2	CRP																
11	129-896	2	DRY																
12	132-410	2	DRY																
13	129-728	2	DRY																
14	129-832	2	DRY																
15	131-090	2	GRASS																
16	132-218	2	GRASS																
17	131-586	2	DRY																
18	131-762	2	DRY																
19	129-466	2	GRASS																
20	129-874	2	DRY																
21	130-776	2	DRY																
22																			
23																			
24																			
25			ACRES	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
26																			
27																			
28																			
29																			
30																			

Exhibit 2
 2008 Area 2 Total Market (Recapture) Value
 Page 2 of 4

	T	U	V	W	X	Y	Z	AA	AB	AC	AD	AE	AF	AG	AH	AI	AJ	AK	AL
1	1675	1925	1650	1675	1375	1675	1375	1400	1180	1200	1030	1810	1810	1800	1050	990	550	600	420
2	1D1-3	1D-1	1D-3	2D1-1	2D1-3	2D-1	2D-3	3D1-1	3D1-3	3D-1	3D-3	GB	GB	GB	4D1-1	4D1-3	4D	1G1	1G1T1-1
3																			
4												11.21	21.74	4.5					
5																			
6												27.36	36.31	54.7					
7												20.64	7	8					
8																			
9												20.8	24.5	8.1					
10																			
11												56.1	46.8	21.2					
12												26.5	40	34					
13												9.48	24.51	15.09					
14												56	13.85	7					
15													17.91	17.34					
16												12							
17												52.65	16.61	4.66					
18												39.6	45.4	41.2					
19																			
20												22.3	14	30.75					
21												26.5	40	34					
22																			
23																			
24																			
25	0	0	0	0	0	0	0	0	0	0	0	381	349	281	0	0	0	0	0
26																			
27																			
28																			
29																			
30																			

Exhibit 2
 2008 Area 2 Total Market (Recapture) Value
 Page 3 of 4

	AM	AN	AO	AP	AQ	AR	AS	AT	AU	AV	AW	AX	AY	AZ	BA	BB	BC	BD	BE
1	240	1610	550	1600	220	525	1350	1350	525	475	1030	400	900	1325	400	775	775	325	550
2	1G1T2	1G1C-3	1G	1GC-1	1GT2	2G1	2G1C-1	2G1C-3	2G	3G1	3G1C-1	3G	3GC-3	GRASS	4G1	4G1C-1	4G1C-3	4G	4GC-1
3											1.2		1	27.96					9.3
4														24.72					
5														155.93					
6														27.78					
7														2					
8								2.21						75.82					
9														25.6					
10								16.5						139.5					
11														22.39					
12														17.5					
13														29.92					
14																			
15														42.5					
16														40.37					
17														5.08					
18														24.83					
19														158					
20														5.5					
21														17.5					
22																			
23																			
24																			
25	0	0	0	0	0	0	0	19	0	0	1	0	1	843	0	0	0	0	9
26																			
27																			
28																			
29																			
30																			

Exhibit 2
2008 Area 2 Total Market (Recapture) Value
Page 4 of 4

	BF	BG	BH	BI	BJ	BK	BL	BM	BN	BO	BP	BQ	BR	BS
1	280	160	230	130	70	Road	Total	SUB	SUB	VALUATION	Sale Price	Ratio	ABS	
2	4G1T1	4G1T2	4GT1	4GT2	Shbt/Wst	RR	Acres							
3					1	0.74	41.2	0	44,368	60,230	118,000	51.04%	0.2005	Gr .69
4						0.95	63.12	67,740	32,754	100,494	189,360	53.07%	0.1802	Dry .60
5							155.93	0	206,607	206,607	384,350	53.75%	0.1734	Gr 1.00
6							146.15	213,703	36,809	250,511	456,250	54.91%	0.1619	Dry .80
7						1	38.64	64,428	2,650	67,078	120,000	55.90%	0.152	Dry .94
8							78.03	2,984	100,462	112,875	163,853	68.89%	0.0221	CRP .68
9						1	80	96,573	33,920	130,493	201,000	64.92%	0.0617	Dry .67
10							156	22,275	184,838	207,113	320,000	64.72%	0.0637	CRP .59
11						3.37	149.86	224,409	29,667	254,076	375,000	67.75%	0.0334	Dry .84
12						2	120	181,565	23,188	204,753	288,000	71.09%	0	Dry .85
13						1	80	88,684	39,644	128,328	180,000	71.29%	0.002	Dry .62
14						0.63	77.48	139,029	0	139,029	187,200	74.27%	0.0317	Dry 1.00
15							77.75	63,629	56,313	119,942	158,000	75.91%	0.0482	Gr .54
16							52.37	21,720	53,490	75,210	97,000	77.54%	0.0644	Gr .75
17						1	80	133,749	6,731	140,480	176,000	79.82%	0.0872	Dry .93
18						4	155.03	228,010	32,900	260,910	298,375	87.44%	0.1635	Dry .83
19						2	160	0	209,350	209,350	224,000	93.46%	0.2237	Gr 1.00
20						0.45	73	121,053	7,288	128,341	120,000	106.95%	0.3586	Dry .92
21						2	120	181,565	23,188	204,753	171,000	119.74%	0.4864	Dry .85
22														
23														
24														
25	0	0	0	0	1	20	1,905	1,851,114	1,124,164	3,000,570	4,227,388		0.1323	
26												COD	18.62	
27										MEDIAN	71.09%			
28										AGGRE	70.98%			
29										MEAN	73.29%			
30										PRD	103.25%			

County 80 - Seward

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 10,081	Value 1,390,331,666	Total Growth 21,610,837 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	398	4,848,009	142	2,348,140	204	4,982,493	744	12,178,642	
2. Res Improv Land	3,785	57,608,897	346	9,839,072	1,004	35,595,476	5,135	103,043,445	
3. Res Improvements	3,873	334,275,019	356	46,243,045	1,063	135,552,266	5,292	516,070,330	
4. Res Total	4,271	396,731,925	498	58,430,257	1,267	176,130,235	6,036	631,292,417	14,527,741
% of Total	70.75	62.84	8.25	9.25	20.99	27.89	59.87	45.40	67.22
5. Rec UnImp Land	0	0	1	389	11	0	12	389	
6. Rec Improv Land	0	0	3	142,723	4	56,235	7	198,958	
7. Rec Improvements	1	1,384	4	357,177	94	764,701	99	1,123,262	
8. Rec Total	1	1,384	5	500,289	105	820,936	111	1,322,609	0
% of Total	0.90	0.10	4.50	37.82	94.59	62.06	1.10	0.09	0.00
Res+Rec Total	4,272	396,733,309	503	58,930,546	1,372	176,951,171	6,147	632,615,026	14,527,741
% of Total	69.49	62.71	8.18	9.31	22.31	27.97	60.97	45.50	67.22

