

## Preface

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

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

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

- (2) ... the Property Tax Administrator shall prepare and deliver to the commission and to each county assessor his or her annual reports and opinions.
- (3) The annual reports and opinions of the Property Tax Administrator shall contain statistical and narrative reports informing the commission of the level of value and the quality of assessment of the classes and subclasses of real property within the county and a certification of the opinion of the Property Tax

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

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

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

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

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

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

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

# Table of Contents

## Commission Summary

## Property Tax Administrator's Opinions and Recommendations

### Residential Reports Section

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

### Residential Correlation Section

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

### Commercial Reports Section

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

### Commercial Correlation Section

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

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

Commercial (What If) Recommendation Statistics if necessary

### **Agricultural Reports Section**

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

### **Agricultural Correlation Section**

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

Agricultural (What If) Recommendation Statistics if necessary

### **Special Valuation Section**

### **County Reports Section**

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

### **Certification**

### **Map Section**

### **Valuation History Chart Section**



## 2008 Commission Summary

85 Thayer

### Residential Real Property - Current

Number of Sales	183	COD	13.47
Total Sales Price	\$8,386,589	PRD	103.95
Total Adj. Sales Price	\$8,393,089	COV	22.89
Total Assessed Value	\$7,943,826	STD	22.52
Avg. Adj. Sales Price	\$45,864	Avg. Abs. Dev.	13.03
Avg. Assessed Value	\$43,409	Min	27.44
Median	96.77	Max	230.12
Wgt. Mean	94.65	95% Median C.I.	96.01 to 97.91
Mean	98.39	95% Wgt. Mean C.I.	92.47 to 96.82
		95% Mean C.I.	95.12 to 101.65
% of Value of the Class of all Real Property Value in the County			16.16
% of Records Sold in the Study Period			6.4
% of Value Sold in the Study Period			7.91
Average Assessed Value of the Base			35,134

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	183	96.77	13.47	103.95
2007	204	97.60	17.06	109.55
2006	206	97.87	19.86	110.82
2005	166	98.58	17.96	106.43
2004	181	99.17	8.55	102.64
2003	216	99	15.25	107.18
2002	220	99	15.7	108.77
2001	234	98	13.45	101.07

## 2008 Commission Summary

85 Thayer

---

### Commercial Real Property - Current

Number of Sales	21	COD	12.24
Total Sales Price	\$392,450	PRD	96.48
Total Adj. Sales Price	\$347,450	COV	20.00
Total Assessed Value	\$352,359	STD	19.57
Avg. Adj. Sales Price	\$16,545	Avg. Abs. Dev.	11.85
Avg. Assessed Value	\$16,779	Min	38.52
Median	96.77	Max	142.25
Wgt. Mean	101.41	95% Median C.I.	90.43 to 103.73
Mean	97.84	95% Wgt. Mean C.I.	90.82 to 112.00
		95% Mean C.I.	88.93 to 106.75
% of Value of the Class of all Real Property Value in the County			5.29
% of Records Sold in the Study Period			3.87
% of Value Sold in the Study Period			1.07
Average Assessed Value of the Base			60,696

---

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	21	96.77	12.24	96.48
2007	31	97.35	27.95	116.90
2006	41	97.35	18.98	107.10
2005	51	98.00	26.89	115.34
2004	44	99.01	39.06	124.92
2003	52	95	33.45	119.83
2002	47	94	29.22	115.13
2001	54	99	16.44	105.29



## 2008 Commission Summary

**85      Thayer**

### Agricultural Land - Current

<b>Number of Sales</b>	<b>72</b>	<b>COD</b>	<b>17.12</b>
Total Sales Price	\$14,669,504	<b>PRD</b>	<b>101.77</b>
Total Adj. Sales Price	\$15,285,504	COV	23.98
Total Assessed Value	\$10,478,884	STD	16.73
Avg. Adj. Sales Price	\$212,299	Avg. Abs. Dev.	12.51
Avg. Assessed Value	\$145,540	Min	16.45
<b>Median</b>	<b>73.05</b>	Max	124.77
Wgt. Mean	68.55	95% Median C.I.	66.10 to 75.78
Mean	69.77	95% Wgt. Mean C.I.	65.14 to 71.97
		95% Mean C.I.	65.90 to 73.63
% of Value of the Class of all Real Property Value in the County			78.55
% of Records Sold in the Study Period			2.44
% of Value Sold in the Study Period			2.98
Average Assessed Value of the Base			165,126

### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2008</b>	<b>72</b>	<b>73.05</b>	<b>17.12</b>	<b>101.77</b>
<b>2007</b>	<b>63</b>	<b>70.87</b>	<b>18.13</b>	<b>101.35</b>
<b>2006</b>	70	76.75	25.53	109.21
<b>2005</b>	72	77.25	18.85	104.02
<b>2004</b>	89	77.04	16.99	103.62
<b>2003</b>	78	75	14.57	105.31
<b>2002</b>	72	74	14.13	106.93
<b>2001</b>	69	74	20.39	104.58



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

### **Agricultural Land**

It is my opinion that the level of value of the class of agricultural land in Thayer County is 73% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Thayer County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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

Ruth A. Sorensen  
Property Tax Administrator



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	193	<b>MEDIAN:</b>	<b>97</b>	COV:	33.48	95% Median C.I.:	95.66 to 98.33
TOTAL Sales Price:	8,873,089	WGT. MEAN:	92	STD:	33.14	95% Wgt. Mean C.I.:	88.41 to 95.03
TOTAL Adj.Sales Price:	8,879,589	MEAN:	99	AVG.ABS.DEV:	18.46	95% Mean C.I.:	94.30 to 103.66
TOTAL Assessed Value:	8,144,406						
AVG. Adj. Sales Price:	46,008	COD:	19.08	MAX Sales Ratio:	350.70		
AVG. Assessed Value:	42,198	PRD:	107.91	MIN Sales Ratio:	27.44		

Printed: 02/09/2008 13:08:48

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	41	96.77	100.14	94.67	17.60	105.78	34.10	173.92	93.58 to 99.96	32,595	30,857
10/01/05 TO 12/31/05	25	99.87	100.15	91.47	10.70	109.49	49.16	145.63	96.77 to 102.48	57,496	52,592
01/01/06 TO 03/31/06	18	96.05	93.38	90.11	13.76	103.63	37.43	125.49	84.87 to 106.05	35,361	31,862
04/01/06 TO 06/30/06	23	97.40	97.09	94.72	8.62	102.50	76.54	118.06	92.02 to 101.16	58,923	55,810
07/01/06 TO 09/30/06	16	95.32	102.57	90.16	28.88	113.76	40.84	350.70	76.21 to 100.00	38,919	35,090
10/01/06 TO 12/31/06	21	90.67	92.03	86.62	24.94	106.24	33.09	187.34	70.11 to 103.07	56,183	48,667
01/01/07 TO 03/31/07	25	99.27	114.35	94.18	28.09	121.42	69.84	236.25	91.71 to 115.17	51,059	48,087
04/01/07 TO 06/30/07	24	90.07	89.46	89.04	22.82	100.47	27.44	126.01	75.23 to 111.09	43,125	38,400
<u>Study Years</u>											
07/01/05 TO 06/30/06	107	97.21	98.35	93.11	13.56	105.63	34.10	173.92	96.08 to 99.12	44,537	41,468
07/01/06 TO 06/30/07	86	94.75	99.76	90.11	26.29	110.71	27.44	350.70	89.58 to 98.90	47,837	43,107
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	78	95.79	95.99	90.68	18.14	105.86	33.09	350.70	92.73 to 98.17	48,644	44,110
<u>ALL</u>											
	193	96.77	98.98	91.72	19.08	107.91	27.44	350.70	95.66 to 98.33	46,008	42,198

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	49.16	49.16	49.16			49.16	49.16	N/A	197,500	97,099
ACREAGE	16	93.02	86.05	83.52	14.05	103.04	33.09	103.07	74.91 to 99.30	85,687	71,562
ALEXANDRIA	4	89.03	90.76	89.57	7.66	101.33	82.52	102.48	N/A	18,000	16,122
BELVIDERE	6	98.90	100.61	96.94	9.89	103.78	80.53	132.72	80.53 to 132.72	11,033	10,695
BRUNING	10	95.04	102.48	94.09	16.73	108.91	66.05	169.07	87.60 to 126.01	38,894	36,596
BYRON	4	129.60	129.20	127.96	7.19	100.96	118.90	138.68	N/A	10,375	13,276
CARLETON	2	81.34	81.34	93.16	23.65	87.32	62.10	100.58	N/A	22,300	20,774
CHESTER	10	97.81	108.54	98.86	18.79	109.79	81.24	230.12	84.85 to 107.30	25,330	25,040
DAVENPORT	19	96.37	105.02	98.56	17.51	106.55	58.96	172.82	90.16 to 112.95	33,068	32,593
DESHLER	24	99.42	101.16	94.28	17.61	107.29	40.84	149.13	88.89 to 117.23	37,406	35,266
GILEAD	6	79.22	76.67	81.48	22.69	94.09	37.43	98.72	37.43 to 98.72	19,516	15,902
HEBRON	79	96.77	95.56	93.66	15.89	102.03	33.81	236.25	93.67 to 99.03	55,737	52,206
HUBBELL	9	105.73	133.68	109.37	58.55	122.23	27.44	350.70	56.00 to 187.34	13,288	14,533
SUBDIVISION	3	87.24	94.98	88.46	10.38	107.36	85.26	112.43	N/A	92,833	82,125
<u>ALL</u>											
	193	96.77	98.98	91.72	19.08	107.91	27.44	350.70	95.66 to 98.33	46,008	42,198

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	193	<b>MEDIAN:</b>	<b>97</b>	COV:	33.48	95% Median C.I.:	95.66 to 98.33
TOTAL Sales Price:	8,873,089	WGT. MEAN:	92	STD:	33.14	95% Wgt. Mean C.I.:	88.41 to 95.03
TOTAL Adj.Sales Price:	8,879,589	MEAN:	99	AVG.ABS.DEV:	18.46	95% Mean C.I.:	94.30 to 103.66
TOTAL Assessed Value:	8,144,406						
AVG. Adj. Sales Price:	46,008	COD:	19.08	MAX Sales Ratio:	350.70		
AVG. Assessed Value:	42,198	PRD:	107.91	MIN Sales Ratio:	27.44		

Printed: 02/09/2008 13:08:48

**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	173	96.95	100.53	94.64	19.47	106.22	27.44	350.70	95.91 to 98.90	40,650	38,473
2	5	90.57	94.19	89.92	7.82	104.76	85.26	112.43	N/A	80,300	72,202
3	15	89.58	82.66	78.00	18.21	105.98	33.09	103.07	70.11 to 99.30	96,366	75,164
____ALL____	193	96.77	98.98	91.72	19.08	107.91	27.44	350.70	95.66 to 98.33	46,008	42,198

**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	182	96.85	100.04	92.83	18.54	107.77	27.44	350.70	95.83 to 98.56	46,861	43,499
2	11	85.26	81.41	64.84	29.95	125.56	33.81	125.49	49.16 to 112.43	31,889	20,677
____ALL____	193	96.77	98.98	91.72	19.08	107.91	27.44	350.70	95.66 to 98.33	46,008	42,198

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	190	96.76	99.24	92.67	19.10	107.09	27.44	350.70	95.62 to 98.56	45,545	42,206
06	1	49.16	49.16	49.16			49.16	49.16	N/A	197,500	97,099
07	2	98.94	98.94	98.59	0.62	100.36	98.33	99.55	N/A	14,250	14,048
____ALL____	193	96.77	98.98	91.72	19.08	107.91	27.44	350.70	95.66 to 98.33	46,008	42,198

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054											
48-0008	2	66.13	66.13	63.82	25.67	103.63	49.16	83.11	N/A	173,750	110,883
48-0303	4	89.03	90.76	89.57	7.66	101.33	82.52	102.48	N/A	18,000	16,122
65-0011											
85-0047	20	96.49	104.60	98.34	16.62	106.36	58.96	172.82	91.89 to 106.05	35,390	34,804
85-0060	32	97.08	95.83	88.84	18.64	107.87	33.09	149.13	87.52 to 103.07	49,773	44,219
85-0070	123	97.06	99.69	93.25	19.81	106.90	27.44	350.70	95.62 to 98.90	46,552	43,410
85-0094	12	95.04	98.96	93.99	17.32	105.28	62.10	169.07	87.60 to 101.16	36,129	33,959
NonValid School											
____ALL____	193	96.77	98.98	91.72	19.08	107.91	27.44	350.70	95.66 to 98.33	46,008	42,198

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	193	<b>MEDIAN:</b>	<b>97</b>	COV:	33.48	95% Median C.I.:	95.66 to 98.33
TOTAL Sales Price:	8,873,089	WGT. MEAN:	92	STD:	33.14	95% Wgt. Mean C.I.:	88.41 to 95.03
TOTAL Adj.Sales Price:	8,879,589	MEAN:	99	AVG.ABS.DEV:	18.46	95% Mean C.I.:	94.30 to 103.66
TOTAL Assessed Value:	8,144,406						
AVG. Adj. Sales Price:	46,008	COD:	19.08	MAX Sales Ratio:	350.70		
AVG. Assessed Value:	42,198	PRD:	107.91	MIN Sales Ratio:	27.44		

Printed: 02/09/2008 13:08:48

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	13	63.62	74.78	57.86	41.09	129.23	33.09	125.49	49.16 to 111.44	26,771	15,491
Prior TO 1860											
1860 TO 1899	12	98.90	120.39	109.81	27.16	109.63	82.52	236.25	96.08 to 114.96	16,033	17,605
1900 TO 1919	62	95.79	102.24	89.55	24.87	114.17	27.44	350.70	91.71 to 97.71	27,805	24,899
1920 TO 1939	32	96.96	95.19	92.80	15.19	102.57	40.84	138.34	85.36 to 105.07	39,636	36,784
1940 TO 1949	15	99.52	106.41	102.98	14.82	103.33	58.96	149.13	96.77 to 118.90	32,733	33,709
1950 TO 1959	9	97.91	98.92	96.55	14.54	102.46	54.29	146.44	88.54 to 112.95	43,850	42,336
1960 TO 1969	12	93.86	94.21	91.22	8.32	103.28	74.91	113.66	85.56 to 100.58	62,683	57,180
1970 TO 1979	18	98.94	100.50	93.86	13.10	107.07	76.61	156.05	84.87 to 105.73	67,379	63,241
1980 TO 1989	6	92.26	86.59	82.46	11.64	105.01	69.84	97.99	69.84 to 97.99	124,933	103,014
1990 TO 1994	3	90.16	91.01	90.87	6.57	100.15	82.54	100.32	N/A	67,833	61,639
1995 TO 1999	6	100.26	102.58	101.98	5.49	100.59	92.73	112.62	92.73 to 112.62	108,183	110,320
2000 TO Present	5	94.81	93.57	93.38	6.82	100.20	83.11	104.89	N/A	178,800	166,958
ALL	193	96.77	98.98	91.72	19.08	107.91	27.44	350.70	95.66 to 98.33	46,008	42,198

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	14	98.62	125.15	119.26	47.02	104.94	50.20	350.70	80.53 to 187.34	2,287	2,728
5000 TO 9999	21	98.90	109.70	109.93	22.89	99.79	62.10	173.92	92.02 to 122.66	6,390	7,024
Total \$											
1 TO 9999	35	98.90	115.88	111.73	32.49	103.72	50.20	350.70	94.68 to 111.44	4,749	5,306
10000 TO 29999	52	99.50	103.17	101.86	23.15	101.29	27.44	236.25	96.37 to 112.43	19,266	19,624
30000 TO 59999	53	95.83	91.68	91.27	12.24	100.45	33.09	121.10	93.34 to 98.17	42,460	38,753
60000 TO 99999	34	96.43	92.81	92.85	11.37	99.95	61.65	116.17	85.56 to 99.52	77,176	71,661
100000 TO 149999	12	93.94	91.50	91.09	8.27	100.45	69.84	103.07	84.19 to 99.94	124,050	112,994
150000 TO 249999	7	83.11	81.43	80.97	15.98	100.56	49.16	104.89	49.16 to 104.89	192,642	155,981
ALL	193	96.77	98.98	91.72	19.08	107.91	27.44	350.70	95.66 to 98.33	46,008	42,198

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	193	<b>MEDIAN:</b>	<b>97</b>	COV:	33.48	95% Median C.I.:	95.66 to 98.33
TOTAL Sales Price:	8,873,089	WGT. MEAN:	92	STD:	33.14	95% Wgt. Mean C.I.:	88.41 to 95.03
TOTAL Adj.Sales Price:	8,879,589	MEAN:	99	AVG.ABS.DEV:	18.46	95% Mean C.I.:	94.30 to 103.66
TOTAL Assessed Value:	8,144,406						
AVG. Adj. Sales Price:	46,008	COD:	19.08	MAX Sales Ratio:	350.70		
AVG. Assessed Value:	42,198	PRD:	107.91	MIN Sales Ratio:	27.44		

Printed: 02/09/2008 13:08:48

**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	18	95.38	100.46	83.23	31.39	120.70	27.44	350.70	80.53 to 100.80	3,501	2,914
5000 TO 9999	20	96.14	100.80	81.19	29.98	124.15	33.81	230.12	81.24 to 109.24	8,735	7,092
Total \$ _____											
1 TO 9999	38	96.00	100.64	81.73	30.57	123.13	27.44	350.70	84.85 to 99.55	6,256	5,113
10000 TO 29999	54	98.62	100.53	89.49	22.71	112.34	33.09	173.92	91.38 to 107.30	22,260	19,922
30000 TO 59999	54	96.60	101.22	95.79	14.82	105.67	61.65	236.25	95.40 to 99.32	44,344	42,478
60000 TO 99999	29	96.61	92.96	89.60	10.29	103.75	49.16	116.17	85.56 to 99.52	84,586	75,786
100000 TO 149999	14	96.40	94.88	93.50	8.93	101.48	74.91	112.62	83.11 to 103.07	124,871	116,753
150000 TO 249999	4	92.51	90.01	88.64	12.25	101.54	70.11	104.89	N/A	211,000	187,030
ALL _____											
	193	96.77	98.98	91.72	19.08	107.91	27.44	350.70	95.66 to 98.33	46,008	42,198

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	63.62	74.78	57.86	41.09	129.23	33.09	125.49	49.16 to 111.44	26,771	15,491
20	16	99.01	99.61	97.00	10.22	102.68	69.68	122.66	94.42 to 109.24	19,095	18,523
30	158	96.76	100.98	92.59	19.16	109.06	27.44	350.70	95.66 to 98.17	45,945	42,540
40	6	95.26	97.14	95.72	8.35	101.48	87.24	112.62	87.24 to 112.62	161,100	154,209
ALL _____											
	193	96.77	98.98	91.72	19.08	107.91	27.44	350.70	95.66 to 98.33	46,008	42,198