County 80 - Seward

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 10,081	Value 1,390,331,666	Total Growth 21,610,837 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	67	1,491,366	4	112,411	30	653,686	101	2,257,463	
10. Comm Improv Land	437	14,202,304	18	410,536	43	4,537,266	498	19,150,106	
11. Comm Improvements	468	60,705,110	25	5,436,841	69	19,889,971	562	86,031,922	
12. Comm Total	535	76,398,780	29	5,959,788	99	25,080,923	663	107,439,491	4,472,435
% of Total	80.69	71.10	4.37	5.54	14.93	23.34	6.57	7.72	20.69
13. Ind UnImp Land	5	51,431	0	0	0	0	5	51,431	
14. Ind Improv Land	6	1,640,440	1	122,250	0	0	7	1,762,690	
15. Ind Improvements	6	12,265,977	1	2,946,948	0	0	7	15,212,925	
16. Ind Total	11	13,957,848	1	3,069,198	0	0	12	17,027,046	0
% of Total	91.66	81.97	8.33	18.02	0.00	0.00	0.11	1.22	0.00
Comm+Ind Total	546	90,356,628	30	9,028,986	99	25,080,923	675	124,466,537	4,472,435
% of Total	80.88	72.59	4.44	7.25	14.66	20.15	6.69	8.95	20.69
17. Taxable Total	4,818	487,089,937	533	67,959,532	1,471	202,032,094	6,822	757,081,563	19,000,176
% of Total	70.62	64.33	7.81	7.78	21.56	23.37	67.67	54.45	87.91

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Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	373	61	116	550

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	7	635,728	226	33,297,254	1,806	288,530,346	2,039	322,463,328
28. Ag-Improved Land	0	0	116	21,947,699	982	195,910,341	1,098	217,858,040
29. Ag-Improvements	0	0	123	11,077,206	1,097	81,851,529	1,220	92,928,735
30. Ag-Total Taxable							3,259	633,250,103

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	3	3.000	54,000	
32. HomeSite Improv Land	0	0.000	0	81	83.000	1,494,000	
33. HomeSite Improvements	0		0	80		8,267,851	
34. HomeSite Total							
35. FarmSite UnImp Land	2	126.280	256,670	2	2.000	3,600	
36. FarmSite Impr Land	0	0.000	0	35	78.720	228,600	
37. FarmSite Improv	0		0	119		2,809,355	
38. FarmSite Total							
39. Road & Ditches		0.770			583.030		
40. Other-Non Ag Use		0.000	0		91.920	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	10	10.000	180,000	13	13.000	234,000	
32. HomeSite Improv Land	673	678.000	12,164,000	754	761.000	13,658,000	
33. HomeSite Improvements	646		62,778,615	726		71,046,466	2,610,661
34. HomeSite Total				739	774.000	84,938,466	
35. FarmSite UnImp Land	21	30.510	129,350	25	158.790	389,620	
36. FarmSite Impr Land	317	376.850	913,033	352	455.570	1,141,633	
37. FarmSite Improv	1,073		19,072,914	1,192		21,882,269	0
38. FarmSite Total				1,217	614.360	23,413,522	
39. Road & Ditches		6,051.780			6,635.580		
40. Other-Non Ag Use		224.250	0		316.170	0	
41. Total Section VI				1,956	8,340.110	108,351,988	2,610,661

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	3	345.020	292,211
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	12	1,194.550	856,319	15	1,539.570	1,148,530

Schedule VIII: Agricultural Records:

Special Value	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.000	0	92	9,385.470	10,262,942
44. Recapture Val			0			15,051,229
	Records	Rural Acres	Value	Records	Total Acres	Value
43. Special Value	787	83,306.840	80,637,642	879	92,692.310	90,900,584
44. Recapture Val			129,922,973			144,974,202

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	3,007.220	7,794,372	35,522.820	91,980,344	38,530.040	99,774,716
46. 1A	0.000	0	2,140.980	5,350,350	30,085.230	75,127,666	32,226.210	80,478,016
47. 2A1	0.000	0	52.050	124,920	1,386.850	3,327,540	1,438.900	3,452,460
48. 2A	0.000	0	1,175.600	2,814,090	9,503.800	22,764,670	10,679.400	25,578,760
49. 3A1	0.000	0	757.580	1,583,718	12,802.090	26,810,235	13,559.670	28,393,953
50. 3A	0.000	0	1,783.530	3,656,247	11,856.590	24,286,170	13,640.120	27,942,417
51. 4A1	0.000	0	475.120	613,783	8,898.910	11,498,833	9,374.030	12,112,616
52. 4A	0.000	0	159.510	159,510	4,178.620	4,178,620	4,338.130	4,338,130
53. Total	0.000	0	9,551.590	22,096,990	114,234.910	259,974,078	123,786.500	282,071,068
Dryland:								
54. 1D1	6.670	14,674	892.490	1,950,878	9,142.270	19,968,274	10,041.430	21,933,826
55. 1D	28.300	59,430	920.120	1,929,852	11,992.210	25,126,041	12,940.630	27,115,323
56. 2D1	0.000	0	24.820	45,247	982.820	1,866,908	1,007.640	1,912,155
57. 2D	0.000	0	297.180	562,142	3,050.330	5,773,352	3,347.510	6,335,494
58. 3D1	26.960	47,180	596.370	1,039,158	7,037.770	12,299,710	7,661.100	13,386,048
59. 3D	0.000	0	372.200	521,080	2,909.920	4,071,088	3,282.120	4,592,168
60. 4D1	58.010	72,513	482.570	600,972	7,023.340	8,652,022	7,563.920	9,325,507
61. 4D	6.450	4,515	120.140	84,098	1,934.490	1,354,143	2,061.080	1,442,756
62. Total	126.390	198,312	3,705.890	6,733,427	44,073.150	79,111,538	47,905.430	86,043,277
Grass:								
63. 1G1	0.000	0	86.100	58,012	613.380	408,994	699.480	467,006
64. 1G	0.000	0	118.000	85,612	782.140	552,325	900.140	637,937
65. 2G1	0.000	0	58.390	33,120	991.450	571,377	1,049.840	604,497
66. 2G	0.000	0	148.570	82,110	448.010	256,353	596.580	338,463
67. 3G1	0.000	0	129.320	68,804	1,632.670	950,913	1,761.990	1,019,717
68. 3G	0.000	0	198.800	82,302	413.830	178,771	612.630	261,073
69. 4G1	0.000	0	316.640	155,798	2,737.490	1,351,814	3,054.130	1,507,612
70. 4G	0.000	0	831.000	283,473	6,882.440	2,459,429	7,713.440	2,742,902
71. Total	0.000	0	1,886.820	849,231	14,501.410	6,729,976	16,388.230	7,579,207
72. Waste	7.000	630	158.310	14,248	1,638.230	147,455	1,803.540	162,333
73. Other	2.300	207	11.070	996	154.870	13,401	168.240	14,604
74. Exempt	0.000		0.000		210.320		210.320	
75. Total	135.690	199,149	15,313.680	29,694,892	174,602.570	345,976,448	190,051.940	375,870,489