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	74.44	80.01	60.68	36.37	131.86	33.81	125.49	49.16 to 112.43	30,878	18,736
100	1	99.55	99.55	99.55			99.55	99.55	N/A	6,000	5,973
101	126	96.94	100.05	92.89	18.63	107.71	27.44	350.70	95.62 to 99.03	47,647	44,259
102	10	97.38	115.56	99.63	29.16	115.99	76.54	236.25	81.30 to 173.92	36,291	36,156
103	2	90.38	90.38	88.42	14.04	102.21	77.69	103.07	N/A	136,000	120,255
104	39	96.77	100.21	93.94	13.84	106.67	62.03	172.82	91.89 to 99.52	42,512	39,937
106	4	69.47	70.78	89.67	41.93	78.92	33.09	111.06	N/A	34,562	30,993
111	1	69.84	69.84	69.84			69.84	69.84	N/A	130,000	90,791
ALL _____											
	193	96.77	98.98	91.72	19.08	107.91	27.44	350.70	95.66 to 98.33	46,008	42,198



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	193	<b>MEDIAN:</b>	<b>97</b>	COV:	33.48	95% Median C.I.:	95.66 to 98.33
TOTAL Sales Price:	8,873,089	WGT. MEAN:	92	STD:	33.14	95% Wgt. Mean C.I.:	88.41 to 95.03
TOTAL Adj.Sales Price:	8,879,589	MEAN:	99	AVG.ABS.DEV:	18.46	95% Mean C.I.:	94.30 to 103.66
TOTAL Assessed Value:	8,144,406						
AVG. Adj. Sales Price:	46,008	COD:	19.08	MAX Sales Ratio:	350.70		
AVG. Assessed Value:	42,198	PRD:	107.91	MIN Sales Ratio:	27.44		

Printed: 02/09/2008 13:08:48

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	12	74.44	78.19	59.73	34.70	130.92	33.09	125.49	50.20 to 111.44	26,919	16,077
15	2	95.46	95.46	95.15	3.60	100.33	92.02	98.90	N/A	5,500	5,233
20	17	99.96	113.61	105.12	17.32	108.07	89.45	230.12	97.47 to 121.10	21,135	22,218
30	143	96.46	99.99	92.36	19.26	108.26	27.44	350.70	95.47 to 97.91	45,041	41,598
35	4	93.56	92.04	91.10	11.03	101.04	76.21	104.85	N/A	99,190	90,360
40	15	94.81	91.74	92.93	13.45	98.71	33.81	115.28	84.19 to 100.57	89,906	83,554
ALL	193	96.77	98.98	91.72	19.08	107.91	27.44	350.70	95.66 to 98.33	46,008	42,198

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

### **Residential**

For the 2008 assessment year the county conducted a market study of the residential class of real property. Market information displayed in the preliminary statistics indicated the level of value for the residential class was at 97 percent of market value. To address the deficiencies identified in the market analysis and to complete the cyclical valuation process, Thayer County completed the following assessment actions:

- An on-site review was conducted of the Acreage properties in the county. These properties were remeasured during the inspection and quality and condition assignments were reviewed. New depreciation schedules were developed for this subclass using recent sale information. The depreciation schedule was then applied to the rural farm homes as well.
- The town of Alexandria was physically reviewed during an on-site inspection process. New values were established using a depreciation schedule developed using recent sale information in Alexandria.

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

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

## 2008 Assessment Survey for Thayer County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b>
	Assessor and Staff
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Assessor and Staff
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	2000
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	Hebron in 2005; Bruning, Davenport and Carleton in 2006. Depreciation is being updated as onsite inspections take place.
6.	<b>What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b>
	N/A
7.	<b>Number of market areas/neighborhoods for this property class:</b>
	13
8.	<b>How are these defined?</b>
	Areas are defined by town, rural properties are included in the "Acreage" assessor location, and subdivision is a group of subdivisions outside of the town of Hebron.
9.	<b>Is "Assessor Location" a usable valuation identity?</b>
	Yes
10.	<b>Does the assessor location "suburban" mean something other than rural residential? <i>(that is, does the "suburban" location have its own market?)</i></b>
	N/A

11.	<b>What is the market significance of the suburban location as defined in Reg. 10-001.07B?</b> ( <i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i> )
	No market significance
12.	<b>Are the county's ag residential and rural residential improvements classified and valued in the same manner?</b>
	Yes

**Residential Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
70	20		90

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	183	<b>MEDIAN:</b>	<b>97</b>	COV:	22.89	95% Median C.I.:	96.01 to 97.91
TOTAL Sales Price:	8,386,589	WGT. MEAN:	95	STD:	22.52	95% Wgt. Mean C.I.:	92.47 to 96.82
TOTAL Adj.Sales Price:	8,393,089	MEAN:	98	AVG.ABS.DEV:	13.03	95% Mean C.I.:	95.12 to 101.65
TOTAL Assessed Value:	7,943,826						
AVG. Adj. Sales Price:	45,863	COD:	13.47	MAX Sales Ratio:	230.12		
AVG. Assessed Value:	43,408	PRD:	103.95	MIN Sales Ratio:	27.44		

Printed: 04/01/2008 13:44:10

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	40	96.26	98.94	93.91	17.59	105.36	34.10	173.92	91.38 to 98.90	32,922	30,917
10/01/05 TO 12/31/05	23	100.08	102.37	98.89	6.81	103.52	78.68	139.92	97.41 to 104.85	51,300	50,729
01/01/06 TO 03/31/06	17	95.83	93.71	89.38	10.89	104.84	68.97	118.90	80.77 to 106.05	36,205	32,360
04/01/06 TO 06/30/06	22	97.43	97.78	96.11	6.86	101.75	76.54	117.65	92.73 to 101.16	56,692	54,484
07/01/06 TO 09/30/06	14	95.49	91.76	92.77	6.38	98.91	63.62	100.57	85.34 to 98.90	44,372	41,162
10/01/06 TO 12/31/06	18	97.07	99.59	91.78	18.82	108.51	50.20	187.34	85.56 to 108.96	61,158	56,130
01/01/07 TO 03/31/07	25	97.54	107.09	95.49	16.91	112.15	78.45	230.12	94.01 to 103.22	51,059	48,758
04/01/07 TO 06/30/07	24	96.34	91.41	95.27	16.00	95.95	27.44	126.01	88.43 to 100.74	43,125	41,083
<u>Study Years</u>											
07/01/05 TO 06/30/06	102	97.31	98.59	95.25	11.91	103.51	34.10	173.92	96.01 to 99.12	42,740	40,708
07/01/06 TO 06/30/07	81	96.54	98.13	94.00	15.35	104.39	27.44	230.12	94.14 to 98.33	49,796	46,809
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	71	96.50	96.08	93.04	10.86	103.26	50.20	187.34	94.42 to 97.73	50,490	46,977
<u>ALL</u>											
	183	96.77	98.39	94.65	13.47	103.95	27.44	230.12	96.01 to 97.91	45,863	43,408

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ACREAGE	15	95.30	94.08	90.79	5.79	103.63	78.24	104.08	88.71 to 101.13	89,066	80,863
ALEXANDRIA	4	95.88	98.87	96.55	3.45	102.41	95.36	108.38	N/A	18,000	17,378
BELVIDERE	6	98.90	100.61	96.94	9.89	103.78	80.53	132.72	80.53 to 132.72	11,033	10,695
BRUNING	10	95.04	99.81	93.47	13.93	106.78	66.05	142.41	87.60 to 126.01	38,894	36,356
BYRON	4	129.60	129.20	127.96	7.19	100.96	118.90	138.68	N/A	10,375	13,276
CARLETON	2	81.34	81.34	93.16	23.65	87.32	62.10	100.58	N/A	22,300	20,774
CHESTER	10	97.63	107.45	97.98	17.74	109.66	81.24	230.12	84.85 to 99.18	25,330	24,817
DAVENPORT	18	96.34	106.42	101.57	14.32	104.77	80.66	172.82	95.32 to 106.05	33,738	34,268
DESHLER	22	98.10	101.97	98.49	9.25	103.53	81.42	146.44	95.83 to 103.08	38,102	37,528
GILEAD	6	79.72	80.55	76.85	10.17	104.81	68.97	96.44	68.97 to 96.44	19,516	14,999
HEBRON	77	96.92	93.67	94.17	11.87	99.46	33.81	121.81	95.74 to 99.03	55,003	51,799
HUBBELL	6	110.51	116.96	108.00	37.91	108.29	27.44	187.34	27.44 to 187.34	19,016	20,538
SUBDIVISION	3	87.24	95.29	88.52	10.74	107.65	85.26	113.38	N/A	92,833	82,174
<u>ALL</u>											
	183	96.77	98.39	94.65	13.47	103.95	27.44	230.12	96.01 to 97.91	45,863	43,408

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	183	<b>MEDIAN:</b>	<b>97</b>	COV:	22.89	95% Median C.I.:	96.01 to 97.91
TOTAL Sales Price:	8,386,589	WGT. MEAN:	95	STD:	22.52	95% Wgt. Mean C.I.:	92.47 to 96.82
TOTAL Adj.Sales Price:	8,393,089	MEAN:	98	AVG.ABS.DEV:	13.03	95% Mean C.I.:	95.12 to 101.65
TOTAL Assessed Value:	7,943,826						
AVG. Adj. Sales Price:	45,863	COD:	13.47	MAX Sales Ratio:	230.12		
AVG. Assessed Value:	43,408	PRD:	103.95	MIN Sales Ratio:	27.44		

Printed: 04/01/2008 13:44:10

**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	165	97.06	98.83	95.66	14.10	103.32	27.44	230.12	96.30 to 98.56	41,082	39,299
2	5	87.24	93.68	89.25	8.68	104.96	85.26	113.38	N/A	80,300	71,666
3	13	95.30	94.52	90.78	5.90	104.12	78.24	104.08	88.71 to 102.03	93,307	84,703
ALL	183	96.77	98.39	94.65	13.47	103.95	27.44	230.12	96.01 to 97.91	45,863	43,408

**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	175	96.92	99.08	94.90	13.01	104.40	27.44	230.12	96.13 to 97.91	47,207	44,799
2	8	90.36	83.23	78.82	24.39	105.60	33.81	113.38	33.81 to 113.38	16,472	12,983
ALL	183	96.77	98.39	94.65	13.47	103.95	27.44	230.12	96.01 to 97.91	45,863	43,408

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	181	96.77	98.35	94.62	13.56	103.94	27.44	230.12	95.98 to 97.78	46,213	43,726
06											
07	2	101.82	101.82	103.13	2.22	98.73	99.55	104.08	N/A	14,250	14,695
ALL	183	96.77	98.39	94.65	13.47	103.95	27.44	230.12	96.01 to 97.91	45,863	43,408

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054											
48-0008	1	88.71	88.71	88.71			88.71	88.71	N/A	150,000	133,058
48-0303	4	95.88	98.87	96.55	3.45	102.41	95.36	108.38	N/A	18,000	17,378
65-0011											
85-0047	19	96.30	105.65	100.45	13.81	105.18	80.66	172.82	92.21 to 106.05	36,147	36,311
85-0060	29	97.21	100.01	96.01	8.55	104.16	81.42	146.44	93.87 to 101.13	51,663	49,604
85-0070	118	97.13	97.05	93.79	14.77	103.48	27.44	230.12	95.74 to 98.90	47,055	44,132
85-0094	12	95.04	96.73	93.44	14.98	103.52	62.10	142.41	87.60 to 101.16	36,129	33,759
NonValid School											
ALL	183	96.77	98.39	94.65	13.47	103.95	27.44	230.12	96.01 to 97.91	45,863	43,408

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	183	<b>MEDIAN:</b>	<b>97</b>	COV:	22.89	95% Median C.I.:	96.01 to 97.91
TOTAL Sales Price:	8,386,589	WGT. MEAN:	95	STD:	22.52	95% Wgt. Mean C.I.:	92.47 to 96.82
TOTAL Adj.Sales Price:	8,393,089	MEAN:	98	AVG.ABS.DEV:	13.03	95% Mean C.I.:	95.12 to 101.65
TOTAL Assessed Value:	7,943,826						
AVG. Adj. Sales Price:	45,863	COD:	13.47	MAX Sales Ratio:	230.12		
AVG. Assessed Value:	43,408	PRD:	103.95	MIN Sales Ratio:	27.44		

Printed: 04/01/2008 13:44:10

<b>YEAR BUILT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	9	85.26	78.82	70.43	26.67	111.92	33.81	113.38	50.20 to 111.44	10,447	7,358	
Prior TO 1860												
1860 TO 1899	12	98.05	110.44	100.54	14.87	109.85	94.01	230.12	95.77 to 108.38	16,033	16,119	
1900 TO 1919	59	95.91	98.27	91.96	17.31	106.86	27.44	187.34	92.14 to 97.71	28,117	25,856	
1920 TO 1939	31	96.60	98.21	95.76	12.27	102.56	68.47	138.34	92.89 to 105.07	39,624	37,943	
1940 TO 1949	14	98.24	101.98	100.59	6.82	101.38	90.67	126.88	95.32 to 117.65	33,678	33,878	
1950 TO 1959	9	97.91	98.88	96.25	13.67	102.74	54.29	146.44	92.21 to 108.96	43,850	42,203	
1960 TO 1969	12	95.78	96.38	94.58	6.50	101.91	85.34	115.01	89.30 to 100.58	62,683	59,283	
1970 TO 1979	17	97.54	101.46	95.68	12.23	106.04	76.61	156.05	88.12 to 105.73	64,990	62,180	
1980 TO 1989	6	92.26	89.38	86.44	8.61	103.39	78.24	97.99	78.24 to 97.99	124,933	107,996	
1990 TO 1994	3	99.18	100.22	100.09	2.99	100.13	96.30	105.19	N/A	67,833	67,897	
1995 TO 1999	6	100.26	102.58	101.98	5.49	100.59	92.73	112.62	92.73 to 112.62	108,183	110,320	
2000 TO Present	5	97.78	95.24	94.65	5.42	100.61	87.24	103.22	N/A	178,800	169,242	
ALL	183	96.77	98.39	94.65	13.47	103.95	27.44	230.12	96.01 to 97.91	45,863	43,408	

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	11	100.80	113.71	115.44	31.42	98.50	50.20	230.12	80.53 to 187.34	2,411	2,784	
5000 TO 9999	21	98.90	107.88	107.82	20.43	100.06	62.10	173.92	92.14 to 118.90	6,390	6,889	
Total \$												
1 TO 9999	32	98.90	109.89	109.07	24.48	100.75	50.20	230.12	92.14 to 111.44	5,022	5,478	
10000 TO 29999	50	97.46	98.53	98.50	16.56	100.04	27.44	156.05	95.32 to 101.16	19,227	18,938	
30000 TO 59999	51	96.60	94.98	94.47	8.08	100.54	34.10	120.26	95.62 to 98.79	42,654	40,296	
60000 TO 99999	33	96.71	95.11	94.94	9.04	100.19	74.30	116.17	91.89 to 99.52	77,696	73,761	
100000 TO 149999	11	96.54	94.13	93.93	5.33	100.21	78.45	102.03	87.60 to 99.94	125,509	117,892	
150000 TO 249999	6	88.41	90.55	89.97	6.81	100.65	78.24	103.22	78.24 to 103.22	191,833	172,586	
ALL	183	96.77	98.39	94.65	13.47	103.95	27.44	230.12	96.01 to 97.91	45,863	43,408	

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	183	<b>MEDIAN:</b>	<b>97</b>	COV:	22.89	95% Median C.I.:	96.01 to 97.91
TOTAL Sales Price:	8,386,589	WGT. MEAN:	95	STD:	22.52	95% Wgt. Mean C.I.:	92.47 to 96.82
TOTAL Adj.Sales Price:	8,393,089	MEAN:	98	AVG.ABS.DEV:	13.03	95% Mean C.I.:	95.12 to 101.65
TOTAL Assessed Value:	7,943,826						
AVG. Adj. Sales Price:	45,863	COD:	13.47	MAX Sales Ratio:	230.12		
AVG. Assessed Value:	43,408	PRD:	103.95	MIN Sales Ratio:	27.44		

Printed: 04/01/2008 13:44:10

**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	15	96.08	87.76	78.79	16.18	111.39	27.44	117.23	80.53 to 100.80	3,768	2,969
5000 TO 9999	19	95.91	103.03	85.61	27.28	120.34	33.81	230.12	81.24 to 109.24	8,300	7,105
Total \$ _____											
1 TO 9999	34	96.00	96.29	83.81	22.38	114.89	27.44	230.12	88.75 to 99.55	6,300	5,281
10000 TO 29999	51	97.54	101.13	92.71	17.66	109.08	34.10	173.92	95.32 to 101.16	20,948	19,421
30000 TO 59999	51	96.92	99.97	97.92	8.45	102.09	72.48	156.05	95.66 to 99.32	43,466	42,564
60000 TO 99999	28	96.74	95.43	94.74	7.80	100.73	74.30	116.17	91.93 to 99.52	77,482	73,403
100000 TO 149999	15	96.54	95.73	94.86	7.14	100.92	78.45	112.62	88.71 to 99.94	125,346	118,905
150000 TO 249999	4	92.51	91.62	90.53	9.60	101.20	78.24	103.22	N/A	211,000	191,026
ALL _____											
	183	96.77	98.39	94.65	13.47	103.95	27.44	230.12	96.01 to 97.91	45,863	43,408

**QUALITY**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	9	85.26	78.82	70.43	26.67	111.92	33.81	113.38	50.20 to 111.44	10,447	7,358
20	16	97.50	94.57	92.63	6.61	102.09	69.68	109.24	92.14 to 99.55	19,095	17,688
30	152	96.85	100.01	94.95	13.60	105.33	27.44	230.12	96.08 to 98.33	46,229	43,895
40	6	95.26	96.87	95.44	8.06	101.49	87.24	112.62	87.24 to 112.62	161,100	153,757
ALL _____											
	183	96.77	98.39	94.65	13.47	103.95	27.44	230.12	96.01 to 97.91	45,863	43,408

**STYLE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	85.26	81.49	71.04	27.83	114.71	33.81	113.38	33.81 to 113.38	12,825	9,111
100	1	99.55	99.55	99.55			99.55	99.55	N/A	6,000	5,973
101	120	97.13	98.96	94.62	13.49	104.59	27.44	230.12	95.91 to 98.90	48,092	45,506
102	10	94.73	101.52	93.98	15.46	108.03	76.54	173.92	81.30 to 110.33	36,291	34,105
103	2	95.08	95.08	94.00	7.32	101.14	88.12	102.03	N/A	136,000	127,846
104	39	96.75	100.64	96.64	10.10	104.15	78.68	172.82	95.66 to 98.90	42,512	41,082
106	3	88.75	83.34	108.86	22.86	76.56	50.20	111.06	N/A	34,416	37,464
111	1	78.45	78.45	78.45			78.45	78.45	N/A	130,000	101,989
ALL _____											
	183	96.77	98.39	94.65	13.47	103.95	27.44	230.12	96.01 to 97.91	45,863	43,408



**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	183	<b>MEDIAN:</b>	<b>97</b>	COV:	22.89	95% Median C.I.:	96.01 to 97.91
TOTAL Sales Price:	8,386,589	WGT. MEAN:	95	STD:	22.52	95% Wgt. Mean C.I.:	92.47 to 96.82
TOTAL Adj.Sales Price:	8,393,089	MEAN:	98	AVG.ABS.DEV:	13.03	95% Mean C.I.:	95.12 to 101.65
TOTAL Assessed Value:	7,943,826						
AVG. Adj. Sales Price:	45,863	COD:	13.47	MAX Sales Ratio:	230.12		
AVG. Assessed Value:	43,408	PRD:	103.95	MIN Sales Ratio:	27.44		

Printed: 04/01/2008 13:44:10

CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	87.01	84.44	83.69	22.01	100.90	50.20	113.38	50.20 to 113.38	8,628	7,221
15	2	95.46	95.46	95.15	3.60	100.33	92.02	98.90	N/A	5,500	5,233
20	17	99.55	110.65	99.29	18.33	111.44	78.68	230.12	95.62 to 117.65	21,135	20,984
30	137	96.75	98.47	94.64	12.63	104.05	27.44	187.34	95.91 to 97.71	45,316	42,888
35	4	93.56	91.89	90.96	10.87	101.02	76.21	104.25	N/A	99,190	90,224
40	15	96.54	93.26	95.08	11.88	98.09	33.81	115.28	87.60 to 100.57	89,906	85,479
ALL	183	96.77	98.39	94.65	13.47	103.95	27.44	230.12	96.01 to 97.91	45,863	43,408



**2008 Correlation Section  
for Thayer County**

---

**Residential Real Property**

**I. Correlation**

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

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

The County's assessment practices are considered by the Division to be in compliance with professionally acceptable mass appraisal practices because of the County's systematic and necessary assessment efforts.