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	115.590	214,257	290.280	543,452	405.870	757,709
46. 1A	0.000	0	51.690	96,919	214.160	400,727	265.850	497,646
47. 2A1	0.000	0	10.620	16,992	134.920	215,422	145.540	232,414
48. 2A	0.000	0	1.000	1,600	282.790	449,464	283.790	451,064
49. 3A1	0.000	0	17.860	25,897	134.810	195,477	152.670	221,374
50. 3A	0.000	0	10.800	14,580	72.330	94,047	83.130	108,627
51. 4A1	0.000	0	34.430	41,316	50.670	60,804	85.100	102,120
52. 4A	0.000	0	17.780	13,336	46.570	34,929	64.350	48,265
53. Total	0.000	0	259.770	424,897	1,226.530	1,994,322	1,486.300	2,419,219
Dryland:								
54. 1D1	0.000	0	944.760	1,639,772	3,334.130	5,797,860	4,278.890	7,437,632
55. 1D	0.000	0	987.920	1,694,503	5,170.790	8,850,785	6,158.710	10,545,288
56. 2D1	0.000	0	473.930	686,456	4,253.400	6,163,618	4,727.330	6,850,074
57. 2D	0.000	0	265.210	364,669	2,858.270	3,922,490	3,123.480	4,287,159
58. 3D1	0.000	0	981.270	1,176,868	6,823.860	8,170,982	7,805.130	9,347,850
59. 3D	0.000	0	312.220	342,093	4,720.870	5,085,870	5,033.090	5,427,963
60. 4D1	0.000	0	937.590	920,388	6,248.460	6,182,008	7,186.050	7,102,396
61. 4D	0.000	0	231.050	161,735	1,875.100	1,312,570	2,106.150	1,474,305
62. Total	0.000	0	5,133.950	6,986,484	35,284.880	45,486,183	40,418.830	52,472,667
Grass:								
63. 1G1	0.000	0	48.150	36,286	170.110	154,449	218.260	190,735
64. 1G	0.000	0	93.310	59,744	657.010	597,557	750.320	657,301
65. 2G1	0.000	0	416.480	290,057	3,020.790	2,642,980	3,437.270	2,933,037
66. 2G	0.000	0	89.200	66,913	1,434.750	1,209,249	1,523.950	1,276,162
67. 3G1	0.000	0	288.940	177,986	3,971.650	2,744,897	4,260.590	2,922,883
68. 3G	0.000	0	393.430	237,651	6,891.630	4,359,188	7,285.060	4,596,839
69. 4G1	0.000	0	648.110	352,057	6,676.830	3,752,255	7,324.940	4,104,312
70. 4G	0.000	0	985.270	399,722	14,619.520	5,576,670	15,604.790	5,976,392
71. Total	0.000	0	2,962.890	1,620,416	37,442.290	21,037,245	40,405.180	22,657,661
72. Waste	0.000	0	111.360	10,023	1,620.640	149,578	1,732.000	159,601
73. Other	0.000	0	9.430	849	42.140	3,793	51.570	4,642
74. Exempt	0.000		1.020		58.700		59.720	
75. Total	0.000	0	8,477.400	9,042,669	75,616.480	68,671,121	84,093.880	77,713,790

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 3

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	699.570	1,309,223	1,488.870	2,778,438	2,188.440	4,087,661
46. 1A	0.000	0	269.990	502,935	909.310	1,697,536	1,179.300	2,200,471
47. 2A1	0.000	0	25.970	41,552	98.090	156,944	124.060	198,496
48. 2A	0.000	0	278.910	442,506	870.110	1,387,676	1,149.020	1,830,182
49. 3A1	0.000	0	102.990	147,212	364.690	528,806	467.680	676,018
50. 3A	0.000	0	51.610	69,675	342.730	462,689	394.340	532,364
51. 4A1	0.000	0	71.120	83,994	223.200	267,840	294.320	351,834
52. 4A	0.000	0	60.150	45,115	52.240	39,187	112.390	84,302
53. Total	0.000	0	1,560.310	2,642,212	4,349.240	7,319,116	5,909.550	9,961,328
Dryland:								
54. 1D1	24.000	42,000	1,663.640	2,901,485	7,621.090	13,208,269	9,308.730	16,151,754
55. 1D	22.340	38,314	2,288.380	3,908,600	7,039.220	12,024,871	9,349.940	15,971,785
56. 2D1	23.000	33,350	197.180	284,413	1,022.870	1,482,428	1,243.050	1,800,191
57. 2D	24.330	33,454	907.650	1,235,637	2,789.450	3,800,116	3,721.430	5,069,207
58. 3D1	15.450	18,540	1,260.970	1,508,668	5,405.700	6,482,435	6,682.120	8,009,643
59. 3D	6.700	7,236	165.530	177,632	1,336.910	1,443,865	1,509.140	1,628,733
60. 4D1	2.000	1,980	1,374.590	1,340,198	6,654.270	6,532,551	8,030.860	7,874,729
61. 4D	5.450	3,815	222.880	156,016	632.430	442,701	860.760	602,532
62. Total	123.270	178,689	8,080.820	11,512,649	32,501.940	45,417,236	40,706.030	57,108,574
Grass:								
63. 1G1	0.000	0	41.110	22,624	251.660	212,032	292.770	234,656
64. 1G	0.000	0	76.890	39,942	385.230	296,352	462.120	336,294
65. 2G1	0.000	0	94.750	56,229	825.720	499,873	920.470	556,102
66. 2G	0.000	0	44.520	21,563	375.940	234,034	420.460	255,597
67. 3G1	0.000	0	127.210	66,513	807.000	502,846	934.210	569,359
68. 3G	0.000	0	14.330	6,449	111.090	65,667	125.420	72,116
69. 4G1	0.000	0	250.900	111,834	1,463.100	782,858	1,714.000	894,692
70. 4G	2.000	320	624.910	199,769	2,587.680	971,968	3,214.590	1,172,057
71. Total	2.000	320	1,274.620	524,923	6,807.420	3,565,630	8,084.040	4,090,873
72. Waste	10.000	900	467.710	42,098	1,111.220	100,014	1,588.930	143,012
73. Other	0.000	0	59.000	5,310	52.650	4,739	111.650	10,049
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	135.270	179,909	11,442.460	14,727,192	44,822.470	56,406,735	56,400.200	71,313,836