**2008 Correlation Section  
for Thayer County**

---

**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>319</b>	<b>183</b>	<b>57.37</b>
<b>2007</b>	<b>329</b>	<b>204</b>	<b>62.01</b>
<b>2006</b>	<b>314</b>	<b>206</b>	<b>65.61</b>
<b>2005</b>	<b>276</b>	<b>166</b>	<b>60.14</b>
<b>2004</b>	<b>284</b>	<b>181</b>	<b>63.73</b>
<b>2003</b>	<b>285</b>	<b>216</b>	<b>75.79</b>
<b>2002</b>	<b>284</b>	<b>232</b>	<b>81.69</b>
<b>2001</b>	<b>304</b>	<b>246</b>	<b>80.92</b>

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

**2008 Correlation Section  
for Thayer 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 Thayer County**

---

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>96.77</b>	<b>2.64</b>	<b>99.33</b>	<b>96.77</b>
<b>2007</b>	<b>97.27</b>	<b>9.74</b>	<b>106.75</b>	<b>97.60</b>
<b>2006</b>	<b>98.04</b>	<b>0.15</b>	<b>98.19</b>	<b>97.87</b>
<b>2005</b>	<b>98.35</b>	<b>2.51</b>	<b>100.82</b>	<b>98.58</b>
<b>2004</b>	<b>99.16</b>	<b>-0.78</b>	<b>98.39</b>	<b>99.17</b>
<b>2003</b>	<b>98</b>	<b>7.94</b>	<b>105.78</b>	<b>99</b>
<b>2002</b>	<b>95.95</b>	<b>5.68</b>	<b>101.4</b>	<b>99</b>
<b>2001</b>	<b>98</b>	<b>0.45</b>	<b>98.44</b>	<b>98</b>

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

**2008 Correlation Section  
for Thayer 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 Thayer County**

---

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
4.32	2008	2.64
4.08	2007	9.74
1.94	2006	0.15
5.71	2005	2.51
4.28	2004	-0.78
11.11	2003	7.94
13.56	2002	5.68
7.84	2001	45

RESIDENTIAL: The minimal 1.68 percentage point change between the assessed value for both sold and unsold properties suggests the statistical representations calculated from the sales file are an accurate measure of the population.



## 2008 Correlation Section for Thayer 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 Thayer County**

---

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96.77</b>	<b>94.65</b>	<b>98.39</b>

RESIDENTIAL: The three measures of central tendency are within the acceptable range, suggesting the level of value for this class of property is within the acceptable range.

**2008 Correlation Section  
for Thayer County**

---

**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>13.47</b>	<b>103.95</b>
<b>Difference</b>	<b>0</b>	<b>0.95</b>

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

**2008 Correlation Section  
for Thayer County**

---

**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>193</b>	<b>183</b>	<b>-10</b>
<b>Median</b>	<b>96.77</b>	<b>96.77</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>91.72</b>	<b>94.65</b>	<b>2.93</b>
<b>Mean</b>	<b>98.98</b>	<b>98.39</b>	<b>-0.59</b>
<b>COD</b>	<b>19.08</b>	<b>13.47</b>	<b>-5.61</b>
<b>PRD</b>	<b>107.91</b>	<b>103.95</b>	<b>-3.96</b>
<b>Min Sales Ratio</b>	<b>27.44</b>	<b>27.44</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>350.70</b>	<b>230.12</b>	<b>-120.58</b>

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



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	25	<b>MEDIAN:</b>	<b>99</b>	COV:	40.77	95% Median C.I.:	93.69 to 116.68
TOTAL Sales Price:	535,450	WGT. MEAN:	101	STD:	46.08	95% Wgt. Mean C.I.:	84.98 to 116.28
TOTAL Adj.Sales Price:	490,450	MEAN:	113	AVG.ABS.DEV:	28.09	95% Mean C.I.:	94.01 to 132.06
TOTAL Assessed Value:	493,532						
AVG. Adj. Sales Price:	19,618	COD:	28.45	MAX Sales Ratio:	254.20		
AVG. Assessed Value:	19,741	PRD:	112.33	MIN Sales Ratio:	65.25		

Printed: 02/09/2008 13:08:57

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	93.69	93.69	93.69			93.69	93.69	N/A	25,000	23,422
01/01/05 TO 03/31/05	1	97.00	97.00	97.00			97.00	97.00	N/A	30,000	29,101
04/01/05 TO 06/30/05	3	87.62	97.71	102.64	16.02	95.19	81.70	123.80	N/A	12,333	12,659
07/01/05 TO 09/30/05	1	98.75	98.75	98.75			98.75	98.75	N/A	400	395
10/01/05 TO 12/31/05	3	95.75	89.24	78.35	14.43	113.90	65.25	106.71	N/A	4,316	3,382
01/01/06 TO 03/31/06	4	130.18	145.15	122.48	39.13	118.51	66.04	254.20	N/A	21,625	26,486
04/01/06 TO 06/30/06	2	203.68	203.68	188.03	8.41	108.32	186.55	220.80	N/A	5,750	10,812
07/01/06 TO 09/30/06	1	99.83	99.83	99.83			99.83	99.83	N/A	25,000	24,958
10/01/06 TO 12/31/06	2	105.38	105.38	108.45	10.73	97.16	94.07	116.68	N/A	27,500	29,825
01/01/07 TO 03/31/07	4	96.60	91.26	95.00	10.91	96.05	68.09	103.73	N/A	20,425	19,404
04/01/07 TO 06/30/07	3	96.25	104.04	81.89	23.77	127.04	73.61	142.25	N/A	41,800	34,231
<u>Study Years</u>											
07/01/04 TO 06/30/05	5	93.69	96.76	98.37	10.99	98.36	81.70	123.80	N/A	18,400	18,100
07/01/05 TO 06/30/06	10	114.55	135.44	124.03	42.73	109.20	65.25	254.20	66.04 to 220.80	11,135	13,810
07/01/06 TO 06/30/07	10	98.04	98.77	92.28	13.97	107.04	68.09	142.25	73.61 to 116.68	28,710	26,492
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	8	96.38	94.57	96.60	12.44	97.90	65.25	123.80	65.25 to 123.80	10,043	9,702
01/01/06 TO 12/31/06	9	122.38	144.28	119.20	38.40	121.04	66.04	254.20	94.07 to 220.80	19,777	23,575
<u>ALL</u>											
	25	98.75	113.04	100.63	28.45	112.33	65.25	254.20	93.69 to 116.68	19,618	19,741

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
ALEXANDRIA	1	106.71	106.71	106.71			106.71	106.71	N/A	1,700	1,814
BRUNING	1	142.25	142.25	142.25			142.25	142.25	N/A	15,000	21,337
BYRON	2	159.78	159.78	166.56	38.19	95.93	98.75	220.80	N/A	450	749
CARLETON	1	116.68	116.68	116.68			116.68	116.68	N/A	35,000	40,837
CHESTER	3	103.73	107.76	117.29	9.01	91.87	95.75	123.80	N/A	7,750	9,090
DAVENPORT	1	96.25	96.25	96.25			96.25	96.25	N/A	400	385
DESHLER	6	98.41	121.44	90.79	43.25	133.76	66.04	254.20	66.04 to 254.20	35,250	32,004
HEBRON	9	93.34	99.19	103.56	23.10	95.78	65.25	186.55	68.09 to 122.38	17,855	18,491
<u>ALL</u>											
	25	98.75	113.04	100.63	28.45	112.33	65.25	254.20	93.69 to 116.68	19,618	19,741

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	25	<b>MEDIAN:</b>	<b>99</b>	COV:	40.77	95% Median C.I.:	93.69 to 116.68
TOTAL Sales Price:	535,450	WGT. MEAN:	101	STD:	46.08	95% Wgt. Mean C.I.:	84.98 to 116.28
TOTAL Adj.Sales Price:	490,450	MEAN:	113	AVG.ABS.DEV:	28.09	95% Mean C.I.:	94.01 to 132.06
TOTAL Assessed Value:	493,532						
AVG. Adj. Sales Price:	19,618	COD:	28.45	MAX Sales Ratio:	254.20		
AVG. Assessed Value:	19,741	PRD:	112.33	MIN Sales Ratio:	65.25		

Printed: 02/09/2008 13:08:57

**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	24	97.88	113.59	100.70	29.85	112.80	65.25	254.20	93.34 to 122.38	18,685	18,816
3	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
____ALL____	25	98.75	113.04	100.63	28.45	112.33	65.25	254.20	93.69 to 116.68	19,618	19,741

**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	21	99.83	110.88	100.82	23.51	109.98	66.04	220.80	93.69 to 122.38	22,359	22,542
2	4	88.97	124.35	96.32	57.18	129.11	65.25	254.20	N/A	5,225	5,032
____ALL____	25	98.75	113.04	100.63	28.45	112.33	65.25	254.20	93.69 to 116.68	19,618	19,741

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	25	98.75	113.04	100.63	28.45	112.33	65.25	254.20	93.69 to 116.68	19,618	19,741
04											
____ALL____	25	98.75	113.04	100.63	28.45	112.33	65.25	254.20	93.69 to 116.68	19,618	19,741

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054											
48-0008											
48-0303	1	106.71	106.71	106.71			106.71	106.71	N/A	1,700	1,814
65-0011											
85-0047	1	96.25	96.25	96.25			96.25	96.25	N/A	400	385
85-0060	6	98.41	121.44	90.79	43.25	133.76	66.04	254.20	66.04 to 254.20	35,250	32,004
85-0070	15	95.75	109.03	104.53	25.91	104.30	65.25	220.80	87.62 to 122.38	15,123	15,808
85-0094	2	129.47	129.47	124.35	9.88	104.12	116.68	142.25	N/A	25,000	31,087
NonValid School											
____ALL____	25	98.75	113.04	100.63	28.45	112.33	65.25	254.20	93.69 to 116.68	19,618	19,741

**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	25	<b>MEDIAN:</b>	<b>99</b>	COV:	40.77	95% Median C.I.:	93.69 to 116.68
TOTAL Sales Price:	535,450	WGT. MEAN:	101	STD:	46.08	95% Wgt. Mean C.I.:	84.98 to 116.28
TOTAL Adj.Sales Price:	490,450	MEAN:	113	AVG.ABS.DEV:	28.09	95% Mean C.I.:	94.01 to 132.06
TOTAL Assessed Value:	493,532						
AVG. Adj. Sales Price:	19,618	COD:	28.45	MAX Sales Ratio:	254.20		
AVG. Assessed Value:	19,741	PRD:	112.33	MIN Sales Ratio:	65.25		

Printed: 02/09/2008 13:08:57

**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	4	88.97	124.35	96.32	57.18	129.11	65.25	254.20	N/A	5,225	5,032
Prior TO 1860											
1860 TO 1899	1	95.75	95.75	95.75			95.75	95.75	N/A	3,250	3,112
1900 TO 1919	8	101.78	118.23	102.72	35.59	115.10	66.04	220.80	66.04 to 220.80	10,237	10,516
1920 TO 1939	5	116.68	118.53	120.53	14.48	98.34	97.00	142.25	N/A	22,080	26,612
1940 TO 1949	3	93.34	91.55	92.59	2.17	98.87	87.62	93.69	N/A	21,666	20,062
1950 TO 1959	1	122.38	122.38	122.38			122.38	122.38	N/A	40,000	48,951
1960 TO 1969											
1970 TO 1979	1	123.80	123.80	123.80			123.80	123.80	N/A	17,000	21,046
1980 TO 1989											
1990 TO 1994	1	73.61	73.61	73.61			73.61	73.61	N/A	110,000	80,973
1995 TO 1999	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
2000 TO Present											
ALL	25	98.75	113.04	100.63	28.45	112.33	65.25	254.20	93.69 to 116.68	19,618	19,741

**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	7	103.73	139.46	138.53	40.07	100.67	95.75	254.20	95.75 to 254.20	1,678	2,325
5000 TO 9999	2	66.67	66.67	66.54	2.13	100.19	65.25	68.09	N/A	7,350	4,891
Total \$											
1 TO 9999	9	98.75	123.28	98.52	40.52	125.13	65.25	254.20	68.09 to 220.80	2,938	2,895
10000 TO 29999	9	94.07	108.39	106.31	26.38	101.96	66.04	186.55	81.70 to 142.25	16,333	17,363
30000 TO 59999	6	108.27	111.21	111.22	13.37	99.99	93.34	137.98	93.34 to 137.98	34,500	38,371
100000 TO 149999	1	73.61	73.61	73.61			73.61	73.61	N/A	110,000	80,973
ALL	25	98.75	113.04	100.63	28.45	112.33	65.25	254.20	93.69 to 116.68	19,618	19,741



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	25	<b>MEDIAN:</b>	<b>99</b>	COV:	40.77	95% Median C.I.:	93.69 to 116.68
TOTAL Sales Price:	535,450	WGT. MEAN:	101	STD:	46.08	95% Wgt. Mean C.I.:	84.98 to 116.28
TOTAL Adj.Sales Price:	490,450	MEAN:	113	AVG.ABS.DEV:	28.09	95% Mean C.I.:	94.01 to 132.06
TOTAL Assessed Value:	493,532						
AVG. Adj. Sales Price:	19,618	COD:	28.45	MAX Sales Ratio:	254.20		
AVG. Assessed Value:	19,741	PRD:	112.33	MIN Sales Ratio:	65.25		

Printed: 02/09/2008 13:08:57

**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	7	98.75	112.87	90.81	24.76	124.29	68.09	220.80	68.09 to 220.80	2,278	2,069
5000 TO 9999	5	81.70	110.96	84.84	51.54	130.80	65.25	254.20	N/A	8,900	7,550
Total \$ _____											
1 TO 9999	12	96.00	112.07	86.41	36.11	129.70	65.25	254.20	68.09 to 106.71	5,037	4,353
10000 TO 29999	8	98.41	116.32	108.21	22.14	107.49	93.34	186.55	93.34 to 186.55	21,625	23,399
30000 TO 59999	4	119.53	119.23	117.77	9.17	101.23	99.86	137.98	N/A	36,750	43,281
60000 TO 99999	1	73.61	73.61	73.61			73.61	73.61	N/A	110,000	80,973
ALL _____											
	25	98.75	113.04	100.63	28.45	112.33	65.25	254.20	93.69 to 116.68	19,618	19,741

**COST RANK**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	88.97	124.35	96.32	57.18	129.11	65.25	254.20	N/A	5,225	5,032
10	11	99.83	112.34	111.69	22.52	100.58	68.09	220.80	87.62 to 137.98	12,777	14,270
20	10	98.43	109.28	96.18	24.94	113.62	66.04	186.55	73.61 to 142.25	32,900	31,642
ALL _____											
	25	98.75	113.04	100.63	28.45	112.33	65.25	254.20	93.69 to 116.68	19,618	19,741

**OCCUPANCY CODE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	4	88.97	124.35	96.32	57.18	129.11	65.25	254.20	N/A	5,225	5,032
10	1	66.04	66.04	66.04			66.04	66.04	N/A	14,000	9,245
123	1	94.07	94.07	94.07			94.07	94.07	N/A	20,000	18,813
141	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
39	1	97.00	97.00	97.00			97.00	97.00	N/A	30,000	29,101
42	1	93.34	93.34	93.34			93.34	93.34	N/A	30,000	28,002
48	2	127.33	127.33	126.51	8.36	100.65	116.68	137.98	N/A	32,500	41,115
50	4	108.75	118.03	116.50	34.16	101.32	68.09	186.55	N/A	14,925	17,387
98	10	101.78	115.14	93.14	23.61	123.63	73.61	220.80	87.62 to 142.25	20,885	19,451
ALL _____											
	25	98.75	113.04	100.63	28.45	112.33	65.25	254.20	93.69 to 116.68	19,618	19,741

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

**Commercial**

No major changes to the commercial and industrial class of property were reported for 2008. The County conducted a market analysis of this class of property and determined the median was within the acceptable range for the class at 99 percent. No individual valuation groupings had a representative number of sales to indicate an adjustment was necessary; however the County identified inequities in the commercial land values along the HWY 81 corridor.

To equalize the commercial land values appropriately, the County revalued the land for parcels along the new HWY 81 corridor. The County arrived at uniform per square foot value for all parcels in this area. The County then revalued the land for parcels along the old HWY 81 corridor. The County arrived at a uniform per square foot value for all parcels in this area as well.