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	11,371.670	25,164,099	119,810.680	269,287,516	131,182.350	294,451,615
77.Dry Land	249.660	377,001	16,920.660	25,232,560	111,859.970	170,014,957	129,030.290	195,624,518
78.Grass	2.000	320	6,124.330	2,994,570	58,751.120	31,332,851	64,877.450	34,327,741
79.Waste	17.000	1,530	737.380	66,369	4,370.090	397,047	5,124.470	464,946
80.Other	2.300	207	79.500	7,155	249.660	21,933	331.460	29,295
81.Exempt	0.000	0	1.020	0	269.020	0	270.040	0
82.Total	270.960	379,058	35,233.540	53,464,753	295,041.520	471,054,304	330,546.020	524,898,115

2008 Agricultural Land Detail

County 80 - Seward

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	38,530.040	31.13%	99,774,716	35.37%	2,589.530
1A	32,226.210	26.03%	80,478,016	28.53%	2,497.284
2A1	1,438.900	1.16%	3,452,460	1.22%	2,399.374
2A	10,679.400	8.63%	25,578,760	9.07%	2,395.149
3A1	13,559.670	10.95%	28,393,953	10.07%	2,094.000
3A	13,640.120	11.02%	27,942,417	9.91%	2,048.546
4A1	9,374.030	7.57%	12,112,616	4.29%	1,292.146
4A	4,338.130	3.50%	4,338,130	1.54%	1,000.000
Irrigated Total	123,786.500	100.00%	282,071,068	100.00%	2,278.690

Dry:

1D1	10,041.430	20.96%	21,933,826	25.49%	2,184.332
1D	12,940.630	27.01%	27,115,323	31.51%	2,095.363
2D1	1,007.640	2.10%	1,912,155	2.22%	1,897.656
2D	3,347.510	6.99%	6,335,494	7.36%	1,892.598
3D1	7,661.100	15.99%	13,386,048	15.56%	1,747.274
3D	3,282.120	6.85%	4,592,168	5.34%	1,399.146
4D1	7,563.920	15.79%	9,325,507	10.84%	1,232.893
4D	2,061.080	4.30%	1,442,756	1.68%	700.000
Dry Total	47,905.430	100.00%	86,043,277	100.00%	1,796.106

Grass:

1G1	699.480	4.27%	467,006	6.16%	667.647
1G	900.140	5.49%	637,937	8.42%	708.708
2G1	1,049.840	6.41%	604,497	7.98%	575.799
2G	596.580	3.64%	338,463	4.47%	567.338
3G1	1,761.990	10.75%	1,019,717	13.45%	578.730
3G	612.630	3.74%	261,073	3.44%	426.151
4G1	3,054.130	18.64%	1,507,612	19.89%	493.630
4G	7,713.440	47.07%	2,742,902	36.19%	355.600
Grass Total	16,388.230	100.00%	7,579,207	100.00%	462.478

Irrigated Total	123,786.500	65.13%	282,071,068	75.04%	2,278.690
Dry Total	47,905.430	25.21%	86,043,277	22.89%	1,796.106
Grass Total	16,388.230	8.62%	7,579,207	2.02%	462.478
Waste	1,803.540	0.95%	162,333	0.04%	90.007
Other	168.240	0.09%	14,604	0.00%	86.804
Exempt	210.320	0.11%			
Market Area Total	190,051.940	100.00%	375,870,489	100.00%	1,977.725

As Related to the County as a Whole

Irrigated Total	123,786.500	94.36%	282,071,068	95.80%	
Dry Total	47,905.430	37.13%	86,043,277	43.98%	
Grass Total	16,388.230	25.26%	7,579,207	22.08%	
Waste	1,803.540	35.19%	162,333	34.91%	
Other	168.240	50.76%	14,604	49.85%	
Exempt	210.320	77.88%			
Market Area Total	190,051.940	57.50%	375,870,489	71.61%	

2008 Agricultural Land Detail

County 80 - Seward

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	405.870	27.31%	757,709	31.32%	1,866.876
1A	265.850	17.89%	497,646	20.57%	1,871.905
2A1	145.540	9.79%	232,414	9.61%	1,596.908
2A	283.790	19.09%	451,064	18.65%	1,589.428
3A1	152.670	10.27%	221,374	9.15%	1,450.016
3A	83.130	5.59%	108,627	4.49%	1,306.712
4A1	85.100	5.73%	102,120	4.22%	1,200.000
4A	64.350	4.33%	48,265	2.00%	750.038
Irrigated Total	1,486.300	100.00%	2,419,219	100.00%	1,627.678

Dry:

1D1	4,278.890	10.59%	7,437,632	14.17%	1,738.215
1D	6,158.710	15.24%	10,545,288	20.10%	1,712.255
2D1	4,727.330	11.70%	6,850,074	13.05%	1,449.036
2D	3,123.480	7.73%	4,287,159	8.17%	1,372.558
3D1	7,805.130	19.31%	9,347,850	17.81%	1,197.654
3D	5,033.090	12.45%	5,427,963	10.34%	1,078.455
4D1	7,186.050	17.78%	7,102,396	13.54%	988.358
4D	2,106.150	5.21%	1,474,305	2.81%	700.000
Dry Total	40,418.830	100.00%	52,472,667	100.00%	1,298.223

Grass:

1G1	218.260	0.54%	190,735	0.84%	873.888
1G	750.320	1.86%	657,301	2.90%	876.027
2G1	3,437.270	8.51%	2,933,037	12.95%	853.304
2G	1,523.950	3.77%	1,276,162	5.63%	837.404
3G1	4,260.590	10.54%	2,922,883	12.90%	686.027
3G	7,285.060	18.03%	4,596,839	20.29%	630.995
4G1	7,324.940	18.13%	4,104,312	18.11%	560.320
4G	15,604.790	38.62%	5,976,392	26.38%	382.984
Grass Total	40,405.180	100.00%	22,657,661	100.00%	560.761

Irrigated Total	1,486.300	1.77%	2,419,219	3.11%	1,627.678
Dry Total	40,418.830	48.06%	52,472,667	67.52%	1,298.223
Grass Total	40,405.180	48.05%	22,657,661	29.16%	560.761
Waste	1,732.000	2.06%	159,601	0.21%	92.148
Other	51.570	0.06%	4,642	0.01%	90.013
Exempt	59.720	0.07%			
Market Area Total	84,093.880	100.00%	77,713,790	100.00%	924.131

As Related to the County as a Whole

Irrigated Total	1,486.300	1.13%	2,419,219	0.82%	
Dry Total	40,418.830	31.33%	52,472,667	26.82%	
Grass Total	40,405.180	62.28%	22,657,661	66.00%	
Waste	1,732.000	33.80%	159,601	34.33%	
Other	51.570	15.56%	4,642	15.85%	
Exempt	59.720	22.12%			
Market Area Total	84,093.880	25.44%	77,713,790	14.81%	

2008 Agricultural Land Detail

County 80 - Seward

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,188.440	37.03%	4,087,661	41.04%	1,867.842
1A	1,179.300	19.96%	2,200,471	22.09%	1,865.912
2A1	124.060	2.10%	198,496	1.99%	1,600.000
2A	1,149.020	19.44%	1,830,182	18.37%	1,592.819
3A1	467.680	7.91%	676,018	6.79%	1,445.471
3A	394.340	6.67%	532,364	5.34%	1,350.012
4A1	294.320	4.98%	351,834	3.53%	1,195.413
4A	112.390	1.90%	84,302	0.85%	750.084
Irrigated Total	5,909.550	100.00%	9,961,328	100.00%	1,685.632

Dry:

1D1	9,308.730	22.87%	16,151,754	28.28%	1,735.118
1D	9,349.940	22.97%	15,971,785	27.97%	1,708.223
2D1	1,243.050	3.05%	1,800,191	3.15%	1,448.204
2D	3,721.430	9.14%	5,069,207	8.88%	1,362.166
3D1	6,682.120	16.42%	8,009,643	14.03%	1,198.667
3D	1,509.140	3.71%	1,628,733	2.85%	1,079.245
4D1	8,030.860	19.73%	7,874,729	13.79%	980.558
4D	860.760	2.11%	602,532	1.06%	700.000
Dry Total	40,706.030	100.00%	57,108,574	100.00%	1,402.951

Grass:

1G1	292.770	3.62%	234,656	5.74%	801.502
1G	462.120	5.72%	336,294	8.22%	727.720
2G1	920.470	11.39%	556,102	13.59%	604.150
2G	420.460	5.20%	255,597	6.25%	607.898
3G1	934.210	11.56%	569,359	13.92%	609.455
3G	125.420	1.55%	72,116	1.76%	574.996
4G1	1,714.000	21.20%	894,692	21.87%	521.990
4G	3,214.590	39.76%	1,172,057	28.65%	364.605
Grass Total	8,084.040	100.00%	4,090,873	100.00%	506.043

Irrigated Total	5,909.550	10.48%	9,961,328	13.97%	1,685.632
Dry Total	40,706.030	72.17%	57,108,574	80.08%	1,402.951
Grass Total	8,084.040	14.33%	4,090,873	5.74%	506.043
Waste	1,588.930	2.82%	143,012	0.20%	90.005
Other	111.650	0.20%	10,049	0.01%	90.004
Exempt	0.000	0.00%			
Market Area Total	56,400.200	100.00%	71,313,836	100.00%	1,264.425

As Related to the County as a Whole

Irrigated Total	5,909.550	4.50%	9,961,328	3.38%	
Dry Total	40,706.030	31.55%	57,108,574	29.19%	
Grass Total	8,084.040	12.46%	4,090,873	11.92%	
Waste	1,588.930	31.01%	143,012	30.76%	
Other	111.650	33.68%	10,049	34.30%	
Exempt	0.000	0.00%			
Market Area Total	56,400.200	17.06%	71,313,836	13.59%	

2008 Agricultural Land Detail

County 80 - Seward

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	11,371.670	25,164,099	119,810.680	269,287,516
Dry	249.660	377,001	16,920.660	25,232,560	111,859.970	170,014,957
Grass	2.000	320	6,124.330	2,994,570	58,751.120	31,332,851
Waste	17.000	1,530	737.380	66,369	4,370.090	397,047
Other	2.300	207	79.500	7,155	249.660	21,933
Exempt	0.000	0	1.020	0	269.020	0
Total	270.960	379,058	35,233.540	53,464,753	295,041.520	471,054,304

AgLand	Total Acres	Total Value	Total Acres	% of Acres*	Total Value	% of Value*	Average Assessed Value*
Irrigated	131,182.350	294,451,615	131,182.350	39.69%	294,451,615	56.10%	2,244.597
Dry	129,030.290	195,624,518	129,030.290	39.04%	195,624,518	37.27%	1,516.113
Grass	64,877.450	34,327,741	64,877.450	19.63%	34,327,741	6.54%	529.116
Waste	5,124.470	464,946	5,124.470	1.55%	464,946	0.09%	90.730
Other	331.460	29,295	331.460	0.10%	29,295	0.01%	88.381
Exempt	270.040	0	270.040	0.08%	0	0.00%	0.000
Total	330,546.020	524,898,115	330,546.020	100.00%	524,898,115	100.00%	1,587.972

* 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)**

80 Seward

	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	600,948,775	631,292,417	30,343,642	5.05	14,527,741	2.63
2. Recreational	1,322,609	1,322,609	0	0	0	0
3. Ag-Homesite Land, Ag-Res Dwellings	83,419,543	84,938,466	1,518,923	1.82	*-----	1.82
4. Total Residential (sum lines 1-3)	685,690,927	717,553,492	31,862,565	4.65	14,527,741	2.53
5. Commercial	99,412,689	107,439,491	8,026,802	8.07	4,472,435	3.58
6. Industrial	16,427,285	17,027,046	599,761	3.65	0	3.65
7. Ag-Farmsite Land, Outbuildings	22,923,333	23,413,522	490,189	2.14	2,610,661	-9.25
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	138,763,307	147,880,059	9,116,752	6.57	4,472,435	3.35
10. Total Non-Agland Real Property	824,454,234	865,433,551	40,979,317	4.97	21,610,837	2.35
11. Irrigated	269,950,494	294,451,615	24,501,121	9.08		
12. Dryland	187,030,761	195,624,518	8,593,757	4.59		
13. Grassland	30,282,795	34,327,741	4,044,946	13.36		
14. Wasteland	366,429	464,946	98,517	26.89		
15. Other Agland	22,827	22,827	6,468	28.33		
16. Total Agricultural Land	487,653,306	524,898,115	37,244,809	7.64		
17. Total Value of All Real Property (Locally Assessed)	1,312,107,540	1,390,331,666	78,224,126	5.96	21,610,837	4.31

*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.