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

## 2008 Assessment Survey for Thayer County

### Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	Contract Appraiser
2.	<b>Valuation done by:</b>
	Contract Appraiser and Assessor
3.	<b>Pickup work done by whom:</b>
	Contract Appraiser
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	2003
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	2006
6.	<b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	N/A
7.	<b>When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b>
	2008 for commercial land along Hwy 81 corridor and 2006 for the remainder of the commercial class.
8.	<b>Number of market areas/neighborhoods for this property class?</b>
	12
9.	<b>How are these defined?</b>
	Defined by town and all other parcels are included in "rural" assessor location.
10.	<b>Is "Assessor Location" a usable valuation identity?</b>
	Yes
11.	<b>Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)</b>
	N/A

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

**Commercial Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
13	2		15

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	21	<b>MEDIAN:</b>	<b>97</b>	COV:	20.00	95% Median C.I.:	90.43 to 103.73
TOTAL Sales Price:	392,450	WGT. MEAN:	101	STD:	19.57	95% Wgt. Mean C.I.:	90.82 to 112.00
TOTAL Adj.Sales Price:	347,450	MEAN:	98	AVG.ABS.DEV:	11.85	95% Mean C.I.:	88.93 to 106.75
TOTAL Assessed Value:	352,359						
AVG. Adj. Sales Price:	16,545	COD:	12.24	MAX Sales Ratio:	142.25		
AVG. Assessed Value:	16,779	PRD:	96.48	MIN Sales Ratio:	38.52		

Printed: 04/01/2008 13:44:14

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	93.69	93.69	93.69			93.69	93.69	N/A	25,000	23,422
01/01/05 TO 03/31/05	1	97.00	97.00	97.00			97.00	97.00	N/A	30,000	29,101
04/01/05 TO 06/30/05	3	87.62	86.55	87.27	3.29	99.18	81.70	90.34	N/A	12,333	10,763
07/01/05 TO 09/30/05	1	98.75	98.75	98.75			98.75	98.75	N/A	400	395
10/01/05 TO 12/31/05	2	101.23	101.23	99.52	5.41	101.72	95.75	106.71	N/A	2,475	2,463
01/01/06 TO 03/31/06	3	118.99	93.30	105.21	23.49	88.68	38.52	122.38	N/A	28,833	30,334
04/01/06 TO 06/30/06	2	93.72	93.72	90.71	3.51	103.31	90.43	97.00	N/A	5,750	5,216
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	2	106.73	106.73	109.44	9.33	97.52	96.77	116.68	N/A	27,500	30,095
01/01/07 TO 03/31/07	4	96.60	95.96	96.55	6.04	99.39	86.90	103.73	N/A	20,425	19,719
04/01/07 TO 06/30/07	2	119.25	119.25	141.05	19.29	84.54	96.25	142.25	N/A	7,700	10,861
<u>Study Years</u>											
07/01/04 TO 06/30/05	5	90.34	90.07	92.19	4.73	97.70	81.70	97.00	N/A	18,400	16,962
07/01/05 TO 06/30/06	8	97.88	96.07	103.30	15.98	93.00	38.52	122.38	38.52 to 122.38	12,918	13,344
07/01/06 TO 06/30/07	8	98.32	104.47	105.71	11.35	98.83	86.90	142.25	86.90 to 142.25	19,012	20,098
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	7	95.75	93.98	92.21	6.39	101.93	81.70	106.71	81.70 to 106.71	10,335	9,530
01/01/06 TO 12/31/06	7	97.00	97.25	105.64	19.49	92.06	38.52	122.38	38.52 to 122.38	21,857	23,089
<u>ALL</u>											
	21	96.77	97.84	101.41	12.24	96.48	38.52	142.25	90.43 to 103.73	16,545	16,779

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ALEXANDRIA	1	106.71	106.71	106.71			106.71	106.71	N/A	1,700	1,814
BRUNING	1	142.25	142.25	142.25			142.25	142.25	N/A	15,000	21,337
BYRON	2	97.88	97.88	97.78	0.89	100.10	97.00	98.75	N/A	450	440
CARLETON	1	116.68	116.68	116.68			116.68	116.68	N/A	35,000	40,837
CHESTER	3	95.75	96.61	92.82	4.66	104.08	90.34	103.73	N/A	7,750	7,193
DAVENPORT	1	96.25	96.25	96.25			96.25	96.25	N/A	400	385
DESHLER	3	97.00	84.84	93.01	27.65	91.21	38.52	118.99	N/A	25,500	23,717
HEBRON	8	91.89	94.10	99.82	8.10	94.27	81.70	122.38	81.70 to 122.38	19,087	19,053
RURAL COM	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
<u>ALL</u>											
	21	96.77	97.84	101.41	12.24	96.48	38.52	142.25	90.43 to 103.73	16,545	16,779

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	21	<b>MEDIAN:</b>	<b>97</b>	COV:	20.00	95% Median C.I.:	90.43 to 103.73
TOTAL Sales Price:	392,450	WGT. MEAN:	101	STD:	19.57	95% Wgt. Mean C.I.:	90.82 to 112.00
TOTAL Adj.Sales Price:	347,450	MEAN:	98	AVG.ABS.DEV:	11.85	95% Mean C.I.:	88.93 to 106.75
TOTAL Assessed Value:	352,359						
AVG. Adj. Sales Price:	16,545	COD:	12.24	MAX Sales Ratio:	142.25		
AVG. Assessed Value:	16,779	PRD:	96.48	MIN Sales Ratio:	38.52		

Printed: 04/01/2008 13:44:14

**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	20	96.51	97.74	101.63	12.73	96.18	38.52	142.25	90.43 to 103.73	15,272	15,520
3	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943
____ALL____											
	21	96.77	97.84	101.41	12.24	96.48	38.52	142.25	90.43 to 103.73	16,545	16,779

**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	18	97.00	102.12	105.27	9.99	97.01	86.90	142.25	93.34 to 106.71	17,808	18,747
2	3	81.70	72.16	55.43	23.55	130.18	38.52	96.25	N/A	8,966	4,970
____ALL____											
	21	96.77	97.84	101.41	12.24	96.48	38.52	142.25	90.43 to 103.73	16,545	16,779

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	21	96.77	97.84	101.41	12.24	96.48	38.52	142.25	90.43 to 103.73	16,545	16,779
04											
____ALL____											
	21	96.77	97.84	101.41	12.24	96.48	38.52	142.25	90.43 to 103.73	16,545	16,779

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054											
48-0008											
48-0303	1	106.71	106.71	106.71			106.71	106.71	N/A	1,700	1,814
65-0011											
85-0047	1	96.25	96.25	96.25			96.25	96.25	N/A	400	385
85-0060	3	97.00	84.84	93.01	27.65	91.21	38.52	118.99	N/A	25,500	23,717
85-0070	14	94.72	95.59	99.08	6.80	96.48	81.70	122.38	87.62 to 99.86	15,632	15,488
85-0094	2	129.47	129.47	124.35	9.88	104.12	116.68	142.25	N/A	25,000	31,087
NonValid School											
____ALL____											
	21	96.77	97.84	101.41	12.24	96.48	38.52	142.25	90.43 to 103.73	16,545	16,779

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	21	<b>MEDIAN:</b>	<b>97</b>	COV:	20.00	95% Median C.I.:	90.43 to 103.73
TOTAL Sales Price:	392,450	WGT. MEAN:	101	STD:	19.57	95% Wgt. Mean C.I.:	90.82 to 112.00
TOTAL Adj.Sales Price:	347,450	MEAN:	98	AVG.ABS.DEV:	11.85	95% Mean C.I.:	88.93 to 106.75
TOTAL Assessed Value:	352,359						
AVG. Adj. Sales Price:	16,545	COD:	12.24	MAX Sales Ratio:	142.25		
AVG. Assessed Value:	16,779	PRD:	96.48	MIN Sales Ratio:	38.52		

Printed: 04/01/2008 13:44:14

<b>YEAR BUILT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	3	81.70	72.16	55.43	23.55	130.18	38.52	96.25	N/A	8,966	4,970	
Prior TO 1860												
1860 TO 1899	1	95.75	95.75	95.75			95.75	95.75	N/A	3,250	3,112	
1900 TO 1919	6	96.88	96.92	94.48	5.74	102.58	86.90	106.71	86.90 to 106.71	7,150	6,755	
1920 TO 1939	5	116.68	114.73	115.37	11.23	99.45	97.00	142.25	N/A	22,080	25,473	
1940 TO 1949	3	93.34	91.55	92.59	2.17	98.87	87.62	93.69	N/A	21,666	20,062	
1950 TO 1959	1	122.38	122.38	122.38			122.38	122.38	N/A	40,000	48,951	
1960 TO 1969												
1970 TO 1979	1	90.34	90.34	90.34			90.34	90.34	N/A	17,000	15,357	
1980 TO 1989												
1990 TO 1994												
1995 TO 1999	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943	
2000 TO Present												
ALL	21	96.77	97.84	101.41	12.24	96.48	38.52	142.25	90.43 to 103.73	16,545	16,779	

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	6	97.88	99.70	100.57	3.44	99.13	95.75	106.71	95.75 to 106.71	1,541	1,550	
5000 TO 9999	1	86.90	86.90	86.90			86.90	86.90	N/A	6,700	5,822	
Total \$												
1 TO 9999	7	97.00	97.87	94.83	4.46	103.21	86.90	106.71	86.90 to 106.71	2,278	2,160	
10000 TO 29999	8	90.39	90.17	90.52	17.28	99.60	38.52	142.25	38.52 to 142.25	15,562	14,087	
30000 TO 59999	6	108.27	108.04	108.47	10.44	99.61	93.34	122.38	93.34 to 122.38	34,500	37,421	
ALL	21	96.77	97.84	101.41	12.24	96.48	38.52	142.25	90.43 to 103.73	16,545	16,779	

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	6	97.88	99.70	100.57	3.44	99.13	95.75	106.71	95.75 to 106.71	1,541	1,550	
5000 TO 9999	5	86.90	77.03	72.06	13.31	106.90	38.52	90.43	N/A	10,840	7,811	
Total \$												
1 TO 9999	11	95.75	89.40	76.22	11.13	117.29	38.52	106.71	81.70 to 103.73	5,768	4,396	
10000 TO 29999	6	95.23	102.23	99.69	10.26	102.55	90.34	142.25	90.34 to 142.25	22,833	22,762	
30000 TO 59999	4	117.84	114.48	113.90	5.27	100.51	99.86	122.38	N/A	36,750	41,857	
ALL	21	96.77	97.84	101.41	12.24	96.48	38.52	142.25	90.43 to 103.73	16,545	16,779	

**PAD 2008 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	21	<b>MEDIAN:</b>	<b>97</b>	COV:	20.00	95% Median C.I.:	90.43 to 103.73
TOTAL Sales Price:	392,450	WGT. MEAN:	101	STD:	19.57	95% Wgt. Mean C.I.:	90.82 to 112.00
TOTAL Adj.Sales Price:	347,450	MEAN:	98	AVG.ABS.DEV:	11.85	95% Mean C.I.:	88.93 to 106.75
TOTAL Assessed Value:	352,359						
AVG. Adj. Sales Price:	16,545	COD:	12.24	MAX Sales Ratio:	142.25		
AVG. Assessed Value:	16,779	PRD:	96.48	MIN Sales Ratio:	38.52		

Printed: 04/01/2008 13:44:14

<b>COST RANK</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	3	81.70	72.16	55.43	23.55	130.18	38.52	96.25	N/A	8,966	4,970	
10	10	97.88	101.46	110.34	8.84	91.95	86.90	122.38	87.62 to 118.99	11,555	12,750	
20	8	95.35	102.95	102.41	11.54	100.52	90.34	142.25	90.34 to 142.25	25,625	26,243	
<u>ALL</u>	<u>21</u>	<u>96.77</u>	<u>97.84</u>	<u>101.41</u>	<u>12.24</u>	<u>96.48</u>	<u>38.52</u>	<u>142.25</u>	<u>90.43 to 103.73</u>	<u>16,545</u>	<u>16,779</u>	

<b>OCCUPANCY CODE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	3	81.70	72.16	55.43	23.55	130.18	38.52	96.25	N/A	8,966	4,970	
123	1	96.77	96.77	96.77			96.77	96.77	N/A	20,000	19,353	
141	1	99.86	99.86	99.86			99.86	99.86	N/A	42,000	41,943	
39	1	97.00	97.00	97.00			97.00	97.00	N/A	30,000	29,101	
42	1	93.34	93.34	93.34			93.34	93.34	N/A	30,000	28,002	
48	2	117.84	117.84	117.74	0.98	100.08	116.68	118.99	N/A	32,500	38,267	
50	4	90.39	90.34	91.37	1.90	98.87	86.90	93.69	N/A	14,925	13,637	
98	8	101.24	106.77	119.12	11.85	89.64	87.62	142.25	87.62 to 142.25	9,231	10,996	
<u>ALL</u>	<u>21</u>	<u>96.77</u>	<u>97.84</u>	<u>101.41</u>	<u>12.24</u>	<u>96.48</u>	<u>38.52</u>	<u>142.25</u>	<u>90.43 to 103.73</u>	<u>16,545</u>	<u>16,779</u>	





**2008 Correlation Section  
for Thayer County**

---

**Commerical Real Property**

**I. Correlation**

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

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

**2008 Correlation Section  
for Thayer County**

---

**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>63</b>	<b>21</b>	<b>33.33</b>
<b>2007</b>	<b>59</b>	<b>31</b>	<b>52.54</b>
<b>2006</b>	<b>65</b>	<b>41</b>	<b>63.08</b>
<b>2005</b>	<b>73</b>	<b>51</b>	<b>69.86</b>
<b>2004</b>	<b>63</b>	<b>44</b>	<b>69.84</b>
<b>2003</b>	<b>73</b>	<b>52</b>	<b>71.23</b>
<b>2002</b>	<b>62</b>	<b>47</b>	<b>75.81</b>
<b>2001</b>	<b>81</b>	<b>57</b>	<b>70.37</b>

COMMERCIAL: A review of the sales utilization grid indicates the County has used a historically decreasing percentage of qualified sales for analysis purposes. A further review of the non-qualified sales file indicates that several substantially changed sales and sales involving excess amounts of personal property are present in the file. These types of transactions are appropriately coded as non-qualified sales. The Division assumes after conducting this analysis that the measurement of the class has been done with all available arm's length sales.

**2008 Correlation Section  
for Thayer 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 Thayer County**

---

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>98.75</b>	<b>0.22</b>	<b>98.97</b>	<b>96.77</b>
<b>2007</b>	<b>97.35</b>	<b>12.24</b>	<b>109.27</b>	<b>97.35</b>
<b>2006</b>	<b>97.35</b>	<b>0</b>	<b>97.35</b>	<b>97.35</b>
<b>2005</b>	<b>97.17</b>	<b>-1.41</b>	<b>95.8</b>	<b>98.00</b>
<b>2004</b>	<b>93.56</b>	<b>-0.21</b>	<b>93.36</b>	<b>99.01</b>
<b>2003</b>	<b>97</b>	<b>-0.29</b>	<b>96.72</b>	<b>95</b>
<b>2002</b>	<b>95.31</b>	<b>3.09</b>	<b>98.26</b>	<b>94</b>
<b>2001</b>	<b>99</b>	<b>-0.14</b>	<b>98.86</b>	<b>99</b>

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

**2008 Correlation Section  
for Thayer 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 Thayer County**

---

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
14.55	2008	0.22
35.18	2007	12.24
-2.96	2006	0
20.34	2005	-1.41
0.26	2004	-0.21
-3.03	2003	-0.29
22.57	2002	3.09
12.74	2001	-0.14

COMMERCIAL: The table shows a disproportionate amount of assessed value movement in the sales file versus the base. A further examination revealed that four sales removed after the preliminary statistics are responsible for skewing this number. When analyzing the movement of the 21 sales that are currently in the sales file from 2007 to 2008, it calculates to a 1.13 percent change in the file. Therefore, the percent change in assessed value for both sold and unsold properties suggests the statistical representations calculated from the sales file are an accurate measure of the population.

## 2008 Correlation Section for Thayer 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 Thayer County**

---

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>96.77</b>	<b>101.41</b>	<b>97.84</b>

COMMERCIAL: Of the three measures of central tendency, the median and mean are within the acceptable range and the weighted mean is slightly above the acceptable range.

**2008 Correlation Section  
for Thayer County**

---

**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>12.24</b>	<b>96.48</b>
<b>Difference</b>	<b>0</b>	<b>-1.52</b>

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

**2008 Correlation Section  
for Thayer County**

---

**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>25</b>	<b>21</b>	<b>-4</b>
<b>Median</b>	<b>98.75</b>	<b>96.77</b>	<b>-1.98</b>
<b>Wgt. Mean</b>	<b>100.63</b>	<b>101.41</b>	<b>0.78</b>
<b>Mean</b>	<b>113.04</b>	<b>97.84</b>	<b>-15.2</b>
<b>COD</b>	<b>28.45</b>	<b>12.24</b>	<b>-16.21</b>
<b>PRD</b>	<b>112.33</b>	<b>96.48</b>	<b>-15.85</b>
<b>Min Sales Ratio</b>	<b>65.25</b>	<b>38.52</b>	<b>-26.73</b>
<b>Max Sales Ratio</b>	<b>254.20</b>	<b>142.25</b>	<b>-111.95</b>

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



**PAD 2008 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	70	<b>MEDIAN:</b>	<b>65</b>	COV:	24.76	95% Median C.I.:	60.54 to 68.91	(! : Derived)
(AgLand) TOTAL Sales Price:	14,553,504	WGT. MEAN:	62	STD:	15.90	95% Wgt. Mean C.I.:	58.39 to 65.11	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,169,504	MEAN:	64	AVG.ABS.DEV:	11.91	95% Mean C.I.:	60.51 to 67.96	
(AgLand) TOTAL Assessed Value:	9,366,732							
AVG. Adj. Sales Price:	216,707	COD:	18.43	MAX Sales Ratio:	114.60			
AVG. Assessed Value:	133,810	PRD:	104.03	MIN Sales Ratio:	13.91			

Printed: 02/09/2008 13:09:20

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	2	70.81	70.81	69.96	1.65	101.20	69.64	71.97	N/A	43,644	30,535
10/01/04 TO 12/31/04	2	71.86	71.86	66.13	13.71	108.67	62.01	81.72	N/A	205,500	135,899
01/01/05 TO 03/31/05	5	83.96	84.76	75.37	17.70	112.46	55.39	114.60	N/A	250,450	188,755
04/01/05 TO 06/30/05	4	68.34	66.71	66.89	8.47	99.73	54.91	75.25	N/A	161,000	107,689
07/01/05 TO 09/30/05	11	67.58	69.81	68.31	15.58	102.19	47.97	102.54	55.78 to 78.91	241,639	165,062
10/01/05 TO 12/31/05	10	72.29	73.00	70.65	12.19	103.32	52.51	91.55	62.74 to 85.18	199,965	141,279
01/01/06 TO 03/31/06	4	65.22	66.15	65.49	4.50	101.01	61.63	72.55	N/A	156,745	102,655
04/01/06 TO 06/30/06	7	55.52	50.93	52.56	30.06	96.89	13.91	74.15	13.91 to 74.15	132,585	69,686
07/01/06 TO 09/30/06	3	67.18	59.90	54.63	20.29	109.66	35.81	76.71	N/A	171,508	93,686
10/01/06 TO 12/31/06	4	64.72	62.92	56.69	10.11	110.99	52.22	70.02	N/A	201,300	114,118
01/01/07 TO 03/31/07	13	55.36	57.20	55.81	8.42	102.48	48.60	70.75	51.77 to 63.73	299,823	167,344
04/01/07 TO 06/30/07	5	44.79	45.34	46.06	9.31	98.44	37.60	52.37	N/A	268,955	123,879
<u>Study Years</u>											
07/01/04 TO 06/30/05	13	71.97	75.07	71.30	15.68	105.29	54.91	114.60	62.01 to 83.96	184,195	131,338
07/01/05 TO 06/30/06	32	67.62	66.22	66.43	16.95	99.69	13.91	102.54	61.63 to 74.13	194,148	128,966
07/01/06 TO 06/30/07	25	55.36	56.07	53.83	14.45	104.16	35.81	76.71	51.77 to 60.54	262,488	141,296
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	30	71.90	72.95	70.23	15.44	103.87	47.97	114.60	66.94 to 77.38	218,464	153,434
01/01/06 TO 12/31/06	18	63.22	58.47	56.91	18.82	102.75	13.91	76.71	52.22 to 70.02	159,711	90,886
<u>ALL</u>											
	70	64.66	64.24	61.75	18.43	104.03	13.91	114.60	60.54 to 68.91	216,707	133,810

**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:	70	<b>MEDIAN:</b>	<b>65</b>	COV:	24.76	95% Median C.I.:	60.54 to 68.91	(!: Derived)
(AgLand) TOTAL Sales Price:	14,553,504	WGT. MEAN:	62	STD:	15.90	95% Wgt. Mean C.I.:	58.39 to 65.11	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,169,504	MEAN:	64	AVG.ABS.DEV:	11.91	95% Mean C.I.:	60.51 to 67.96	
(AgLand) TOTAL Assessed Value:	9,366,732							
AVG. Adj. Sales Price:	216,707	COD:	18.43	MAX Sales Ratio:	114.60			
AVG. Assessed Value:	133,810	PRD:	104.03	MIN Sales Ratio:	13.91			

Printed: 02/09/2008 13:09:20

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4145	2	53.81	53.81	53.67	2.95	100.26	52.22	55.39	N/A	500,625	268,674	
4147	8	57.79	58.87	56.57	10.89	104.06	48.60	70.75	48.60 to 70.75	310,812	175,829	
4149	3	62.01	59.78	61.61	6.61	97.02	52.51	64.81	N/A	302,283	186,241	
4151	3	68.13	69.25	67.92	2.11	101.96	67.65	71.97	N/A	183,671	124,748	
4225	4	49.22	50.61	49.32	31.91	102.63	34.01	70.02	N/A	141,000	69,538	
4227	5	65.62	60.17	53.50	11.87	112.47	37.60	69.91	N/A	146,516	78,381	
4229	5	81.72	85.35	76.16	16.90	112.06	62.74	114.60	N/A	177,000	134,812	
4231	6	55.36	60.07	57.79	11.00	103.94	52.37	73.39	52.37 to 73.39	316,046	182,657	
4369	1	74.15	74.15	74.15			74.15	74.15	N/A	193,000	143,117	
4385	4	54.68	54.20	58.03	15.99	93.38	42.93	64.50	N/A	281,967	163,637	
4387	1	57.17	57.17	57.17			57.17	57.17	N/A	240,000	137,217	
4389	5	61.36	54.73	57.78	30.93	94.71	13.91	78.91	N/A	182,720	105,580	
4391	2	57.98	57.98	58.75	15.45	98.69	49.02	66.94	N/A	121,500	71,382	
4471	1	91.55	91.55	91.55			91.55	91.55	N/A	175,000	160,213	
4473	9	67.58	64.08	67.17	14.26	95.41	44.15	77.38	50.53 to 74.13	177,262	119,058	
4475	6	69.28	68.73	68.61	12.51	100.18	55.52	83.96	55.52 to 83.96	168,100	115,333	
4477	5	82.79	84.41	80.12	8.74	105.36	74.84	102.54	N/A	129,920	104,086	
ALL	70	64.66	64.24	61.75	18.43	104.03	13.91	114.60	60.54 to 68.91	216,707	133,810	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	24	62.38	61.84	58.74	11.86	105.28	48.60	81.72	54.22 to 67.65	294,752	173,136	
2	31	69.64	66.28	65.82	18.95	100.70	13.91	102.54	57.17 to 74.67	163,489	107,601	
3	15	62.62	63.85	61.96	22.94	103.04	34.01	114.60	47.97 to 71.97	201,818	125,052	
ALL	70	64.66	64.24	61.75	18.43	104.03	13.91	114.60	60.54 to 68.91	216,707	133,810	

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	70	64.66	64.24	61.75	18.43	104.03	13.91	114.60	60.54 to 68.91	216,707	133,810	
ALL	70	64.66	64.24	61.75	18.43	104.03	13.91	114.60	60.54 to 68.91	216,707	133,810	

**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:	70	<b>MEDIAN:</b>	<b>65</b>	COV:	24.76	95% Median C.I.:	60.54 to 68.91	(!: Derived)
(AgLand) TOTAL Sales Price:	14,553,504	WGT. MEAN:	62	STD:	15.90	95% Wgt. Mean C.I.:	58.39 to 65.11	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,169,504	MEAN:	64	AVG.ABS.DEV:	11.91	95% Mean C.I.:	60.51 to 67.96	
(AgLand) TOTAL Assessed Value:	9,366,732							
AVG. Adj. Sales Price:	216,707	COD:	18.43	MAX Sales Ratio:	114.60			
AVG. Assessed Value:	133,810	PRD:	104.03	MIN Sales Ratio:	13.91			

Printed: 02/09/2008 13:09:20

<b>MAJORITY LAND USE &gt; 95%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	8	67.27	66.06	66.61	13.10	99.18	52.51	83.96	52.51 to 83.96	152,238	101,399	
DRY-N/A	23	68.13	68.24	65.18	18.33	104.69	37.60	114.60	57.17 to 74.67	163,073	106,286	
GRASS	4	60.95	62.55	63.37	7.92	98.71	54.91	73.39	N/A	112,025	70,988	
GRASS-N/A	10	57.58	58.22	57.39	40.04	101.46	13.91	102.54	34.01 to 85.18	137,439	78,870	
IRRGTD	3	70.75	68.23	64.92	10.94	105.11	55.36	78.59	N/A	201,333	130,699	
IRRGTD-N/A	22	62.38	61.89	59.76	12.29	103.56	42.93	81.72	54.22 to 67.58	353,382	211,190	
ALL	70	64.66	64.24	61.75	18.43	104.03	13.91	114.60	60.54 to 68.91	216,707	133,810	

<b>MAJORITY LAND USE &gt; 80%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	13	65.62	64.66	64.03	12.84	100.99	50.53	83.96	55.36 to 74.67	156,448	100,173	
DRY-N/A	18	69.83	69.85	66.57	19.30	104.93	37.60	114.60	55.78 to 77.38	163,042	108,529	
GRASS	5	60.54	59.63	61.18	10.53	97.47	47.97	73.39	N/A	104,474	63,916	
GRASS-N/A	9	67.18	59.36	57.92	34.95	102.48	13.91	102.54	34.01 to 85.18	144,458	83,675	
IRRGTD	20	61.70	61.31	59.17	10.73	103.61	48.60	78.59	55.36 to 64.81	366,175	216,678	
IRRGTD-N/A	5	74.13	68.02	66.80	12.34	101.83	42.93	81.72	N/A	210,980	140,944	
ALL	70	64.66	64.24	61.75	18.43	104.03	13.91	114.60	60.54 to 68.91	216,707	133,810	

<b>MAJORITY LAND USE &gt; 50%</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	28	67.89	67.13	64.48	17.96	104.12	37.60	114.60	55.78 to 71.97	157,597	101,612	
DRY-N/A	3	73.89	72.74	73.87	4.71	98.46	66.94	77.38	N/A	185,293	136,879	
GRASS	13	60.54	56.14	57.88	26.40	97.01	13.91	85.18	35.81 to 73.39	137,115	79,357	
GRASS-N/A	1	102.54	102.54	102.54			102.54	102.54	N/A	40,000	41,015	
IRRGTD	24	62.38	62.17	59.80	12.59	103.96	42.93	81.72	55.36 to 67.58	341,058	203,965	
IRRGTD-N/A	1	74.15	74.15	74.15			74.15	74.15	N/A	193,000	143,117	
ALL	70	64.66	64.24	61.75	18.43	104.03	13.91	114.60	60.54 to 68.91	216,707	133,810	

**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:	70	<b>MEDIAN:</b>	<b>65</b>	COV:	24.76	95% Median C.I.:	60.54 to 68.91	(! : Derived)
(AgLand) TOTAL Sales Price:	14,553,504	WGT. MEAN:	62	STD:	15.90	95% Wgt. Mean C.I.:	58.39 to 65.11	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,169,504	MEAN:	64	AVG.ABS.DEV:	11.91	95% Mean C.I.:	60.51 to 67.96	
(AgLand) TOTAL Assessed Value:	9,366,732							
AVG. Adj. Sales Price:	216,707	COD:	18.43	MAX Sales Ratio:	114.60			
AVG. Assessed Value:	133,810	PRD:	104.03	MIN Sales Ratio:	13.91			

Printed: 02/09/2008 13:09:20

<b>SCHOOL DISTRICT *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
30-0054	3	58.97	59.46	56.94	8.46	104.43	52.22	67.19	N/A	331,166	188,567	
48-0008												
48-0303	3	70.02	58.67	55.56	18.07	105.59	34.01	71.97	N/A	45,096	25,055	
65-0011												
85-0047	5	55.36	58.15	55.73	8.02	104.34	52.37	73.39	N/A	359,505	200,348	
85-0060	12	66.71	65.93	64.11	16.90	102.83	42.93	85.18	55.36 to 81.72	213,422	136,823	
85-0070	36	67.38	66.68	65.06	20.47	102.50	13.91	114.60	61.36 to 74.15	172,209	112,031	
85-0094	11	62.01	59.99	58.84	10.59	101.96	48.60	70.75	51.77 to 68.13	316,597	186,283	
NonValid School												
ALL	70	64.66	64.24	61.75	18.43	104.03	13.91	114.60	60.54 to 68.91	216,707	133,810	

<b>ACRES IN SALE</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	1	71.97	71.97	71.97			71.97	71.97	N/A	12,288	8,844	
30.01 TO 50.00	6	63.63	64.95	65.67	28.84	98.90	34.01	102.54	34.01 to 102.54	59,163	38,851	
50.01 TO 100.00	23	63.73	61.65	58.83	17.70	104.79	13.91	85.18	55.36 to 70.02	149,925	88,197	
100.01 TO 180.00	33	62.01	62.54	59.37	16.84	105.34	35.81	114.60	55.39 to 67.18	288,913	171,529	
180.01 TO 330.00	6	75.76	79.05	78.90	6.93	100.20	73.39	91.55	73.39 to 91.55	233,963	184,586	
330.01 TO 650.00	1	78.91	78.91	78.91			78.91	78.91	N/A	416,001	328,249	
ALL	70	64.66	64.24	61.75	18.43	104.03	13.91	114.60	60.54 to 68.91	216,707	133,810	

<b>SALE PRICE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
Total \$												
10000 TO 29999	1	71.97	71.97	71.97			71.97	71.97	N/A	12,288	8,844	
30000 TO 59999	4	52.76	60.52	58.53	40.63	103.39	34.01	102.54	N/A	48,250	28,242	
60000 TO 99999	13	69.91	72.54	73.26	13.69	99.01	47.97	114.60	61.63 to 81.72	80,225	58,774	
100000 TO 149999	7	75.25	70.55	70.70	14.60	99.80	49.02	92.46	49.02 to 92.46	119,285	84,333	
150000 TO 249999	23	58.97	59.65	58.88	20.48	101.31	13.91	91.55	53.33 to 68.13	199,147	117,255	
250000 TO 499999	17	64.81	65.56	65.26	12.58	100.47	37.60	83.96	56.60 to 74.84	343,772	224,330	
500000 +	5	52.22	51.84	51.85	2.38	99.98	48.60	54.22	N/A	532,355	276,005	
ALL	70	64.66	64.24	61.75	18.43	104.03	13.91	114.60	60.54 to 68.91	216,707	133,810	



**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:	70	<b>MEDIAN:</b>	<b>65</b>	COV:	24.76	95% Median C.I.:	60.54 to 68.91	(!: Derived)
(AgLand) TOTAL Sales Price:	14,553,504	WGT. MEAN:	62	STD:	15.90	95% Wgt. Mean C.I.:	58.39 to 65.11	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,169,504	MEAN:	64	AVG.ABS.DEV:	11.91	95% Mean C.I.:	60.51 to 67.96	
(AgLand) TOTAL Assessed Value:	9,366,732							
AVG. Adj. Sales Price:	216,707	COD:	18.43	MAX Sales Ratio:	114.60			
AVG. Assessed Value:	133,810	PRD:	104.03	MIN Sales Ratio:	13.91			

Printed: 02/09/2008 13:09:20

<b>ASSESSED VALUE *</b>											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
5000 TO 9999	1	71.97	71.97	71.97			71.97	71.97	N/A	12,288	8,844	
Total \$												
1 TO 9999	1	71.97	71.97	71.97			71.97	71.97	N/A	12,288	8,844	
10000 TO 29999	3	34.01	30.69	22.10	29.64	138.86	13.91	44.15	N/A	94,200	20,819	
30000 TO 59999	10	67.63	67.03	64.60	14.65	103.76	47.97	102.54	49.02 to 72.55	71,172	45,974	
60000 TO 99999	15	66.94	63.65	58.74	19.34	108.37	35.81	85.18	52.51 to 76.71	132,203	77,652	
100000 TO 149999	18	65.46	67.17	63.39	18.55	105.96	37.60	114.60	55.78 to 73.89	199,718	126,605	
150000 TO 249999	12	67.62	66.95	64.74	12.37	103.42	48.60	91.55	56.60 to 74.84	298,490	193,234	
250000 TO 499999	11	62.74	63.18	61.43	14.54	102.86	51.77	83.96	52.22 to 78.91	454,820	279,382	
ALL	70	64.66	64.24	61.75	18.43	104.03	13.91	114.60	60.54 to 68.91	216,707	133,810	

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

### **Agricultural**

For the 2008 assessment year the county conducted a market study of the agricultural class of property. Using unimproved agricultural sales, the market information displayed in the preliminary statistics indicated the median ratio for the class to be below the statutory range at 65%. The assessor analyzed the agricultural land based on the market indication for dry crop, irrigated, and grass use in each of the three market areas.

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

- Market Areas were changed in the county. The county grouped similar parcels based on factors evidenced in the market such as soil type, topography, and water availability.
- In Market Area One, the irrigated average acre value increased by 11.6 percent, and the average dry per acre value increased 1.02 percent. The average grass value per acre increased 6.79 percent.
- In Market Area Two, the irrigated average acre value increased by 6.91 percent, and the average dry per acre value increased 8.94 percent. The average grass value per acre increased 7.66 percent.
- In Market Area Three, the irrigated average acre value increased by 13.5 percent, and the average dry per acre value increased 14.4 percent. The average grass value per acre increased 16.5 percent.
- The rural farm homes subclass was revalued alongside the acreage subclass. New depreciation tables developed from the acreage improvements were applied to the rural farm homes resulting in updated values.

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

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

## 2008 Assessment Survey for Thayer County

### Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	Assessor
2.	<b>Valuation done by:</b>
	Assessor
3.	<b>Pickup work done by whom:</b>
	Assessor
4.	<b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>
	Yes
a.	<b>How is agricultural land defined in this county?</b>
	Improved parcels of 20 acres and less are not considered agricultural
5.	<b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	N/A
6.	<b>What is the date of the soil survey currently used?</b>
	1957
7.	<b>What date was the last countywide land use study completed?</b>
	2008
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	Land use is being done using GIS imagery, FSA maps and individual certifications
b.	<b>By whom?</b>
	Assessor and staff
c.	<b>What proportion is complete / implemented at this time?</b>
	100%
8.	<b>Number of market areas/neighborhoods in the agricultural property class:</b>
	3

9.	<b>How are market areas/neighborhoods defined in this property class?</b>
	Areas are defined by location, topography, and water availability as evidenced by the market.
10.	<b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b>
	No

**Agricultural Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
	37	39	76

**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:	72	<b>MEDIAN:</b>	<b>73</b>	COV:	23.98	95% Median C.I.:	66.10 to 75.78	(!: Derived)
(AgLand) TOTAL Sales Price:	14,669,504	WGT. MEAN:	69	STD:	16.73	95% Wgt. Mean C.I.:	65.14 to 71.97	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,285,504	MEAN:	70	AVG.ABS.DEV:	12.51	95% Mean C.I.:	65.90 to 73.63	
(AgLand) TOTAL Assessed Value:	10,478,884							
AVG. Adj. Sales Price:	212,298	COD:	17.12	MAX Sales Ratio:	124.77			
AVG. Assessed Value:	145,540	PRD:	101.77	MIN Sales Ratio:	16.45			

Printed: 04/01/2008 13:44:23

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	2	82.01	82.01	76.91	8.65	106.63	74.92	89.10	N/A	43,644	33,568
10/01/04 TO 12/31/04	2	77.91	77.91	74.94	6.54	103.95	72.81	83.00	N/A	205,500	154,004
01/01/05 TO 03/31/05	5	90.49	91.83	82.69	17.10	111.05	66.10	124.77	N/A	250,450	207,106
04/01/05 TO 06/30/05	6	66.09	59.79	67.33	22.31	88.80	37.63	77.71	37.63 to 77.71	120,416	81,081
07/01/05 TO 09/30/05	11	78.92	75.92	74.96	10.58	101.28	59.45	97.68	60.03 to 84.19	241,639	181,125
10/01/05 TO 12/31/05	11	80.61	77.09	76.61	10.71	100.63	49.66	97.89	54.77 to 85.03	199,740	153,028
01/01/06 TO 03/31/06	4	74.27	74.44	74.39	2.12	100.07	71.47	77.76	N/A	156,745	116,604
04/01/06 TO 06/30/06	7	59.84	56.30	57.01	26.13	98.77	16.45	78.08	16.45 to 78.08	132,585	75,582
07/01/06 TO 09/30/06	3	75.78	66.41	61.30	20.39	108.35	38.55	84.91	N/A	171,508	105,130
10/01/06 TO 12/31/06	4	68.94	68.24	63.39	9.21	107.65	60.02	75.05	N/A	201,300	127,598
01/01/07 TO 03/31/07	12	63.29	65.29	63.68	11.55	102.52	54.09	81.67	57.56 to 73.99	311,475	198,356
04/01/07 TO 06/30/07	5	49.70	50.98	52.39	7.59	97.31	44.99	59.37	N/A	268,955	140,892
<u>Study Years</u>											
07/01/04 TO 06/30/05	15	74.92	75.85	76.71	19.83	98.87	37.63	124.77	66.10 to 89.10	164,869	126,477
07/01/05 TO 06/30/06	33	76.44	71.97	72.87	14.24	98.76	16.45	97.89	71.47 to 80.31	194,250	141,551
07/01/06 TO 06/30/07	24	60.74	62.94	61.08	15.83	103.04	38.55	84.91	55.35 to 73.99	266,758	162,938
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	33	78.92	75.79	76.10	15.22	99.59	37.63	124.77	72.62 to 81.21	206,967	157,506
01/01/06 TO 12/31/06	18	72.80	64.67	63.35	16.81	102.08	16.45	84.91	59.84 to 75.78	159,711	101,182
<u>ALL</u>											
	72	73.05	69.77	68.55	17.12	101.77	16.45	124.77	66.10 to 75.78	212,298	145,540

**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:	72	<b>MEDIAN:</b>	<b>73</b>	COV:	23.98	95% Median C.I.:	66.10 to 75.78	(!: Derived)
(AgLand) TOTAL Sales Price:	14,669,504	WGT. MEAN:	69	STD:	16.73	95% Wgt. Mean C.I.:	65.14 to 71.97	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,285,504	MEAN:	70	AVG.ABS.DEV:	12.51	95% Mean C.I.:	65.90 to 73.63	
(AgLand) TOTAL Assessed Value:	10,478,884							
AVG. Adj. Sales Price:	212,298	COD:	17.12	MAX Sales Ratio:	124.77			
AVG. Assessed Value:	145,540	PRD:	101.77	MIN Sales Ratio:	16.45			

Printed: 04/01/2008 13:44:23

GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
4145	2	63.06	63.06	62.79	4.82	100.42	60.02	66.10	N/A	500,625	314,363	
4147	8	69.16	69.09	66.25	9.77	104.29	57.56	81.67	57.56 to 81.67	310,812	205,913	
4149	3	72.81	65.58	69.35	11.26	94.56	49.66	74.26	N/A	302,283	209,628	
4151	3	81.21	82.25	79.63	5.20	103.29	76.44	89.10	N/A	183,671	146,253	
4225	4	60.63	60.03	58.58	29.12	102.47	38.55	80.31	N/A	141,000	82,599	
4227	5	74.27	70.34	63.43	16.14	110.89	44.99	84.91	N/A	146,516	92,929	
4229	5	83.00	91.73	84.94	16.95	107.99	74.93	124.77	N/A	177,000	150,347	
4231	7	59.81	58.20	62.78	18.56	92.71	37.63	77.93	37.63 to 77.93	259,254	162,766	
4369	1	78.08	78.08	78.08			78.08	78.08	N/A	193,000	150,697	
4385	4	63.95	62.57	65.75	12.50	95.16	49.70	72.67	N/A	281,967	185,394	
4387	1	55.35	55.35	55.35			55.35	55.35	N/A	240,000	132,829	
4389	5	65.86	59.06	62.16	30.42	95.00	16.45	84.19	N/A	182,720	113,585	
4391	2	62.64	62.64	63.50	15.93	98.64	52.66	72.62	N/A	121,500	77,158	
4471	2	76.33	76.33	75.03	28.25	101.74	54.77	97.89	N/A	186,250	139,735	
4473	9	71.57	69.09	71.48	12.49	96.65	49.77	79.55	54.09 to 79.08	177,262	126,701	
4475	6	74.52	73.69	73.71	12.11	99.97	59.84	90.49	59.84 to 90.49	168,100	123,906	
4477	5	83.31	84.44	82.90	6.36	101.87	75.78	97.68	N/A	129,920	107,698	
ALL	72	73.05	69.77	68.55	17.12	101.77	16.45	124.77	66.10 to 75.78	212,298	145,540	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	23	73.99	70.68	67.81	10.08	104.23	49.66	83.76	65.12 to 76.45	300,611	203,853	
2	33	74.12	69.25	68.87	17.25	100.54	16.45	97.89	60.03 to 78.92	162,583	111,974	
3	16	70.56	69.53	69.69	26.94	99.77	37.63	124.77	46.20 to 85.03	187,886	130,943	
ALL	72	73.05	69.77	68.55	17.12	101.77	16.45	124.77	66.10 to 75.78	212,298	145,540	

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	72	73.05	69.77	68.55	17.12	101.77	16.45	124.77	66.10 to 75.78	212,298	145,540	
ALL	72	73.05	69.77	68.55	17.12	101.77	16.45	124.77	66.10 to 75.78	212,298	145,540	

**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:	72	<b>MEDIAN:</b>	<b>73</b>	COV:	23.98	95% Median C.I.:	66.10 to 75.78	(!: Derived)
(AgLand) TOTAL Sales Price:	14,669,504	WGT. MEAN:	69	STD:	16.73	95% Wgt. Mean C.I.:	65.14 to 71.97	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,285,504	MEAN:	70	AVG.ABS.DEV:	12.51	95% Mean C.I.:	65.90 to 73.63	
(AgLand) TOTAL Assessed Value:	10,478,884							
AVG. Adj. Sales Price:	212,298	COD:	17.12	MAX Sales Ratio:	124.77			
AVG. Assessed Value:	145,540	PRD:	101.77	MIN Sales Ratio:	16.45			

Printed: 04/01/2008 13:44:23

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	7	74.27	72.56	72.68	12.77	99.83	49.66	90.49	49.66 to 90.49	151,129	109,843
DRY-N/A	24	75.75	74.31	71.23	16.90	104.32	44.99	124.77	60.03 to 80.42	164,508	117,178
GRASS	4	64.81	66.78	67.64	7.90	98.72	59.56	77.93	N/A	112,025	75,771
GRASS-N/A	12	54.61	59.49	61.82	39.79	96.22	16.45	97.68	37.95 to 84.19	121,074	74,852
IRRGTD	3	81.67	74.74	71.71	9.35	104.22	59.81	82.73	N/A	201,333	144,382
IRRGTD-N/A	22	71.43	69.40	67.70	9.88	102.50	49.70	85.03	61.46 to 74.93	353,382	239,238
ALL	72	73.05	69.77	68.55	17.12	101.77	16.45	124.77	66.10 to 75.78	212,298	145,540

**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	12	74.19	70.49	68.93	13.12	102.27	49.66	90.49	55.35 to 80.61	156,152	107,633
DRY-N/A	19	77.71	76.08	73.10	17.16	104.08	44.99	124.77	60.03 to 81.21	164,856	120,503
GRASS	5	63.75	65.31	66.47	7.77	98.25	59.45	77.93	N/A	104,474	69,447
GRASS-N/A	11	49.77	59.49	61.95	45.86	96.03	16.45	97.68	37.63 to 84.91	125,329	77,643
IRRGTD	20	69.86	69.24	67.35	9.71	102.80	57.56	85.03	61.46 to 73.28	366,175	246,620
IRRGTD-N/A	5	78.08	73.23	72.42	9.16	101.11	49.70	83.00	N/A	210,980	152,798
ALL	72	73.05	69.77	68.55	17.12	101.77	16.45	124.77	66.10 to 75.78	212,298	145,540

**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	28	74.99	73.58	70.76	17.31	103.98	44.99	124.77	60.03 to 80.42	158,936	112,460
DRY-N/A	3	79.08	77.08	77.77	2.92	99.12	72.62	79.55	N/A	185,293	144,096
GRASS	13	63.75	62.13	63.54	24.61	97.78	16.45	84.91	46.20 to 83.31	137,115	87,121
GRASS-N/A	3	37.95	57.75	58.01	52.74	99.56	37.63	97.68	N/A	39,500	22,913
IRRGTD	24	71.43	69.70	67.75	10.61	102.88	49.70	85.03	61.46 to 74.93	341,058	231,070
IRRGTD-N/A	1	78.08	78.08	78.08			78.08	78.08	N/A	193,000	150,697
ALL	72	73.05	69.77	68.55	17.12	101.77	16.45	124.77	66.10 to 75.78	212,298	145,540



**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:	72	<b>MEDIAN:</b>	<b>73</b>	COV:	23.98	95% Median C.I.:	66.10 to 75.78	(! : Derived)
(AgLand) TOTAL Sales Price:	14,669,504	WGT. MEAN:	69	STD:	16.73	95% Wgt. Mean C.I.:	65.14 to 71.97	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,285,504	MEAN:	70	AVG.ABS.DEV:	12.51	95% Mean C.I.:	65.90 to 73.63	
(AgLand) TOTAL Assessed Value:	10,478,884							
AVG. Adj. Sales Price:	212,298	COD:	17.12	MAX Sales Ratio:	124.77			
AVG. Assessed Value:	145,540	PRD:	101.77	MIN Sales Ratio:	16.45			

Printed: 04/01/2008 13:44:23

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
30-0054	3	67.05	67.84	65.11	8.17	104.20	60.02	76.45	N/A	331,166	215,607
48-0008	1	54.77	54.77	54.77			54.77	54.77	N/A	197,500	108,162
48-0303	3	75.05	70.12	64.59	19.05	108.55	46.20	89.10	N/A	45,096	29,129
65-0011											
85-0047	4	63.78	66.22	63.64	9.09	104.04	59.37	77.93	N/A	409,382	260,549
85-0060	14	70.56	66.06	68.81	18.10	96.00	37.63	85.03	49.70 to 83.00	188,540	129,738
85-0070	36	75.36	72.26	70.88	18.57	101.94	16.45	124.77	65.86 to 79.55	172,209	122,063
85-0094	11	72.81	69.42	68.45	10.53	101.42	49.66	81.67	57.56 to 81.21	316,597	216,697
NonValid School											
ALL	72	73.05	69.77	68.55	17.12	101.77	16.45	124.77	66.10 to 75.78	212,298	145,540

**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	89.10	89.10	89.10			89.10	89.10	N/A	12,288	10,949
30.01 TO 50.00	8	60.62	62.25	65.33	31.93	95.27	37.63	97.68	37.63 to 97.68	54,185	35,401
50.01 TO 100.00	22	74.06	68.05	65.82	14.43	103.38	16.45	83.76	59.81 to 77.71	149,467	98,386
100.01 TO 180.00	34	70.01	69.15	66.73	17.13	103.62	38.55	124.77	59.84 to 74.93	286,225	190,994
180.01 TO 330.00	6	79.32	83.98	83.79	6.72	100.23	77.93	97.89	77.93 to 97.89	233,963	196,027
330.01 TO 650.00	1	84.19	84.19	84.19			84.19	84.19	N/A	416,001	350,230
ALL	72	73.05	69.77	68.55	17.12	101.77	16.45	124.77	66.10 to 75.78	212,298	145,540

**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 \$											
10000 TO 29999	1	89.10	89.10	89.10			89.10	89.10	N/A	12,288	10,949
30000 TO 59999	6	47.99	55.85	56.08	31.79	99.59	37.63	97.68	37.63 to 97.68	45,250	25,375
60000 TO 99999	13	75.05	78.94	79.47	11.81	99.34	59.45	124.77	71.47 to 83.31	80,225	63,752
100000 TO 149999	7	75.78	74.18	74.50	13.92	99.58	52.66	98.23	52.66 to 98.23	119,285	88,866
150000 TO 249999	23	71.28	65.74	65.07	20.34	101.03	16.45	97.89	54.77 to 78.08	200,777	130,651
250000 TO 499999	17	73.28	73.14	73.12	10.20	100.03	44.99	90.49	66.10 to 81.21	343,772	251,363
500000 +	5	59.60	59.60	59.61	1.53	99.99	57.56	61.46	N/A	532,355	317,335
ALL	72	73.05	69.77	68.55	17.12	101.77	16.45	124.77	66.10 to 75.78	212,298	145,540

**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:	72	<b>MEDIAN:</b>	<b>73</b>	COV:	23.98	95% Median C.I.:	66.10 to 75.78	(!: Derived)
(AgLand) TOTAL Sales Price:	14,669,504	WGT. MEAN:	69	STD:	16.73	95% Wgt. Mean C.I.:	65.14 to 71.97	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	15,285,504	MEAN:	70	AVG.ABS.DEV:	12.51	95% Mean C.I.:	65.90 to 73.63	
(AgLand) TOTAL Assessed Value:	10,478,884							
AVG. Adj. Sales Price:	212,298	COD:	17.12	MAX Sales Ratio:	124.77			
AVG. Assessed Value:	145,540	PRD:	101.77	MIN Sales Ratio:	16.45			

Printed: 04/01/2008 13:44:23

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	5	46.20	52.13	46.25	27.40	112.71	37.63	89.10	N/A	37,157	17,186
30000 TO 59999	10	72.87	66.56	57.56	18.36	115.63	16.45	97.68	52.66 to 77.76	82,085	47,249
60000 TO 99999	14	74.95	69.52	64.70	15.29	107.46	38.55	83.76	49.66 to 83.00	119,823	77,523
100000 TO 149999	13	60.03	71.09	65.50	29.04	108.53	44.99	124.77	54.09 to 84.91	193,708	126,871
150000 TO 249999	16	75.22	75.65	74.85	8.35	101.07	59.81	97.89	71.28 to 80.31	240,506	180,008
250000 TO 499999	14	70.56	70.66	69.06	12.57	102.32	57.56	90.49	59.60 to 81.21	445,359	307,547
ALL	72	73.05	69.77	68.55	17.12	101.77	16.45	124.77	66.10 to 75.78	212,298	145,540



**2008 Correlation Section  
for Thayer County**

---

**Agricultural Land**

**I. Correlation**

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

The agricultural market in Thayer County has been determined by the assessor to have three distinct market areas. The systematic valuation methodology the County uses to analyze sales and determine a schedule of values assures that the sold and unsold parcels are treated in a similar manner. The statistics confirm that the three market areas are valued within the acceptable range indicating uniformity and proportionality in the class exists. The assessment practices are considered by the Division to be in compliance with professionally acceptable mass appraisal practices. The coefficient of dispersion and price related differential calculated confirm this determination.

**2008 Correlation Section  
for Thayer County**

---

**II. Analysis of Percentage of Sales Used**

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>170</b>	<b>72</b>	<b>42.35</b>
<b>2007</b>	<b>137</b>	<b>63</b>	<b>45.99</b>
<b>2006</b>	<b>117</b>	<b>70</b>	<b>59.83</b>
<b>2005</b>	<b>115</b>	<b>72</b>	<b>62.61</b>
<b>2004</b>	<b>141</b>	<b>89</b>	<b>63.12</b>
<b>2003</b>	<b>129</b>	<b>82</b>	<b>63.57</b>
<b>2002</b>	<b>136</b>	<b>76</b>	<b>55.88</b>
<b>2001</b>	<b>148</b>	<b>69</b>	<b>46.62</b>

AGRICULTURAL UNIMPROVED: A review of the unimproved agricultural sales file indicates that the county has utilized a reasonable proportion of the available sales for the development of the qualified statistics. All sales are appropriately coded as non-qualified and none appear to be arbitrarily excluded. This indicates that the measurement of the class of property was done using all available sales.

**2008 Correlation Section  
for Thayer 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 Thayer County**

---

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>64.66</b>	<b>12.17</b>	<b>72.53</b>	<b>73.05</b>
<b>2007</b>	<b>69.25</b>	<b>6.73</b>	<b>73.91</b>	<b>70.87</b>
<b>2006</b>	<b>69.04</b>	<b>10.35</b>	<b>76.19</b>	<b>76.75</b>
<b>2005</b>	<b>73.15</b>	<b>3.05</b>	<b>75.38</b>	<b>77.25</b>
<b>2004</b>	<b>72.49</b>	<b>9.12</b>	<b>79.1</b>	<b>77.04</b>
<b>2003</b>	<b>71</b>	<b>6.56</b>	<b>75.66</b>	<b>75</b>
<b>2002</b>	<b>68.64</b>	<b>6.87</b>	<b>73.36</b>	<b>74</b>
<b>2001</b>	<b>74</b>	<b>2.17</b>	<b>75.61</b>	<b>74</b>

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

**2008 Correlation Section  
for Thayer 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 Thayer County**

---

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>13.47</b>	<b>2008</b>	<b>12.17</b>
<b>5.12</b>	<b>2007</b>	<b>6.73</b>
<b>12.24</b>	<b>2006</b>	<b>10.35</b>
<b>2.44</b>	<b>2005</b>	<b>3.05</b>
<b>3.76</b>	<b>2004</b>	<b>9.12</b>
<b>15</b>	<b>2003</b>	<b>6.56</b>
<b>6.56</b>	<b>2002</b>	<b>6.87</b>
<b>0.75</b>	<b>2001</b>	<b>2.17</b>

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

## 2008 Correlation Section for Thayer 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 Thayer County**

---

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>73.05</b>	<b>68.55</b>	<b>69.77</b>

AGRICULTURAL UNIMPROVED: The three measures of central tendency are within the acceptable range or round within the acceptable range, suggesting the level of value for this class of property is within the acceptable range.

**2008 Correlation Section  
for Thayer County**

---

**VI. Analysis of R&O COD and PRD**

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>17.12</b>	<b>101.77</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

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

**2008 Correlation Section  
for Thayer County**

---

**VII. Analysis of Change in Statistics Due to Assessor Actions**

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>70</b>	<b>72</b>	<b>2</b>
<b>Median</b>	<b>64.66</b>	<b>73.05</b>	<b>8.39</b>
<b>Wgt. Mean</b>	<b>61.75</b>	<b>68.55</b>	<b>6.8</b>
<b>Mean</b>	<b>64.24</b>	<b>69.77</b>	<b>5.53</b>
<b>COD</b>	<b>18.43</b>	<b>17.12</b>	<b>-1.31</b>
<b>PRD</b>	<b>104.03</b>	<b>101.77</b>	<b>-2.26</b>
<b>Min Sales Ratio</b>	<b>13.91</b>	<b>16.45</b>	<b>2.54</b>
<b>Max Sales Ratio</b>	<b>114.60</b>	<b>124.77</b>	<b>10.17</b>

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported for this class of property by the County. The change in the number of sales is attributable to the addition of two sales that were coded as recreational at the time the preliminary statistics were generated.



**County 85 - Thayer**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 6,356	<b>Value</b> 621,421,001	<b>Total Growth</b> 3,441,730 (Sum 17, 25, & 41)
--	----------------------	--------------------------	---

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

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>1. Res UnImp Land</b>	486	1,175,021	33	193,287	56	86,929	575	1,455,237	
<b>2. Res Improv Land</b>	1,955	6,605,681	61	689,653	268	3,259,064	2,284	10,554,398	
<b>3. Res Improvements</b>	1,956	65,075,118	59	4,999,563	268	18,327,434	2,283	88,402,115	
<b>4. Res Total</b>	2,442	72,855,820	92	5,882,503	324	21,673,427	2,858	100,411,750	1,497,283
<b>% of Total</b>	85.44	72.55	3.21	5.85	11.33	21.58	44.96	16.15	43.50
<b>5. Rec UnImp Land</b>	0	0	0	0	0	0	0	0	
<b>6. Rec Improv Land</b>	0	0	0	0	0	0	0	0	
<b>7. Rec Improvements</b>	0	0	0	0	0	0	0	0	
<b>8. Rec Total</b>	0	0	0	0	0	0	0	0	0
<b>% of Total</b>	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Res+Rec Total</b>	2,442	72,855,820	92	5,882,503	324	21,673,427	2,858	100,411,750	1,497,283
<b>% of Total</b>	85.44	72.55	3.21	5.85	11.33	21.58	44.96	16.15	43.50

**County 85 - Thayer**

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 6,356	<b>Value</b> 621,421,001	<b>Total Growth</b> 3,441,730 (Sum 17, 25, & 41)
--	----------------------	--------------------------	---

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

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	98	633,551	5	14,250	8	53,300	111	701,101	
10. Comm Improv Land	406	1,517,430	9	112,405	12	70,455	427	1,700,290	
11. Comm Improvements	406	22,310,764	9	755,936	12	724,986	427	23,791,686	
12. Comm Total	504	24,461,745	14	882,591	20	848,741	538	26,193,077	496,175
% of Total	93.68	93.39	2.60	3.36	3.71	3.24	8.46	4.21	14.41
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	1	8,170	0	0	3	99,858	4	108,028	
15. Ind Improvements	1	57,818	0	0	3	6,538,272	4	6,596,090	
16. Ind Total	1	65,988	0	0	3	6,638,130	4	6,704,118	0
% of Total	25.00	0.98	0.00	0.00	75.00	99.01	0.06	1.07	0.00
Comm+Ind Total	505	24,527,733	14	882,591	23	7,486,871	542	32,897,195	496,175
% of Total	93.17	74.55	2.58	2.68	4.24	22.75	8.52	5.29	14.41
17. Taxable Total	2,947	97,383,553	106	6,765,094	347	29,160,298	3,400	133,308,945	1,993,458
% of Total	86.67	73.05	3.11	4.41	10.20	16.25	53.49	21.45	57.92



**County 85 - Thayer**

**2008 County Abstract of Assessment for Real Property, Form 45**

**Schedule II: Tax Increment Financing (TIF)**

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	17	840,432	69,247	0	0	0
19. Commercial	41	3,696,487	22,288,545	0	0	0
20. Industrial	0	0	0	0	0	0
21. Other	5	0	0	0	0	0
	Records	Rural Value Base	Value Excess	Records	Total Value Base	Value Excess
18. Residential	0	0	0	17	840,432	69,247
19. Commercial	0	0	0	41	3,696,487	22,288,545
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	5	0	0
<b>22. Total Sch II</b>				<b>63</b>	<b>4,536,919</b>	<b>22,357,792</b>

**Schedule III: Mineral Interest Records**

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

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

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	442	4	116	562

**Schedule V: Agricultural Records**

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	9	80,350	2,039	291,542,979	2,048	291,623,329
28. Ag-Improved Land	0	0	5	76,041	903	158,031,798	908	158,107,839
29. Ag-Improvements	0	0	5	131,050	903	38,249,838	908	38,380,888
<b>30. Ag-Total Taxable</b>							<b>2,956</b>	<b>488,112,056</b>

**County 85 - Thayer**

**2008 County Abstract of Assessment for Real Property, Form 45**

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	2	1.999	15,992	
33. HomeSite Improvements	0		0	2		75,228	
<b>34. HomeSite Total</b>							
35. FarmSite UnImp Land	0	0.000	0	1	0.798	1,197	
36. FarmSite Impr Land	0	0.000	0	1	0.777	1,166	
37. FarmSite Improv	0		0	4		55,822	
<b>38. FarmSite Total</b>							
39. Road & Ditches		0.000			6.167		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	9	8.394	67,152	9	8.394	67,152	
32. HomeSite Improv Land	429	431.763	3,454,104	431	433.762	3,470,096	
33. HomeSite Improvements	436		23,362,807	438		23,438,035	8,517
<b>34. HomeSite Total</b>				447	442.156	26,975,283	
35. FarmSite UnImp Land	17	55.724	83,590	18	56.522	84,787	
36. FarmSite Impr Land	756	2,119.262	3,179,076	757	2,120.039	3,180,242	
37. FarmSite Improv	882		14,887,031	886		14,942,853	1,439,755
<b>38. FarmSite Total</b>				904	2,176.561	18,207,882	
39. Road & Ditches		7,056.952			7,063.119		
40. Other-Non Ag Use		0.000	0		0.000	0	
<b>41. Total Section VI</b>				<b>1,351</b>	<b>9,681.836</b>	<b>45,183,165</b>	<b>1,448,272</b>

**Schedule VII: Agricultural Records:**

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	16	1,290.377	1,040,654	16	1,290.377	1,040,654

**Schedule VIII: Agricultural Records:**

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

County 85 - Thayer

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	2,853.189	6,918,977	2,853.189	6,918,977
46. 1A	0.000	0	0.000	0	44,604.069	107,718,823	44,604.069	107,718,823
47. 2A1	0.000	0	0.000	0	4,916.348	10,570,161	4,916.348	10,570,161
48. 2A	0.000	0	0.000	0	423.931	794,881	423.931	794,881
49. 3A1	0.000	0	0.000	0	5,694.414	9,936,746	5,694.414	9,936,746
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	8,043.700	10,657,915	8,043.700	10,657,915
52. 4A	0.000	0	0.000	0	2,737.839	3,490,755	2,737.839	3,490,755
53. Total	0.000	0	0.000	0	69,273.490	150,088,258	69,273.490	150,088,258
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	2,110.059	2,795,830	2,110.059	2,795,830
55. 1D	0.000	0	0.000	0	11,134.576	14,196,584	11,134.576	14,196,584
56. 2D1	0.000	0	0.000	0	1,349.422	1,551,841	1,349.422	1,551,841
57. 2D	0.000	0	0.000	0	221.023	237,601	221.023	237,601
58. 3D1	0.000	0	0.000	0	2,711.165	2,846,738	2,711.165	2,846,738
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	0.000	0	4,667.451	3,850,659	4,667.451	3,850,659
61. 4D	0.000	0	0.000	0	1,544.941	1,197,350	1,544.941	1,197,350
62. Total	0.000	0	0.000	0	23,738.637	26,676,603	23,738.637	26,676,603
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	1,366.662	861,077	1,366.662	861,077
64. 1G	0.000	0	0.000	0	882.450	611,486	882.450	611,486
65. 2G1	0.000	0	0.000	0	621.972	356,134	621.972	356,134
66. 2G	0.000	0	0.000	0	148.276	88,172	148.276	88,172
67. 3G1	0.000	0	0.000	0	788.494	452,068	788.494	452,068
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	0.000	0	2,304.151	1,255,774	2,304.151	1,255,774
70. 4G	0.000	0	0.000	0	4,226.447	2,024,304	4,226.447	2,024,304
71. Total	0.000	0	0.000	0	10,338.452	5,649,015	10,338.452	5,649,015
72. Waste	0.000	0	0.000	0	178.671	10,721	178.671	10,721
73. Other	0.000	0	0.000	0	144.044	82,105	144.044	82,105
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	103,673.294	182,506,702	103,673.294	182,506,702

County 85 - Thayer

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	1,158.406	2,085,131	1,158.406	2,085,131
46. 1A	0.000	0	0.000	0	10,094.961	16,909,058	10,094.961	16,909,058
47. 2A1	0.000	0	0.000	0	504.487	794,567	504.487	794,567
48. 2A	0.000	0	0.000	0	184.127	262,383	184.127	262,383
49. 3A1	0.000	0	0.000	0	4,534.107	5,667,666	4,534.107	5,667,666
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	4,586.134	4,127,538	4,586.134	4,127,538
52. 4A	0.000	0	0.000	0	2,128.775	1,809,462	2,128.775	1,809,462
53. Total	0.000	0	0.000	0	23,190.997	31,655,805	23,190.997	31,655,805
<b>Dryland:</b>								
54. 1D1	0.000	0	2.380	2,856	4,532.787	5,439,344	4,535.167	5,442,200
55. 1D	0.000	0	16.755	18,430	28,263.865	31,090,329	28,280.620	31,108,759
56. 2D1	0.000	0	11.237	11,855	2,519.373	2,657,939	2,530.610	2,669,794
57. 2D	0.000	0	0.000	0	1,074.975	999,733	1,074.975	999,733
58. 3D1	0.000	0	21.550	18,857	18,999.811	16,624,898	19,021.361	16,643,755
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	24.690	17,283	15,622.489	10,935,832	15,647.179	10,953,115
61. 4D	0.000	0	2.644	1,692	3,519.538	2,252,508	3,522.182	2,254,200
62. Total	0.000	0	79.256	70,973	74,532.838	70,000,583	74,612.094	70,071,556
<b>Grass:</b>								
63. 1G1	0.000	0	19.141	12,220	2,213.855	1,275,244	2,232.996	1,287,464
64. 1G	0.000	0	0.765	536	2,305.402	1,585,368	2,306.167	1,585,904
65. 2G1	0.000	0	18.993	10,008	3,099.859	1,600,002	3,118.852	1,610,010
66. 2G	0.000	0	0.000	0	1,414.386	772,238	1,414.386	772,238
67. 3G1	0.000	0	0.292	159	6,088.956	3,307,602	6,089.248	3,307,761
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	1.412	707	12,660.537	6,282,977	12,661.949	6,283,684
70. 4G	0.000	0	1.883	519	18,682.823	8,623,750	18,684.706	8,624,269
71. Total	0.000	0	42.486	24,149	46,465.818	23,447,181	46,508.304	23,471,330
72. Waste	0.000	0	2.470	148	785.835	47,150	788.305	47,298
73. Other	0.000	0	0.000	0	153.047	87,237	153.047	87,237
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	124.212	95,270	145,128.535	125,237,956	145,252.747	125,333,226

County 85 - Thayer

2008 County Abstract of Assessment for Real Property, Form 45

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	0.000	0	8,577.850	19,600,385	8,577.850	19,600,385
46. 1A	0.000	0	0.000	0	18,477.388	41,851,281	18,477.388	41,851,281
47. 2A1	0.000	0	0.000	0	2,388.867	4,299,963	2,388.867	4,299,963
48. 2A	0.000	0	0.000	0	1,506.381	2,410,208	1,506.381	2,410,208
49. 3A1	0.000	0	0.000	0	5,965.490	9,246,531	5,965.490	9,246,531
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	5,991.757	7,040,313	5,991.757	7,040,313
52. 4A	0.000	0	0.000	0	3,386.478	3,725,156	3,386.478	3,725,156
53. Total	0.000	0	0.000	0	46,294.211	88,173,837	46,294.211	88,173,837
<b>Dryland:</b>								
54. 1D1	0.000	0	5.558	7,364	5,253.761	6,961,240	5,259.319	6,968,604
55. 1D	0.000	0	8.811	11,234	10,320.607	13,158,787	10,329.418	13,170,021
56. 2D1	0.000	0	0.000	0	2,072.593	2,383,491	2,072.593	2,383,491
57. 2D	0.000	0	0.000	0	984.325	1,033,539	984.325	1,033,539
58. 3D1	0.000	0	0.000	0	4,940.403	5,187,449	4,940.403	5,187,449
59. 3D	0.000	0	0.000	0	0.000	0	0.000	0
60. 4D1	0.000	0	1.877	1,642	4,679.977	4,095,049	4,681.854	4,096,691
61. 4D	0.000	0	0.053	41	1,760.121	1,364,101	1,760.174	1,364,142
62. Total	0.000	0	16.299	20,281	30,011.787	34,183,656	30,028.086	34,203,937
<b>Grass:</b>								
63. 1G1	0.000	0	6.081	4,409	2,165.409	1,336,775	2,171.490	1,341,184
64. 1G	0.000	0	3.774	2,642	1,107.263	765,279	1,111.037	767,921
65. 2G1	0.000	0	0.000	0	2,227.493	1,170,896	2,227.493	1,170,896
66. 2G	0.000	0	0.013	8	991.793	599,165	991.806	599,173
67. 3G1	0.000	0	10.128	6,431	1,624.845	1,023,604	1,634.973	1,030,035
68. 3G	0.000	0	0.000	0	0.000	0	0.000	0
69. 4G1	0.000	0	8.406	5,255	4,299.349	2,681,644	4,307.755	2,686,899
70. 4G	0.000	0	5.984	3,740	8,148.837	5,008,161	8,154.821	5,011,901
71. Total	0.000	0	34.386	22,485	20,564.989	12,585,524	20,599.375	12,608,009
72. Waste	0.000	0	0.000	0	690.226	41,412	690.226	41,412
73. Other	0.000	0	0.000	0	108.365	61,768	108.365	61,768
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	50.685	42,766	97,669.578	135,046,197	97,720.263	135,088,963

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	138,758.698	269,917,900	138,758.698	269,917,900
77.Dry Land	0.000	0	95.555	91,254	128,283.262	130,860,842	128,378.817	130,952,096
78.Grass	0.000	0	76.872	46,634	77,369.259	41,681,720	77,446.131	41,728,354
79.Waste	0.000	0	2.470	148	1,654.732	99,283	1,657.202	99,431
80.Other	0.000	0	0.000	0	405.456	231,110	405.456	231,110
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
<b>82.Total</b>	0.000	0	174.897	138,036	346,471.407	442,790,855	<b>346,646.304</b>	<b>442,928,891</b>

## 2008 Agricultural Land Detail

### County 85 - Thayer

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,853.189	4.12%	6,918,977	4.61%	2,424.997
1A	44,604.069	64.39%	107,718,823	71.77%	2,414.999
2A1	4,916.348	7.10%	10,570,161	7.04%	2,150.002
2A	423.931	0.61%	794,881	0.53%	1,875.024
3A1	5,694.414	8.22%	9,936,746	6.62%	1,744.998
3A	0.000	0.00%	0	0.00%	0.000
4A1	8,043.700	11.61%	10,657,915	7.10%	1,325.001
4A	2,737.839	3.95%	3,490,755	2.33%	1,275.003
<b>Irrigated Total</b>	<b>69,273.490</b>	<b>100.00%</b>	<b>150,088,258</b>	<b>100.00%</b>	<b>2,166.604</b>

**Dry:**

1D1	2,110.059	8.89%	2,795,830	10.48%	1,325.000
1D	11,134.576	46.90%	14,196,584	53.22%	1,274.999
2D1	1,349.422	5.68%	1,551,841	5.82%	1,150.004
2D	221.023	0.93%	237,601	0.89%	1,075.005
3D1	2,711.165	11.42%	2,846,738	10.67%	1,050.005
3D	0.000	0.00%	0	0.00%	0.000
4D1	4,667.451	19.66%	3,850,659	14.43%	825.002
4D	1,544.941	6.51%	1,197,350	4.49%	775.013
<b>Dry Total</b>	<b>23,738.637</b>	<b>100.00%</b>	<b>26,676,603</b>	<b>100.00%</b>	<b>1,123.763</b>

**Grass:**

1G1	1,366.662	13.22%	861,077	15.24%	630.058
1G	882.450	8.54%	611,486	10.82%	692.941
2G1	621.972	6.02%	356,134	6.30%	572.588
2G	148.276	1.43%	88,172	1.56%	594.647
3G1	788.494	7.63%	452,068	8.00%	573.330
3G	0.000	0.00%	0	0.00%	0.000
4G1	2,304.151	22.29%	1,255,774	22.23%	545.005
4G	4,226.447	40.88%	2,024,304	35.83%	478.961
<b>Grass Total</b>	<b>10,338.452</b>	<b>100.00%</b>	<b>5,649,015</b>	<b>100.00%</b>	<b>546.408</b>

<b>Irrigated Total</b>	<b>69,273.490</b>	<b>66.82%</b>	<b>150,088,258</b>	<b>82.24%</b>	<b>2,166.604</b>
<b>Dry Total</b>	<b>23,738.637</b>	<b>22.90%</b>	<b>26,676,603</b>	<b>14.62%</b>	<b>1,123.763</b>
<b>Grass Total</b>	<b>10,338.452</b>	<b>9.97%</b>	<b>5,649,015</b>	<b>3.10%</b>	<b>546.408</b>
Waste	178.671	0.17%	10,721	0.01%	60.004
Other	144.044	0.14%	82,105	0.04%	569.999
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>103,673.294</b>	<b>100.00%</b>	<b>182,506,702</b>	<b>100.00%</b>	<b>1,760.402</b>

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

<b>Irrigated Total</b>	<b>69,273.490</b>	<b>49.92%</b>	<b>150,088,258</b>	<b>55.61%</b>	
<b>Dry Total</b>	<b>23,738.637</b>	<b>18.49%</b>	<b>26,676,603</b>	<b>20.37%</b>	
<b>Grass Total</b>	<b>10,338.452</b>	<b>13.35%</b>	<b>5,649,015</b>	<b>13.54%</b>	
Waste	178.671	10.78%	10,721	10.78%	
Other	144.044	35.53%	82,105	35.53%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>103,673.294</b>	<b>29.91%</b>	<b>182,506,702</b>	<b>41.20%</b>	

## 2008 Agricultural Land Detail

### County 85 - Thayer

Market Area: **2**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	1,158.406	5.00%	2,085,131	6.59%	1,800.000
1A	10,094.961	43.53%	16,909,058	53.42%	1,674.999
2A1	504.487	2.18%	794,567	2.51%	1,574.999
2A	184.127	0.79%	262,383	0.83%	1,425.011
3A1	4,534.107	19.55%	5,667,666	17.90%	1,250.007
3A	0.000	0.00%	0	0.00%	0.000
4A1	4,586.134	19.78%	4,127,538	13.04%	900.003
4A	2,128.775	9.18%	1,809,462	5.72%	850.001
<b>Irrigated Total</b>	<b>23,190.997</b>	<b>100.00%</b>	<b>31,655,805</b>	<b>100.00%</b>	<b>1,365.004</b>

**Dry:**

1D1	4,535.167	6.08%	5,442,200	7.77%	1,199.999
1D	28,280.620	37.90%	31,108,759	44.40%	1,100.002
2D1	2,530.610	3.39%	2,669,794	3.81%	1,055.000
2D	1,074.975	1.44%	999,733	1.43%	930.005
3D1	19,021.361	25.49%	16,643,755	23.75%	875.003
3D	0.000	0.00%	0	0.00%	0.000
4D1	15,647.179	20.97%	10,953,115	15.63%	700.005
4D	3,522.182	4.72%	2,254,200	3.22%	640.001
<b>Dry Total</b>	<b>74,612.094</b>	<b>100.00%</b>	<b>70,071,556</b>	<b>100.00%</b>	<b>939.144</b>

**Grass:**

1G1	2,232.996	4.80%	1,287,464	5.49%	576.563
1G	2,306.167	4.96%	1,585,904	6.76%	687.679
2G1	3,118.852	6.71%	1,610,010	6.86%	516.218
2G	1,414.386	3.04%	772,238	3.29%	545.988
3G1	6,089.248	13.09%	3,307,761	14.09%	543.213
3G	0.000	0.00%	0	0.00%	0.000
4G1	12,661.949	27.23%	6,283,684	26.77%	496.265
4G	18,684.706	40.17%	8,624,269	36.74%	461.568
<b>Grass Total</b>	<b>46,508.304</b>	<b>100.00%</b>	<b>23,471,330</b>	<b>100.00%</b>	<b>504.669</b>

<b>Irrigated Total</b>	<b>23,190.997</b>	<b>15.97%</b>	<b>31,655,805</b>	<b>25.26%</b>	<b>1,365.004</b>
<b>Dry Total</b>	<b>74,612.094</b>	<b>51.37%</b>	<b>70,071,556</b>	<b>55.91%</b>	<b>939.144</b>
<b>Grass Total</b>	<b>46,508.304</b>	<b>32.02%</b>	<b>23,471,330</b>	<b>18.73%</b>	<b>504.669</b>
Waste	788.305	0.54%	47,298	0.04%	59.999
Other	153.047	0.11%	87,237	0.07%	570.001
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>145,252.747</b>	<b>100.00%</b>	<b>125,333,226</b>	<b>100.00%</b>	<b>862.863</b>

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

<b>Irrigated Total</b>	<b>23,190.997</b>	<b>16.71%</b>	<b>31,655,805</b>	<b>11.73%</b>	
<b>Dry Total</b>	<b>74,612.094</b>	<b>58.12%</b>	<b>70,071,556</b>	<b>53.51%</b>	
<b>Grass Total</b>	<b>46,508.304</b>	<b>60.05%</b>	<b>23,471,330</b>	<b>56.25%</b>	
Waste	788.305	47.57%	47,298	47.57%	
Other	153.047	37.75%	87,237	37.75%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>145,252.747</b>	<b>41.90%</b>	<b>125,333,226</b>	<b>28.30%</b>	



## 2008 Agricultural Land Detail

### County 85 - Thayer

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	8,577.850	18.53%	19,600,385	22.23%	2,284.999
1A	18,477.388	39.91%	41,851,281	47.46%	2,264.999
2A1	2,388.867	5.16%	4,299,963	4.88%	1,800.001
2A	1,506.381	3.25%	2,410,208	2.73%	1,599.998
3A1	5,965.490	12.89%	9,246,531	10.49%	1,550.003
3A	0.000	0.00%	0	0.00%	0.000
4A1	5,991.757	12.94%	7,040,313	7.98%	1,174.999
4A	3,386.478	7.32%	3,725,156	4.22%	1,100.008
<b>Irrigated Total</b>	<b>46,294.211</b>	<b>100.00%</b>	<b>88,173,837</b>	<b>100.00%</b>	<b>1,904.640</b>

**Dry:**

1D1	5,259.319	17.51%	6,968,604	20.37%	1,325.001
1D	10,329.418	34.40%	13,170,021	38.50%	1,275.001
2D1	2,072.593	6.90%	2,383,491	6.97%	1,150.004
2D	984.325	3.28%	1,033,539	3.02%	1,049.997
3D1	4,940.403	16.45%	5,187,449	15.17%	1,050.005
3D	0.000	0.00%	0	0.00%	0.000
4D1	4,681.854	15.59%	4,096,691	11.98%	875.014
4D	1,760.174	5.86%	1,364,142	3.99%	775.004
<b>Dry Total</b>	<b>30,028.086</b>	<b>100.00%</b>	<b>34,203,937</b>	<b>100.00%</b>	<b>1,139.064</b>

**Grass:**

1G1	2,171.490	10.54%	1,341,184	10.64%	617.633
1G	1,111.037	5.39%	767,921	6.09%	691.175
2G1	2,227.493	10.81%	1,170,896	9.29%	525.656
2G	991.806	4.81%	599,173	4.75%	604.123
3G1	1,634.973	7.94%	1,030,035	8.17%	630.001
3G	0.000	0.00%	0	0.00%	0.000
4G1	4,307.755	20.91%	2,686,899	21.31%	623.735
4G	8,154.821	39.59%	5,011,901	39.75%	614.593
<b>Grass Total</b>	<b>20,599.375</b>	<b>100.00%</b>	<b>12,608,009</b>	<b>100.00%</b>	<b>612.057</b>

<b>Irrigated Total</b>	<b>46,294.211</b>	<b>47.37%</b>	<b>88,173,837</b>	<b>65.27%</b>	<b>1,904.640</b>
<b>Dry Total</b>	<b>30,028.086</b>	<b>30.73%</b>	<b>34,203,937</b>	<b>25.32%</b>	<b>1,139.064</b>
<b>Grass Total</b>	<b>20,599.375</b>	<b>21.08%</b>	<b>12,608,009</b>	<b>9.33%</b>	<b>612.057</b>
Waste	690.226	0.71%	41,412	0.03%	59.997
Other	108.365	0.11%	61,768	0.05%	569.999
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>97,720.263</b>	<b>100.00%</b>	<b>135,088,963</b>	<b>100.00%</b>	<b>1,382.404</b>

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

<b>Irrigated Total</b>	<b>46,294.211</b>	<b>33.36%</b>	<b>88,173,837</b>	<b>32.67%</b>	
<b>Dry Total</b>	<b>30,028.086</b>	<b>23.39%</b>	<b>34,203,937</b>	<b>26.12%</b>	
<b>Grass Total</b>	<b>20,599.375</b>	<b>26.60%</b>	<b>12,608,009</b>	<b>30.21%</b>	
Waste	690.226	41.65%	41,412	41.65%	
Other	108.365	26.73%	61,768	26.73%	
Exempt	0.000	0.00%			
<b>Market Area Total</b>	<b>97,720.263</b>	<b>28.19%</b>	<b>135,088,963</b>	<b>30.50%</b>	

## 2008 Agricultural Land Detail

### County 85 - Thayer

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	138,758.698	269,917,900
Dry	0.000	0	95.555	91,254	128,283.262	130,860,842
Grass	0.000	0	76.872	46,634	77,369.259	41,681,720
Waste	0.000	0	2.470	148	1,654.732	99,283
Other	0.000	0	0.000	0	405.456	231,110
Exempt	0.000	0	0.000	0	0.000	0
<b>Total</b>	<b>0.000</b>	<b>0</b>	<b>174.897</b>	<b>138,036</b>	<b>346,471.407</b>	<b>442,790,855</b>

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	138,758.698	269,917,900	138,758.698	40.03%	269,917,900	60.94%	1,945.232
Dry	128,378.817	130,952,096	128,378.817	37.03%	130,952,096	29.57%	1,020.044
Grass	77,446.131	41,728,354	77,446.131	22.34%	41,728,354	9.42%	538.804
Waste	1,657.202	99,431	1,657.202	0.48%	99,431	0.02%	59.999
Other	405.456	231,110	405.456	0.12%	231,110	0.05%	570.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
<b>Total</b>	<b>346,646.304</b>	<b>442,928,891</b>	<b>346,646.304</b>	<b>100.00%</b>	<b>442,928,891</b>	<b>100.00%</b>	<b>1,277.754</b>

\* Department of Property Assessment & Taxation Calculates

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

85 Thayer

	<b>2007 CTL County Total</b>	<b>2008 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2008 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	96,365,846	100,411,750	4,045,904	4.2	1,497,283	2.64
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	23,935,019	26,975,283	3,040,264	12.7	*-----	12.7
<b>4. Total Residential (sum lines 1-3)</b>	<b>120,300,865</b>	<b>127,387,033</b>	<b>7,086,168</b>	<b>5.89</b>	<b>1,497,283</b>	<b>4.65</b>
5. Commercial	25,691,622	26,193,077	501,455	1.95	496,175	0.02
6. Industrial	6,638,130	6,704,118	65,988	0.99	0	0.99
7. Ag-Farmsite Land, Outbuildings	17,355,937	18,207,882	851,945	4.91	1,448,272	-3.44
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>49,685,689</b>	<b>51,105,077</b>	<b>1,419,388</b>	<b>2.86</b>	<b>1,935,930</b>	<b>-1.04</b>
<b>10. Total Non-Agland Real Property</b>	<b>169,986,554</b>	<b>178,492,110</b>	<b>8,505,556</b>	<b>5</b>	<b>3,441,730</b>	<b>2.98</b>
11. Irrigated	232,853,980	269,917,900	37,063,920	15.92		
12. Dryland	123,738,720	130,952,096	7,213,376	5.83		
13. Grassland	38,075,743	41,728,354	3,652,611	9.59		
14. Wasteland	71,403	99,431	28,028	39.25		
15. Other Agland	138,017	138,017	93,093	67.45		
<b>16. Total Agricultural Land</b>	<b>394,877,863</b>	<b>442,928,891</b>	<b>48,051,028</b>	<b>12.17</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>564,864,417</b>	<b>621,421,001</b>	<b>56,556,584</b>	<b>10.01</b>	<b>3,441,730</b>	<b>9.4</b>

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

**THREE PLAN OF ASSESSMENT  
For  
THAYER COUNTY**

**Plan of Assessment**

Pursuant to LB 263 section 9, the assessor shall submit a Plan of Assessment to the County Board of Equalization prior to July 31, and the Department of Property Assessment and Taxation on or before October 31, 2007, and each year 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.

**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 of 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 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.

**Parcel Count**

In reviewing the 2007 abstract, the real property within Thayer County is comprised of the following: 2,852 residential parcels of which 583 are unimproved; 537 commercial parcels of which 103 are unimproved; 3 industrial parcels; and 2,964 agricultural parcels of which 2,036 are unimproved. Among the improved agricultural parcels are 488 parcels with residential improvements.

## **Valuation Base Per Class**

The total real estate valuation base for Thayer County, taken from lines 17, 25 & 30 of the 2007 abstract is \$567,949,408. The residential class is approximately 17% of that total, the commercial/industrial classes are approximately 6% of the total and the agricultural class is 77% of the total.

## **Staff/Budget**

The Thayer County assessor's office personnel consists, of the assessor, the deputy assessor, a full time clerk, and 1 part time staff member to see to the administrative duties of the office. The Assessor and Deputy presently hold a State of Nebraska assessor's certificate, and have attended the necessary courses for their continuing education hours required by the State of Nebraska to remain a certificate holder. The assessor actively participates in the appraisal process and is assisted by a contracted licensed appraiser. The appraisal company handles the commercial parcels, the complex pick-up work and most of the sale review as well as the statistical analysis. The outside appraisal firm, namely Stanard Appraisal Services Inc. handles any other ongoing projects as needed. The total budget for 2006-2007, was \$154,546. In the Assessor's budget, there is a total of \$25,400 budgeted for all appraisal work, \$2,500 for education, and no identified miscellaneous budget.

## **Software/Mapping**

The Thayer County Assessor's office utilizes the administrative system MIPS/County Solutions, provided by and supported by NACO. The county costing is done using the Marshall Swift/Microsolve for the residential and commercial improvements and the agricultural buildings. The county administrative system includes the Microsolve CAMA package. The assessment records are kept in the hard copy format with updates made in the form of inserts. The valuation history kept on the face of the hard copy is typically updated to reflect all valuation changes that are made annually. The county also relies on the electronic file to keep track of valuation changes that are made. The county is presently implementing a GIS system for mapping. Parcel identification is complete and Area 1 land use has been measured/GIS. The old cadastral hard copy maps have been updated as well by the assessor staff. The county was zoned in 2002. The county zoning administrator handles the permitting process in conjunction with the Assessor's office.

## **Sales Review/ Verification**

The Assessor's office makes an initial qualification decision based on the information contained on the 521 document, the agricultural sales questionnaire, and the personal knowledge of the assessor and the assessor's staff. That decision may be modified based on the findings during the verification and inspection portions of the sale review process. Thayer County relies on its field inspection, sales questionnaires, and on-site interview for nearly all verification of sales. During the sale review process, the assessor and/or the contract appraiser get a perspective of the sales in the county. During the inspection the property record card is reviewed and the improvements are measured. At the time of inspections the assessor or appraiser attempts to interview the buyer to gather information as to determine what was physically present at the time of the sale. The assessor uses this information to guide future appraisal decisions and to develop a sales comparison book for various classes of property. The sales review also helps the county determine general appraisal needs and geographical areas of appraisal need. The assessor's office also evaluates the accuracy of their current records.

### **County Progress for the Three Property Classes**

The county assessor's office annual practice is to complete all of the pick-up, review sales of all classes, prepare an analysis of those classes and determine which, if any classes or subclasses need immediate changes. We also examine the data for any trends that would indicate the need for change in the subsequent assessment year.

**Residential property:** A sales study and depreciation analysis was completed for all acreages, and on site reviews began in 2006 and are to be completed in 2007. A sales study was conducted on 1 ½-2-story homes in Hebron, and no change was indicated. All acreage and subdivision sites were revalued in the county. 2000 cost tables were used for the residential property.

**Commercial property:** Sales reviews were completed on all commercial property in the county.

**Agricultural property:** A sales review and analysis is completed each year. When this is complete, market areas are reviewed to determine if adjustments are needed. For 2007 changes were implemented in all market areas. Irrigated land was increased in Area 1 and Area 3, and dry land was increased in Area 2 and Area 3. All limited water adjustments were removed across the county as the sales study of these parcels did not indicate that this affected the market. Agricultural sites were increased throughout the county.

### **Level/Quality/Uniformity**

The following are the 2007 statistical measures of central tendency as determined by the Property Tax Administrator for Thayer County, Nebraska. The statistical studies for the Agricultural Class of real property are based on the “unimproved agricultural” sales statistical reports.

<b><u>Property Class</u></b> <b><u>(PRD)</u></b>	<b><u>Assessment-Sales</u></b> <b><u>Median Ratio</u></b>	<b><u>Coefficient of</u></b> <b><u>Dispersion (COD)</u></b>	<b><u>Price Related</u></b> <b><u>Differential</u></b>
Residential	98.00	17.06	109.55
Commercial	97.00	27.95	116.90
Agricultural	71.00	18.13	101.35

### **Assessment Plan for Agricultural Land**

The Thayer County Assessors office annually reviews all agricultural land sales to establish market values for agricultural land. Knoche Consulting is under contract to assist in setting values for the agricultural land. In the review of the sale the Assessor determines which sales are arms length, generally by firsthand knowledge, contact with the seller and then agent, or through the buyer. Knoche consulting does the statistical analysis to show market trends in the county. At this time the three market areas the county uses are sufficient to equalize Agricultural values in the county and to maintain the level of value as required by statute. This process is completed in each assessment cycle, market areas are reviewed and Land Value Groups (LVG's) are studied to make sure that values are uniform and consistent for Thayer County. Adjustments are made to values to maintain a sales assessment ratio that falls into the 69% to 75% range as required by statute. The office will complete the land use measurements/GIS technology in Market Area 1 and 3 for 2008.

## **Assessment Plan for Residential Property**

The Thayer County Assessor's office continually reviews sold properties and makes notes on any trends in the marketing of residential properties. The assessor and/or contract appraiser, through a sales review process, measure and inspect sold properties and determine if valuations are maintaining statutory requirements. The following is the cycle the county is using to do depreciation study, market analysis, and reviews.

2008: Towns of Alexandria, and Gilead are to have on site reviews. On site reviews of all acreages in the county will be completed. Farm residences will be revalued, using the acreage sales information as a guide to value. Sales Study of 1-S residences in Hebron will be conducted for equalization.

2009: On site review of Chester, Belvidere, Hubbell, and Carleton. All improvements on agricultural home and bldg sites are to be reviewed on site.

2010: On site review of Deshler

## **Assessment Plan for Commercial Property**

Annually the assessor's office conducts a sales review process much the same as residential property. Physical inspections along with verifying measurements are conducted at the time of the sale. Standard Appraisal along with the assessor conducts the sales review. In 2008 we will conduct a study of Hebron commercial sites.

Karla S Joe



## 2008 Assessment Survey for Thayer County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	1
2.	<b>Appraiser(s) on staff</b>
	0
3.	<b>Other full-time employees</b>
	1
4.	<b>Other part-time employees</b>
	0
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$174,095
7.	<b>Part of the budget that is dedicated to the computer system</b>
	\$1,500
8.	<b>Adopted budget, or granted budget if different from above</b>
	\$174,095
9.	<b>Amount of the total budget set aside for appraisal work</b>
	\$34,400
10.	<b>Amount of the total budget set aside for education/workshops</b>
	\$2,500
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	n/a
12.	<b>Other miscellaneous funds</b>
	n/a

13.	<b>Total budget</b>
	\$174,095
a.	<b>Was any of last year's budget not used:</b>
	Yes

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

1.	<b>Administrative software</b>
	County Solutions
2.	<b>CAMA software</b>
	Microsolve
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	Assessor and Staff
5.	<b>Does the county have GIS software?</b>
	Yes
6.	<b>Who maintains the GIS software and maps?</b>
	Assessor and staff, and GIS Workshop
7.	<b>Personal Property software:</b>
	County Solutions

### **C. Zoning Information**

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

4.	<b>When was zoning implemented?</b>
	<b>2002</b>

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

1.	<b>Appraisal Services</b>
	Darrel Stanard-commercial properties
2.	<b>Other services</b>
	GIS Workshop

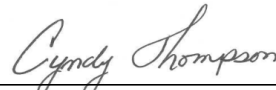


## Certification

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 Thayer County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5142.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division



## Valuation History Charts