**Seward County
2007 Plan of Assessment
For years 2008, 2009 & 2010**

Requirements:

Pursuant to Neb. Laws 2005, LB263, Section 9, on or before June 15 each year, the Assessor shall prepare a plan of assessment which describes the assessment actions planned to 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 the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan if necessary, after the county board approves the budget. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue, Property Assessment Division on or before October 31 each year.

Real Property Assessment Requirements:

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

Assessment levels required for real property are as follows:

- 1) 100% of actual value for all classes or real property excluding agricultural and horticultural land;
- 2) 75% of actual value for agricultural land and horticultural land and;
- 3) 75% of special value for agricultural and horticultural land which meets the qualifications for special valuation under 77-1344 and 75% of its recapture value as defined in 77-1343 when the land is disqualified for special valuation under 77-1347.

Assessment Statistics for 2007:

Property Class	Median	COD	PRD
Residential	97.01%	7.55	100.65
Commercial	93.99%	20.68	106.28
Agricultural Land			
Unimproved	71.07%	15.49	104.65
Special Value	72.23%	14.92	104.57
Recapture Value	71.54%	26.25	100.51

Median: The middle placement when the assessment/sales ratios are arrayed from high to low (or low to high)

COD: (Coefficient of Dispersion) The average absolute deviation divided by the median

PRD: (Price Related Differential) The mean ratio divided by the aggregate ratio

Aggregate: The sum of the assessed values divided by the sum of the sales prices

Average Absolute Deviation: Each ratio minus the median, summed and divided by the number of sales

Mean: The sum of the ratios divided by the number of sales.

Office Staff and Budget Information

Seward County Assessor's Office currently employs 2 full time personnel, 1 temporary part time person and a part time contract Appraiser besides the Assessor and Deputy Assessor. Information pertaining to budget and staffing is included in the survey given to the Department of Revenue, Property Assessment Division. Staff salaries are included in the office's budget presented to the County Board each year.

Goals

The main goal for the Seward County Assessor's Office is doing the best job possible in a professional manner to maintain fair and equitable values in meeting the statutory statistical requirements with the resources available.

Procedures Manual

Procedures have been established in the office and are updated as needed. The Department of Revenue, Property Assessment Division Regulations and Directives as approved by the Attorney General and signed by the Governor is filed in the office.

Responsibilities

Record Maintenance

Property record cards are maintained for every parcel of real property including improvements on leased land. The cards are updated annually to include any changes made to the assessment information of the property. The record cards contain current owner name and address, legal description, book and page number of the last deed of record and any changes of record of ownership. Also included is situs address, pictures of improvement or main structure, sketches, cadastral map book and page numbers, tax district codes, valuation information and other codes created that are relevant to the specific parcel.

The office maintains a cadastral map system. The current cadastral maps were done in May 1966. They have been kept up to date with name changes, separations and new subdivisions. Seward County has implemented a GIS system. The office staff has completed identifying each parcel and attaching the parcel identification number used in the Terra Scan CAMA system. A land use layer is nearing completion. A flood plane layer has been added. Other layers will be developed in the future.

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

Prepare annually and file the following Administrative Reports

- County Abstract of Assessment for Real Property and Personal Property
- Assessor Survey
- Certification of Values to Political Subdivision
- School District Taxable Value Report
- Sales information including rosters & annual Assessed Value Update w/Abstract
- Certification of Taxes Levied Report
- Homestead Exemption Tax Loss
- Report of current values for properties owned by Board of Education Lands & Funds
- Annual Plan of Assessment Report

Homestead Exemptions - Homestead Exemption applications are accepted in the office from February 1st through June 30. They are verified that the applicant is owner/occupant. Applications along with an income statement and a doctor's certification of disability (where appropriate) is forwarded to the Nebraska Department of Revenue by August 1 for income verification. The State returns a roster in October of approved (with a percentage) and disapproved for final processing.

Personal Property - All depreciable tangible personal property which is used in a trade or business for the production of income, and which has a determinable life of longer than one year is filed on or before May 1. After May 1st but before August 1st a 10 percent penalty is applied and on August 1st and after a 25 percent penalty is applied. Every year for two weeks in February and April advertisements are published in the local newspapers and a weekly news supplement for non-subscribers. Out of county filers receive the actual schedule in the mail to review, correct and return. All in county filers receive a mailer reminding it is time to file their personal property. This office documents at least 4-6 reminders to those who need to file personal property.

Permissive Exemptions - Administer annual filings of applications for new or continued exempt use or continued exempt use, review and make recommendations to the county board.

Taxable Government Owned Property - Annual review of government owned property not used public purpose, send notices of intent to tax, etc.

Centrally Assessed Properties - Review the valuations as certified by the Department of Revenue, Property Assessment Division. Establish and maintain assessment records and tax billing for the tax list.

Tax Districts and Tax Rates – Maintain school district and other tax entity boundary changes necessary for correct assessment and tax information including the input of tax rates used for tax billing.

Tax Lists - Prepare and certify the tax lists to the county treasurer for real property, personal property and centrally assessed properties.

Tax List Corrections - Prepare tax list correction documents for the county board's approval.

County Board of Equalization - Attend county board of equalization meetings including meetings for valuation protests. Prepare documentation for the board for the hearings.

TERC (Tax Equalization and Review Commission) Appeals - Prepare the information and attend the taxpayer appeals hearings before TERC. Testify in defense of the county's valuation.

TERC Statewide Equalization - Attend the hearings if applicable to the county, to testify in defense of the county's values, and to implement TERC's orders.

Education - Attend meetings, workshops and educational classes to obtain the required hours of continuing education to maintain the assessor certification.

Real Property: A four-year comprehensive countywide reappraisal of all classes of real property was started for assessment year 1997 and completed for assessment year 2000. The county contracted with an appraisal company for this project. The reappraisal consisted of visiting every property, re-measuring, new photographs of the main structure and interior inspections of homes where permitted. New property record cards were made. The following is a list of what properties were complete in each year.

- 1997 - Residential properties in the towns of Seward and Milford
- 1998 - Residential properties in the towns of Beaver Crossing, Bee, Garland, Goehner, Pleasant Dale, Staplehurst, Tamora, Utica and all the acreages
- 1999 - All improvements on properties classified as farm (residences and outbuildings)
- 2000 - All commercial and industrial properties in the county.

An annual analysis will be done and areas prioritized for reappraisal accordingly. Reviews of properties will be done along with a market analysis to establish physical and economic depreciation. New pricing will be applied. Adequate funding will be needed to support the continuation of this process.

For assessment year 2001 the following was reappraised: Bee and Milford residential.

For assessment year 2002, the following was reappraised:

- Seward residential land and changed some boundaries on some neighborhoods and added some new ones.
- Reappraised the residential properties in the towns of Cordova, Pleasant Dale, and Staplehurst including new lot values.
- Re-priced acreage land in the county. Also, Range 4 houses received a 5% increase and Range 3 received a 3% increase.
- Approximately 550 building and development permits were picked up along with approximately 70 recounts of agricultural land due to use changes or requests.
- Ag Land: Established a 3rd Market Area and expanded Market Area 2 by 8 sections.
Market Area 1 is an area defined as such as it lies over an aquifer. It will recognize the possibility of irrigation potential.
Market Area 2 is an area defined as Range 4 (six miles wide adjacent to Lancaster County). It was expanded for 2002 by 8 sections, 2 miles closer to Seward and 2 miles on either side of Highway 34. Area 2 is a special valuation area.
Market Area 3 is an area defined as such as it does not lie over an aquifer. The probability of irrigation will more than likely be limited to ponds and rivers. The ag values established in this area set the special valuations in Area 2.

For the assessment year 2003, the following changes were made:

Residential:

- Reappraisal of the towns of Garland, Goehner and land in Beaver Crossing
- Range 3 & 4 acreages – increase in land values
- Range 3 acreage houses – increased 3%
- Countywide increased improved site by an additional 2000 valuation
- Reviewed new subdivisions in Seward, recalculated discount cash flow and re-priced some to reflect current market trends
- Completed pickup work – 376 parcels including building permits on new construction

Commercial:

- Reviewed and analyzed sales to see if the comprehensive 2000 reappraisal was staying with the current market
- Revalued land in the towns of Garland, Goehner and Beaver Crossing
- Reviewed neighborhoods in Seward and re-neighborhooded 2 areas
- Completed pickup work – 34 parcels including building permits on new construction

Ag Land:

- Reviewed and analyzed sales to verify Market Areas follow the market trends
- Changed irrigated values in Market Area 1
- Verified land use changes using FSA records and maps. Also verified using contact with property owners and inspection of the property
- Reclassified wetlands into it's own class and valuation
- Started to reclassify CRP into it's own class and valuation
- Completed pickup work on ag improvements and building permits (rural homes and out buildings) – 64

For the assessment year 2004, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the towns of Bee, Utica and improvements only in Beaver Crossing.
- Reappraisal of the acreages in Range 4
- Reappraisal of the platted rural subdivisions in Range 4
- Reviewed new subdivisions in Seward, recalculated discount cash flow and priced some to reflect current market trends
- Completed pickup work and building permits on new construction
- Completed inspections on rural sites, both farms and acreages in the north half of the county (8 precincts) except about two-thirds of A Precinct due to running out of time. Inspected and updated properties for new construction, changes in construction including condition and removal or buildings.

Commercial:

- Reviewed sales to see if the 2000 county's comprehensive reappraisal was staying with the current market.
- Completed pickup work and building permits on new construction.

Agricultural Land:

- Reviewed sales and verified Market Areas still follow the market trends
- Verified land use changes using FSA records and maps, form 13AG (Nebraska Sales and Use Tax Exemption Certificate) along with contact with property owners. Completed such changes and recounted acres on 110 properties.
- Reviewed and made changes for the properties enrolled in CRP as needed.
- Revalued agricultural land as needed to comply with the required level of value.
- Revalued the market (recapture) value as needed to comply with the required level of value.

For assessment year 2005, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the towns of Seward and Milford
- Reappraisal of the acreages in Range 3 (Precincts B, G, J and 0)
- Completed pickup work and building permits on new construction

- Completed inspections on rural sites, both farms and acreages in the south half of the county. Picked up unreported improvements.
- Increased by five percent (5%) the houses on properties classified as farms in the east half of the county.

Commercial:

- Reviewed sales
- Completed pickup work

Agricultural land:

- Reviewed sales
- Verified land use changes, completed changes.
- Reviewed and accounted for the properties in CRP.
- Verified Market Areas still follow the market trends.
- Revalued agricultural land as needed to comply with the required level of value.
- Started to create the land use layer in the GIS program.

For assessment year 2006, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the acreages in the west half of the county. (Completes a 3 year process of county-wide acreage reappraisal)
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2005 and changed according to completion as of January 1, 2006
- Increased by five percent (5%) the houses on properties classified as farms in the west half of the county
- Appraisal update on residential properties in the towns of Garland, Goehner, Grover and Pleasant Dale
- Reviewed and recalculated cash flow discounts on new subdivisions that were discounted and re-classified some neighborhoods in Seward as the market analysis indicated.

Commercial:

- Reviewed the sales
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2005 and changed according to completion as of January 1, 2006
- Reviewed and revalued tower sites on improvements on leased land (IOLL)
- Revalued land in Garland, Goehner, Grover and Pleasant Dale
- Reappraisal of the apartment buildings in Seward, Milford and Pleasant Dale

Agricultural Land:

- Reviewed the sales
- Verified land use changes using GIS, FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary
- Verified the existing market areas still follow the market trends
- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated and dry cropland LCG values in the Market Area 1. Changed 1D1, 1D and 3D1 in Market Area 3
- Analyzed and changed market/recapture values in all the LCG's in the special valuation Market Area 2

For assessment year 2007, the following changes were made:

Residential:

- Reviewed sales
- Reappraisal of the villages of Garland, Pleasant Dale and Staplehurst
- Reanalyzed neighborhoods in Milford and changed 5 of them
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2006 and changed according to completion as of January 1, 2007.
- Reappraisal of the houses and buildings on properties classified as farms in Range 4
- Changed farm home sites county wide from 12,000 to 15,000 for the first acre.

- Reviewed and recalculated cash flow discounts on new subdivisions that were discounted.
- Picked up improvements at Horseshoe Bend Lake in 15-10-3

Commercial:

- Reviewed sales
- Completed pickup work and building permits on new construction. Reviewed parcels that were a partial valuation for 2006 and changed according to completion as of January 1, 2007.
- Re-Neighborhooded and repriced land at the Seward and I80 Interchange.

Agricultural land:

- Reviewed sales
- Verified land use changes using GIS, FSA records and maps along with contact with property owners and physical inspections. Completed such changes and recounted acres. Fifteen out of sixteen precincts completed for GIS land use layer.
- Reviewed and accounted for the properties enrolled in the CRP and WRP programs and made changes as necessary.
- Verified the existing market areas still follow the market trends.
- Revalued agricultural land as needed to comply with the required level of value. Changed various irrigated and dry cropland LCG values in Market Area 1. Changed Various irrigated LCG values in Market Areas 2 & 3.
- Analyzed and changed market/recapture values in the special valuation Market Area 2.

Agricultural land is reviewed every year and values established to maintain the ratios and statistics mandated by the Tax Equalization and Review Commission. An annual study will be conducted to see if the current market continues to support the areas.

The office utilizes the Terra Scan administrative and CAMA system using the Marshall Swift costs. We download digital camera photos into the system. Eight by ten color aerial photos were taken during 2000 and 2001. The aerial photos were scanned into the computer and attached to the property record card.

Pickup work, the collection of data relating to new construction, remodeling, additions, alterations and removals of existing buildings or structures along with zoning and annexation is done on a continuous year round basis. Parcels are flagged if the value is to be added for the following year to be changed during the appropriate time frame.

RCN (replacement cost new). The cost approach is used in setting our values. An income analysis is only used occasionally for commercial property to substantiate the cost approach.

The real estate transfer statements, form 521, are processed on a continual basis.

The assessment plans for year 2008 are as follows:

Residential:

- ◆ Reappraisal of the houses and buildings classified as farms in Range 3
- ◆ Review and analyze sales. Prioritize other areas that need adjustments. Possible percentage adjustments as budget restraints, personnel limitations and time factors allow keeping values within acceptable range of value.
- ◆ Review and analyze and recalculate newer subdivisions in Seward that already have land values set using discount cash flow. Set values in new subdivisions using a discount cash flow.
- ◆ Complete pickup work, including building permits on new construction.

Commercial:

- ◆ Complete pickup work and building permits on new construction.
- ◆ Review and analyze the sales.
- ◆ Reappraise Seward.

Ag Land:

- ◆ Review and analyze sales for market trends
- ◆ Review and analyze the 3 market areas
- ◆ Revalue land as needed to comply with the required level of value

- ◆ Continue to monitor land use changes, using FSA records, maps, owner information and inspection of properties

GIS:

- ◆ Continue with digital land use identification and further building of a GIS system for Seward County

The assessment plans for year 2009 are as follows:

Residential:

- Review and analyze sales. Prioritize areas that need appraisal review.
- Complete pickup work, including building permits on new construction.
- Revalue houses and buildings classified as farms in Range 2

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal review
- Complete pickup work, including building permits on new construction

Agricultural Land:

- Review and analyze sales and analyze market areas
- Review and keep current on CRP and other farm programs
- Monitor and keep current with land use changes

GIS:

- Continue with building of the GIS system adding additional layers.

The assessment plans for year 2010 are as follows:

Residential:

- Prioritize areas that need review and analyze sales
- Complete pickup work, including building permits on new construction
- Revalue houses and buildings classified as farms in Range 1

Commercial:

- Review and analyze sales. Prioritize areas that need appraisal and review
- Complete pickup work, including building permits on new construction

Agricultural Land:

- Review and analyze sales and market areas
- Review and keep current with CRP and other farm programs
- Monitor and keep current with land use changes

GIS:

- Continue with building the GIS system adding additional layers

I respectfully submit this plan of assessment and request the resources needed to continue with maintaining up-to-date, fair and equitable assessments in achieving the statutory required statistics.

Date

Marilyn Hladky
Seward County Assessor

2008 Assessment Survey for Seward County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	2
4.	Other part-time employees
	1 Temporary part-time
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	227,000
7.	Part of the budget that is dedicated to the computer system
	Yes 2,000 each year is put into a sinking fund for server replacement and additional \$2,000 will be put into the sinking fund to fund a personal property program, \$23,100 is in the budget for data processing, Terra Scan maintenance agreement, GIS and website maintenance through GIS Workshop. The part of the budget that is dedicated to the computer system is not separated.
8.	Adopted budget, or granted budget if different from above
	222,750
9.	Amount of the total budget set aside for appraisal work
	39,000 which is included in the assessor's budget
10.	Amount of the total budget set aside for education/workshops
	1200

11.	Appraisal/Reappraisal budget, if not part of the total budget
	The funding is included in the appraisal work budget
12.	Other miscellaneous funds
	0
13.	Total budget
	222,750
a.	Was any of last year's budget not used:
	600 Approximately

B. Computer, Automation Information and GIS

1.	Administrative software
	TerraScan
2.	CAMA software
	TerraScan
3.	Cadastral maps: Are they currently being used?
	Yes The cadastral maps were purchased in 1966 and are still maintained by the County Assessor's office.
4.	Who maintains the Cadastral Maps?
	Assessment Staff
5.	Does the county have GIS software?
	The county is moving to using GIS maps with GIS Workshop. The GIS maps are in the process of replacing the cadastral maps at this time.
6.	Who maintains the GIS software and maps?
	GIS Workshop maintains the programming and the maps are maintained by the county assessor office staff.
7.	Personal Property software:
	TerraScan

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?
	Beaver Crossing, Garland, Goehner, Milford, Pleasant Dale, Seward*, Utica *County Seat
4.	When was zoning implemented?
	1973 And the comprehensive plan was updated in 1995. The county board conducted a total review of the comprehensive plan, which has been updated and was adopted in 2007.

D. Contracted Services

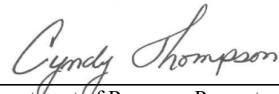
1.	Appraisal Services
	Jon Fritz does all commercial & industrial valuations including pickup work, sales and maintenance. Assists in residential market studies and has been doing reappraisal of towns and rural areas as needed. Jon assists in other requests from the assessor, including difficult to value properties.
2.	Other services
	TerraScan software package for administrative and CAMA including Marshall and Swift. GIS Workshop maintains and supports the GIS software ESRI updates.

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 Seward County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5098.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts