

Preface

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

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

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

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

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

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

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

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

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

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

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

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2008 Commission Summary

87 Thurston

Residential Real Property - Current

Number of Sales	68	COD	24.59
Total Sales Price	\$3,135,910	PRD	118.71
Total Adj. Sales Price	\$3,137,910	COV	35.72
Total Assessed Value	\$2,668,295	STD	36.06
Avg. Adj. Sales Price	\$46,146	Avg. Abs. Dev.	23.72
Avg. Assessed Value	\$39,240	Min	6.01
Median	96.49	Max	266.00
Wgt. Mean	85.03	95% Median C.I.	91.18 to 100.39
Mean	100.95	95% Wgt. Mean C.I.	71.31 to 98.76
		95% Mean C.I.	92.38 to 109.52
% of Value of the Class of all Real Property Value in the County			17.63
% of Records Sold in the Study Period			4.32
% of Value Sold in the Study Period			4.48
Average Assessed Value of the Base			37,828

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	68	96.49	24.59	118.71
2007	94	92.79	30.84	127.21
2006	85	93.29	34.99	127.93
2005	60	93.71	32.19	121.19
2004	72	91.54	39.11	122.74
2003	78	95	31.48	110.6
2002	87	94	32.05	115.78
2001	92	93	24.81	104.54

2008 Commission Summary

87 Thurston

Commercial Real Property - Current

Number of Sales	12	COD	41.56
Total Sales Price	\$604,000	PRD	129.99
Total Adj. Sales Price	\$604,000	COV	72.67
Total Assessed Value	\$554,030	STD	86.65
Avg. Adj. Sales Price	\$50,333	Avg. Abs. Dev.	41.23
Avg. Assessed Value	\$46,169	Min	50.33
Median	99.22	Max	380.25
Wgt. Mean	91.73	95% Median C.I.	83.58 to 121.31
Mean	119.24	95% Wgt. Mean C.I.	75.47 to 107.99
		95% Mean C.I.	64.18 to 174.29
% of Value of the Class of all Real Property Value in the County			3.52
% of Records Sold in the Study Period			4.27
% of Value Sold in the Study Period			4.66
Average Assessed Value of the Base			42,289

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	12	99.22	41.56	129.99
2007	12	97.09	41.60	127.42
2006	13	94.43	34.96	132.43
2005	12	90.36	35.18	108.67
2004	14	96.44	40.28	130.90
2003	21	96	76.79	207.73
2002	29	94	60.96	173.16
2001	28	94	53.54	163.92

2008 Commission Summary

87 Thurston

Agricultural Land - Current

Number of Sales	37	COD	16.10
Total Sales Price	\$6,631,164	PRD	107.55
Total Adj. Sales Price	\$6,631,164	COV	22.47
Total Assessed Value	\$4,512,520	STD	16.45
Avg. Adj. Sales Price	\$179,221	Avg. Abs. Dev.	11.37
Avg. Assessed Value	\$121,960	Min	48.96
Median	70.60	Max	118.10
Wgt. Mean	68.05	95% Median C.I.	67.66 to 74.71
Mean	73.19	95% Wgt. Mean C.I.	63.72 to 72.38
		95% Mean C.I.	67.89 to 78.48
% of Value of the Class of all Real Property Value in the County			78.86
% of Records Sold in the Study Period			1.62
% of Value Sold in the Study Period			4.58
Average Assessed Value of the Base			116,597

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	37	70.60	16.10	107.55
2007	41	71.08	15.67	107.76
2006	34	75.03	17.55	103.94
2005	36	74.16	17.22	107.23
2004	43	75.01	12.43	101.48
2003	40	74	14.1	101.46
2002	36	74	13.83	99
2001	31	74	14.73	103.14

2008 Opinions of the Property Tax Administrator for Thurston 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 Thurston County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Thurston 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 Thurston County is 99% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Thurston 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 Thurston County is 71% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Thurston 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

NUMBER of Sales:	71	MEDIAN:	92	COV:	38.72	95% Median C.I.:	82.00 to 99.25	(! : Derived)
TOTAL Sales Price:	3,156,011	WGT. MEAN:	79	STD:	37.95	95% Wgt. Mean C.I.:	66.19 to 92.16	
TOTAL Adj.Sales Price:	3,162,011	MEAN:	98	AVG.ABS.DEV:	25.37	95% Mean C.I.:	89.19 to 106.85	
TOTAL Assessed Value:	2,503,615							
AVG. Adj. Sales Price:	44,535	COD:	27.55	MAX Sales Ratio:	266.00			
AVG. Assessed Value:	35,262	PRD:	123.80	MIN Sales Ratio:	6.12			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	7	99.50	97.37	88.91	13.59	109.52	71.79	118.13	71.79 to 118.13	31,500	28,005
10/01/05 TO 12/31/05	5	76.84	96.01	89.61	26.08	107.14	75.45	152.45	N/A	45,100	40,414
01/01/06 TO 03/31/06	14	98.07	114.67	87.56	34.77	130.97	55.37	266.00	75.15 to 145.00	40,897	35,808
04/01/06 TO 06/30/06	14	81.41	90.69	57.24	39.44	158.44	6.12	172.46	59.49 to 134.60	49,728	28,464
07/01/06 TO 09/30/06	12	82.45	81.32	72.78	16.82	111.73	55.85	115.78	63.35 to 95.59	60,891	44,319
10/01/06 TO 12/31/06	5	88.50	93.38	72.33	27.19	129.10	50.37	131.10	N/A	41,000	29,657
01/01/07 TO 03/31/07	3	91.18	93.42	87.75	11.77	106.46	78.44	110.64	N/A	37,200	32,643
04/01/07 TO 06/30/07	11	98.69	109.09	106.92	22.23	102.02	69.50	177.31	85.71 to 141.71	36,358	38,875
<u>Study Years</u>											
07/01/05 TO 06/30/06	40	94.07	100.92	75.69	31.37	133.33	6.12	266.00	77.48 to 102.96	42,869	32,448
07/01/06 TO 06/30/07	31	89.66	94.29	83.31	21.93	113.18	50.37	177.31	82.00 to 100.00	46,685	38,893
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	45	88.50	95.95	71.67	32.26	133.88	6.12	266.00	78.68 to 99.09	48,988	35,109
<u>ALL</u>											
	71	92.09	98.02	79.18	27.55	123.80	6.12	266.00	82.00 to 99.25	44,535	35,262

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
EMERSON	4	105.32	104.22	94.33	12.78	110.48	81.52	124.70	N/A	60,385	56,958
EMERSON V	2	90.19	90.19	89.85	4.97	100.38	85.71	94.67	N/A	3,250	2,920
MACY V	1	266.00	266.00	266.00			266.00	266.00	N/A	1,000	2,660
PENDER	24	86.51	99.97	83.41	31.05	119.84	50.37	201.56	76.84 to 108.93	54,558	45,508
PENDER MH	2	126.23	126.23	131.39	12.26	96.07	110.75	141.71	N/A	3,000	3,942
PENDER V	1	88.50	88.50	88.50			88.50	88.50	N/A	5,000	4,425
ROSALIE	4	95.43	99.94	88.84	22.28	112.50	77.83	131.10	N/A	16,825	14,947
RURAL	7	67.34	84.40	71.29	38.62	118.40	55.37	135.36	55.37 to 135.36	63,635	45,362
RURAL-REC V	1	6.12	6.12	6.12			6.12	6.12	N/A	251,700	15,410
THURSTON	6	93.84	101.22	100.37	15.44	100.85	78.44	134.60	78.44 to 134.60	49,100	49,280
THURSTON V	1	99.50	99.50	99.50			99.50	99.50	N/A	2,000	1,990
WALTHILL	15	93.68	94.17	95.31	22.06	98.80	34.08	151.25	76.04 to 103.02	24,536	23,386
WALTHILL V	1	76.00	76.00	76.00			76.00	76.00	N/A	1,000	760
WINNEBAGO	2	82.12	82.12	74.35	15.01	110.46	69.79	94.45	N/A	81,235	60,395
<u>ALL</u>											
	71	92.09	98.02	79.18	27.55	123.80	6.12	266.00	82.00 to 99.25	44,535	35,262

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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AVG. Assessed Value:	35,262	PRD:	123.80	MIN Sales Ratio:	6.12			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	62	93.54	101.50	89.10	25.59	113.91	34.08	266.00	84.18 to 100.00	37,619	33,519
2	2	93.96	93.96	77.08	25.72	121.91	69.79	118.13	N/A	77,985	60,107
3	7	59.49	68.40	45.30	44.33	150.97	6.12	135.36	6.12 to 135.36	96,235	43,598
ALL	71	92.09	98.02	79.18	27.55	123.80	6.12	266.00	82.00 to 99.25	44,535	35,262

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	65	93.39	97.50	85.42	24.82	114.14	34.08	201.56	82.00 to 99.25	44,581	38,082
2	6	87.10	103.64	10.69	54.76	969.42	6.12	266.00	6.12 to 266.00	44,033	4,707
ALL	71	92.09	98.02	79.18	27.55	123.80	6.12	266.00	82.00 to 99.25	44,535	35,262

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	68	91.67	98.54	85.40	26.43	115.39	34.08	266.00	82.00 to 99.09	42,710	36,475
06	1	6.12	6.12	6.12			6.12	6.12	N/A	251,700	15,410
07	2	126.23	126.23	131.39	12.26	96.07	110.75	141.71	N/A	3,000	3,942
ALL	71	92.09	98.02	79.18	27.55	123.80	6.12	266.00	82.00 to 99.25	44,535	35,262

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0020											
20-0020	6	95.43	95.63	78.07	25.73	122.49	55.85	131.10	55.85 to 131.10	27,633	21,572
22-0031											
26-0561	6	97.34	99.54	94.21	12.58	105.66	81.52	124.70	81.52 to 124.70	41,340	38,945
87-0001	36	90.46	99.27	84.76	26.86	117.12	50.37	201.56	78.68 to 102.96	48,956	41,496
87-0013	18	95.37	95.73	97.03	21.84	98.66	34.08	151.25	76.04 to 103.02	25,586	24,826
87-0016	1	266.00	266.00	266.00			266.00	266.00	N/A	1,000	2,660
87-0017	4	62.58	56.43	37.60	41.05	150.07	6.12	94.45	N/A	131,042	49,276
90-0560											
NonValid School											
ALL	71	92.09	98.02	79.18	27.55	123.80	6.12	266.00	82.00 to 99.25	44,535	35,262

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YEAR BUILT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0 OR Blank	8	87.10	99.21	13.65	43.58	726.58	6.12	266.00	6.12 to 266.00	34,462	4,705	
Prior TO 1860	1	63.35	63.35	63.35			63.35	63.35	N/A	220,000	139,380	
1860 TO 1899	2	105.41	105.41	90.43	28.42	116.56	75.45	135.36	N/A	25,000	22,607	
1900 TO 1919	17	92.09	99.86	91.73	29.78	108.87	34.08	201.56	71.79 to 131.10	27,767	25,470	
1920 TO 1939	13	82.00	89.41	75.48	27.01	118.45	50.37	152.45	59.49 to 118.13	38,453	29,026	
1940 TO 1949	5	102.96	113.67	107.38	19.85	105.85	82.90	172.46	N/A	23,780	25,536	
1950 TO 1959	6	85.39	102.77	91.97	29.68	111.74	75.91	177.31	75.91 to 177.31	49,250	45,295	
1960 TO 1969	8	101.14	102.19	88.59	16.13	115.35	58.34	141.71	58.34 to 141.71	44,181	39,138	
1970 TO 1979	7	93.68	103.24	98.33	16.09	104.99	78.68	151.25	78.68 to 151.25	62,357	61,315	
1980 TO 1989	1	100.00	100.00	100.00			100.00	100.00	N/A	80,540	80,540	
1990 TO 1994												
1995 TO 1999	1	55.37	55.37	55.37			55.37	55.37	N/A	110,000	60,905	
2000 TO Present	2	75.66	75.66	75.29	7.75	100.48	69.79	81.52	N/A	124,735	93,917	
ALL	71	92.09	98.02	79.18	27.55	123.80	6.12	266.00	82.00 to 99.25	44,535	35,262	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
1 TO 4999	8	97.09	117.98	110.94	37.61	106.35	69.50	266.00	69.50 to 266.00	2,312	2,565	
5000 TO 9999	3	88.50	98.93	94.81	20.31	104.34	77.18	131.10	N/A	6,166	5,846	
Total \$												
1 TO 9999	11	94.67	112.78	102.88	33.82	109.63	69.50	266.00	76.00 to 141.71	3,363	3,460	
10000 TO 29999	23	115.78	119.19	120.46	23.91	98.94	75.15	201.56	92.09 to 135.36	18,669	22,490	
30000 TO 59999	14	95.75	90.49	90.85	14.16	99.59	34.08	118.53	79.53 to 103.02	37,346	33,930	
60000 TO 99999	16	77.96	78.71	78.35	15.17	100.46	50.37	100.00	67.34 to 93.39	71,349	55,903	
100000 TO 149999	5	69.79	76.39	75.79	24.28	100.79	55.37	116.92	N/A	111,894	84,800	
150000 TO 249999	1	63.35	63.35	63.35			63.35	63.35	N/A	220,000	139,380	
250000 TO 499999	1	6.12	6.12	6.12			6.12	6.12	N/A	251,700	15,410	
ALL	71	92.09	98.02	79.18	27.55	123.80	6.12	266.00	82.00 to 99.25	44,535	35,262	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	71	MEDIAN:	92	COV:	38.72	95% Median C.I.:	82.00 to 99.25	(! : Derived)
TOTAL Sales Price:	3,156,011	WGT. MEAN:	79	STD:	37.95	95% Wgt. Mean C.I.:	66.19 to 92.16	
TOTAL Adj.Sales Price:	3,162,011	MEAN:	98	AVG.ABS.DEV:	25.37	95% Mean C.I.:	89.19 to 106.85	
TOTAL Assessed Value:	2,503,615							
AVG. Adj. Sales Price:	44,535	COD:	27.55	MAX Sales Ratio:	266.00			
AVG. Assessed Value:	35,262	PRD:	123.80	MIN Sales Ratio:	6.12			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	8	91.59	111.33	98.87	34.29	112.60	69.50	266.00	69.50 to 266.00	2,437	2,410
5000 TO 9999	4	104.14	106.29	93.62	28.92	113.53	75.15	141.71	N/A	7,625	7,138
Total \$ _____											
1 TO 9999	12	91.59	109.65	95.67	33.82	114.61	69.50	266.00	76.00 to 131.10	4,166	3,986
10000 TO 29999	25	95.59	100.40	68.13	27.79	147.36	6.12	172.46	82.90 to 118.13	30,364	20,687
30000 TO 59999	23	89.66	95.98	84.17	28.43	114.03	50.37	201.56	75.91 to 102.96	52,234	43,965
60000 TO 99999	9	81.52	82.90	80.71	14.07	102.72	55.37	100.00	69.79 to 99.25	92,390	74,563
100000 TO 149999	2	90.14	90.14	80.09	29.72	112.54	63.35	116.92	N/A	160,000	128,150
ALL _____											
	71	92.09	98.02	79.18	27.55	123.80	6.12	266.00	82.00 to 99.25	44,535	35,262

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	87.10	99.21	13.65	43.58	726.58	6.12	266.00	6.12 to 266.00	34,462	4,705
10	1	100.46	100.46	100.46			100.46	100.46	N/A	15,100	15,170
20	22	100.04	107.43	96.22	26.36	111.66	67.34	172.46	81.30 to 135.36	27,031	26,008
30	40	91.22	92.55	82.52	24.34	112.15	34.08	201.56	78.44 to 99.09	56,912	46,965
ALL _____											
	71	92.09	98.02	79.18	27.55	123.80	6.12	266.00	82.00 to 99.25	44,535	35,262

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	88.50	102.36	11.63	47.19	879.84	6.12	266.00	6.12 to 266.00	38,171	4,440
100	3	110.75	102.61	59.30	25.99	173.03	55.37	141.71	N/A	38,667	22,930
101	43	94.45	100.99	91.85	21.30	109.95	55.85	177.31	88.83 to 103.02	43,966	40,384
102	7	118.26	116.45	108.51	29.67	107.32	71.79	201.56	71.79 to 201.56	24,257	26,321
104	10	71.40	70.03	67.10	21.15	104.36	34.08	98.69	50.37 to 95.59	70,995	47,639
106	1	77.18	77.18	77.18			77.18	77.18	N/A	8,500	6,560
ALL _____											
	71	92.09	98.02	79.18	27.55	123.80	6.12	266.00	82.00 to 99.25	44,535	35,262

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	8	87.10	99.21	13.65	43.58	726.58	6.12	266.00	6.12 to 266.00	34,462	4,705
10	4	105.61	105.61	105.82	19.53	99.80	69.50	141.71	N/A	5,775	6,111
20	31	97.05	101.29	91.15	24.08	111.13	34.08	172.46	82.90 to 115.78	33,700	30,716
30	28	83.09	92.98	81.90	27.00	113.53	50.37	201.56	77.48 to 98.69	64,946	53,190
ALL _____											
	71	92.09	98.02	79.18	27.55	123.80	6.12	266.00	82.00 to 99.25	44,535	35,262

2008 Assessment Survey for Thurston County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by: Assessor/Staff
2.	Valuation done by: Assessor/Staff
3.	Pickup work done by whom: Assessor/Staff
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class? Majority is 1993, new costing for Emerson and Thurston is June 2005 Pender 2007
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information? 2005 Pender 2007
6.	What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class? 2007
7.	Number of market areas/neighborhoods for this property class: 7
8.	How are these defined? By the towns and rural
9.	Is "Assessor Location" a usable valuation identity? Yes
10.	Does the assessor location "suburban" mean something other than rural residential? (that is, does the "suburban" location have its own market?) No

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

Residential Permit Numbers:

Permits	Information Statements	Other	Total
	74		74

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

Residential

The lot values are being revalued based on the square foot method in the village of Pender. A market analysis has been completed in the village of Pender implementing current costing and developing a depreciation study.

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	68	MEDIAN:	96	COV:	35.72	95% Median C.I.:	91.18 to 100.39	(! : Derived)
TOTAL Sales Price:	3,135,910	WGT. MEAN:	85	STD:	36.06	95% Wgt. Mean C.I.:	71.31 to 98.76	
TOTAL Adj.Sales Price:	3,137,910	MEAN:	101	AVG.ABS.DEV:	23.72	95% Mean C.I.:	92.38 to 109.52	
TOTAL Assessed Value:	2,668,295							
AVG. Adj. Sales Price:	46,145	COD:	24.59	MAX Sales Ratio:	266.00			
AVG. Assessed Value:	39,239	PRD:	118.71	MIN Sales Ratio:	6.01			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	7	94.45	97.44	92.02	10.63	105.89	82.00	118.13	82.00 to 118.13	31,500	28,986
10/01/05 TO 12/31/05	5	99.25	97.50	96.84	17.23	100.67	75.33	136.48	N/A	45,100	43,677
01/01/06 TO 03/31/06	13	99.09	121.29	87.96	41.65	137.89	55.37	266.00	75.15 to 164.96	42,882	37,719
04/01/06 TO 06/30/06	14	86.81	89.26	58.92	34.44	151.50	6.01	151.25	59.49 to 127.74	49,728	29,300
07/01/06 TO 09/30/06	12	97.17	93.14	87.70	17.73	106.20	55.63	122.64	67.34 to 111.37	60,891	53,404
10/01/06 TO 12/31/06	4	112.70	110.16	93.80	19.51	117.44	82.05	133.18	N/A	50,000	46,900
01/01/07 TO 03/31/07	3	91.18	93.42	87.75	11.77	106.46	78.44	110.64	N/A	37,200	32,643
04/01/07 TO 06/30/07	10	97.38	102.97	106.09	15.29	97.06	69.50	138.18	85.71 to 135.36	39,594	42,006
<u>Study Years</u>											
07/01/05 TO 06/30/06	39	95.07	102.46	77.77	30.47	131.75	6.01	266.00	81.52 to 111.14	43,581	33,893
07/01/06 TO 06/30/07	29	97.09	98.91	93.62	17.11	105.65	55.63	138.18	89.66 to 110.64	49,594	46,429
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	43	97.05	101.97	79.15	30.33	128.83	6.01	266.00	81.52 to 111.14	50,799	40,209
<u>ALL</u>											
	68	96.49	100.95	85.03	24.59	118.71	6.01	266.00	91.18 to 100.39	46,145	39,239

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
EMERSON	4	105.32	104.22	94.33	12.78	110.48	81.52	124.70	N/A	60,385	56,958
EMERSON V	2	90.19	90.19	89.85	4.97	100.38	85.71	94.67	N/A	3,250	2,920
MACY V	1	266.00	266.00	266.00			266.00	266.00	N/A	1,000	2,660
PENDER	24	98.04	104.83	97.21	17.23	107.84	64.97	164.96	94.30 to 111.37	54,558	53,033
PENDER MH	1	201.50	201.50	201.50			201.50	201.50	N/A	2,000	4,030
ROSALIE	4	96.06	100.69	89.58	21.36	112.39	79.53	131.10	N/A	16,825	15,072
RURAL	7	67.34	84.37	71.25	38.66	118.41	55.37	135.36	55.37 to 135.36	63,635	45,339
RURAL-REC V	1	6.01	6.01	6.01			6.01	6.01	N/A	251,700	15,120
THURSTON	6	104.51	105.43	102.91	17.89	102.45	78.44	132.83	78.44 to 132.83	49,100	50,528
THURSTON V	1	99.50	99.50	99.50			99.50	99.50	N/A	2,000	1,990
WALTHILL	14	92.43	93.72	95.09	23.43	98.56	34.08	151.25	75.15 to 118.53	25,210	23,973
WALTHILL V	1	76.00	76.00	76.00			76.00	76.00	N/A	1,000	760
WINNEBAGO	2	82.12	82.12	74.35	15.01	110.46	69.79	94.45	N/A	81,235	60,395
<u>ALL</u>											
	68	96.49	100.95	85.03	24.59	118.71	6.01	266.00	91.18 to 100.39	46,145	39,239

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	68	MEDIAN:	96	COV:	35.72	95% Median C.I.:	91.18 to 100.39	(! : Derived)
TOTAL Sales Price:	3,135,910	WGT. MEAN:	85	STD:	36.06	95% Wgt. Mean C.I.:	71.31 to 98.76	
TOTAL Adj.Sales Price:	3,137,910	MEAN:	101	AVG.ABS.DEV:	23.72	95% Mean C.I.:	92.38 to 109.52	
TOTAL Assessed Value:	2,668,295							
AVG. Adj. Sales Price:	46,145	COD:	24.59	MAX Sales Ratio:	266.00			
AVG. Assessed Value:	39,239	PRD:	118.71	MIN Sales Ratio:	6.01			

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	59	97.09	105.05	97.19	22.40	108.09	34.08	266.00	93.68 to 109.38	39,123	38,022
2	2	93.96	93.96	77.08	25.72	121.91	69.79	118.13	N/A	77,985	60,107
3	7	59.49	68.35	45.24	44.41	151.10	6.01	135.36	6.01 to 135.36	96,235	43,533
____ALL____	68	96.49	100.95	85.03	24.59	118.71	6.01	266.00	91.18 to 100.39	46,145	39,239

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	63	97.05	100.49	91.87	21.56	109.38	34.08	201.50	92.09 to 103.02	45,693	41,980
2	5	85.71	106.64	9.08	66.15	1174.76	6.01	266.00	N/A	51,840	4,706
____ALL____	68	96.49	100.95	85.03	24.59	118.71	6.01	266.00	91.18 to 100.39	46,145	39,239

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	66	96.49	100.86	91.85	22.26	109.81	34.08	266.00	91.18 to 100.39	43,700	40,138
06	1	6.01	6.01	6.01			6.01	6.01	N/A	251,700	15,120
07	1	201.50	201.50	201.50			201.50	201.50	N/A	2,000	4,030
____ALL____	68	96.49	100.95	85.03	24.59	118.71	6.01	266.00	91.18 to 100.39	46,145	39,239

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0020											
20-0020	6	96.06	96.08	78.27	25.09	122.76	55.63	131.10	55.63 to 131.10	27,633	21,628
22-0031											
26-0561	6	97.34	99.54	94.21	12.58	105.66	81.52	124.70	81.52 to 124.70	41,340	38,945
87-0001	34	98.04	105.19	95.45	20.75	110.20	59.49	201.50	92.09 to 111.37	51,572	49,225
87-0013	17	93.68	95.45	96.92	23.11	98.49	34.08	151.25	76.00 to 118.53	26,202	25,394
87-0016	1	266.00	266.00	266.00			266.00	266.00	N/A	1,000	2,660
87-0017	4	62.58	56.41	37.55	41.09	150.22	6.01	94.45	N/A	131,042	49,203
90-0560											
NonValid School											
____ALL____	68	96.49	100.95	85.03	24.59	118.71	6.01	266.00	91.18 to 100.39	46,145	39,239

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	68	MEDIAN:	96	COV:	35.72	95% Median C.I.:	91.18 to 100.39	(! : Derived)
TOTAL Sales Price:	3,135,910	WGT. MEAN:	85	STD:	36.06	95% Wgt. Mean C.I.:	71.31 to 98.76	
TOTAL Adj.Sales Price:	3,137,910	MEAN:	101	AVG.ABS.DEV:	23.72	95% Mean C.I.:	92.38 to 109.52	
TOTAL Assessed Value:	2,668,295							
AVG. Adj. Sales Price:	46,145	COD:	24.59	MAX Sales Ratio:	266.00			
AVG. Assessed Value:	39,239	PRD:	118.71	MIN Sales Ratio:	6.01			

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	7	85.71	100.72	12.16	50.17	828.00	6.01	266.00	6.01 to 266.00	38,671	4,704
Prior TO 1860	1	97.25	97.25	97.25			97.25	97.25	N/A	220,000	213,950
1860 TO 1899	2	105.35	105.35	90.34	28.49	116.61	75.33	135.36	N/A	25,000	22,585
1900 TO 1919	17	91.18	98.96	92.26	27.38	107.27	34.08	164.96	76.04 to 131.10	27,767	25,617
1920 TO 1939	12	89.57	95.00	83.90	25.10	113.23	55.63	136.48	75.15 to 118.13	40,400	33,896
1940 TO 1949	5	111.32	111.09	110.24	6.12	100.77	94.62	127.74	N/A	23,780	26,216
1950 TO 1959	6	99.61	105.10	101.13	14.01	103.92	79.53	138.18	79.53 to 138.18	49,250	49,806
1960 TO 1969	7	99.25	111.46	91.46	23.77	121.87	64.97	201.50	64.97 to 201.50	49,921	45,657
1970 TO 1979	7	99.09	108.01	104.28	14.66	103.57	89.66	151.25	89.66 to 151.25	62,357	65,027
1980 TO 1989	1	100.00	100.00	100.00			100.00	100.00	N/A	80,540	80,540
1990 TO 1994											
1995 TO 1999	1	55.37	55.37	55.37			55.37	55.37	N/A	110,000	60,905
2000 TO Present	2	75.66	75.66	75.29	7.75	100.48	69.79	81.52	N/A	124,735	93,917
ALL	68	96.49	100.95	85.03	24.59	118.71	6.01	266.00	91.18 to 100.39	46,145	39,239

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	7	94.67	127.55	114.97	50.67	110.95	69.50	266.00	69.50 to 266.00	2,071	2,381
5000 TO 9999	2	104.14	104.14	97.15	25.89	107.20	77.18	131.10	N/A	6,750	6,557
Total \$											
1 TO 9999	9	94.67	122.35	106.38	45.74	115.02	69.50	266.00	76.00 to 201.50	3,111	3,309
10000 TO 29999	22	118.35	116.44	117.93	17.08	98.74	75.15	164.96	92.09 to 135.36	18,831	22,207
30000 TO 59999	14	96.49	93.87	94.57	14.04	99.26	34.08	127.74	79.53 to 109.38	37,346	35,318
60000 TO 99999	16	91.67	87.22	87.23	12.94	100.00	55.63	111.14	78.44 to 99.25	71,349	62,236
100000 TO 149999	5	69.79	77.71	76.97	22.38	100.97	55.37	116.92	N/A	111,894	86,126
150000 TO 249999	1	97.25	97.25	97.25			97.25	97.25	N/A	220,000	213,950
250000 TO 499999	1	6.01	6.01	6.01			6.01	6.01	N/A	251,700	15,120
ALL	68	96.49	100.95	85.03	24.59	118.71	6.01	266.00	91.18 to 100.39	46,145	39,239

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	68	MEDIAN:	96	COV:	35.72	95% Median C.I.:	91.18 to 100.39	(! : Derived)
TOTAL Sales Price:	3,135,910	WGT. MEAN:	85	STD:	36.06	95% Wgt. Mean C.I.:	71.31 to 98.76	
TOTAL Adj. Sales Price:	3,137,910	MEAN:	101	AVG. ABS. DEV:	23.72	95% Mean C.I.:	92.38 to 109.52	
TOTAL Assessed Value:	2,668,295							
AVG. Adj. Sales Price:	46,145	COD:	24.59	MAX Sales Ratio:	266.00			
AVG. Assessed Value:	39,239	PRD:	118.71	MIN Sales Ratio:	6.01			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	7	94.67	127.55	114.97	50.67	110.95	69.50	266.00	69.50 to 266.00	2,071	2,381
5000 TO 9999	3	77.18	94.48	86.36	24.16	109.40	75.15	131.10	N/A	8,833	7,628
Total \$ _____											
1 TO 9999	10	90.19	117.63	96.48	45.37	121.93	69.50	266.00	75.15 to 201.50	4,100	3,955
10000 TO 29999	23	110.42	99.44	66.09	22.77	150.46	6.01	145.00	81.30 to 118.57	31,086	20,546
30000 TO 59999	22	96.49	101.32	92.68	20.20	109.33	55.63	164.96	88.30 to 118.53	47,586	44,101
60000 TO 99999	11	94.30	87.06	84.24	15.03	103.34	55.37	111.14	64.97 to 100.39	92,273	77,733
100000 TO 149999	1	116.92	116.92	116.92			116.92	116.92	N/A	100,000	116,920
150000 TO 249999	1	97.25	97.25	97.25			97.25	97.25	N/A	220,000	213,950
ALL _____											
	68	96.49	100.95	85.03	24.59	118.71	6.01	266.00	91.18 to 100.39	46,145	39,239

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	85.71	100.72	12.16	50.17	828.00	6.01	266.00	6.01 to 266.00	38,671	4,704
20	21	110.42	108.75	97.19	22.88	111.89	67.34	201.50	81.30 to 131.10	28,128	27,338
30	40	95.50	96.89	90.54	19.32	107.01	34.08	164.96	91.18 to 100.00	56,912	51,531
ALL _____											
	68	96.49	100.95	85.03	24.59	118.71	6.01	266.00	91.18 to 100.39	46,145	39,239

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	90.19	104.65	10.06	54.04	1040.53	6.01	266.00	6.01 to 266.00	43,700	4,395
100	2	128.44	128.44	57.98	56.89	221.52	55.37	201.50	N/A	56,000	32,467
101	42	99.17	102.29	95.74	16.51	106.85	55.63	151.25	94.45 to 110.64	44,653	42,749
102	7	124.70	116.14	111.16	22.68	104.48	76.04	164.96	76.04 to 164.96	24,257	26,965
104	10	80.22	79.32	82.57	20.43	96.07	34.08	122.64	59.49 to 97.25	70,995	58,620
106	1	77.18	77.18	77.18			77.18	77.18	N/A	8,500	6,560
ALL _____											
	68	96.49	100.95	85.03	24.59	118.71	6.01	266.00	91.18 to 100.39	46,145	39,239

CONDITION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	85.71	100.72	12.16	50.17	828.00	6.01	266.00	6.01 to 266.00	38,671	4,704
10	2	135.50	135.50	135.50	48.71	100.00	69.50	201.50	N/A	2,000	2,710
20	31	103.02	102.72	94.57	21.39	108.61	34.08	151.25	88.38 to 118.53	33,700	31,870
30	28	94.85	96.57	90.29	17.35	106.96	55.63	164.96	82.05 to 100.00	64,946	58,640
ALL _____											
	68	96.49	100.95	85.03	24.59	118.71	6.01	266.00	91.18 to 100.39	46,145	39,239

**2008 Correlation Section
for Thurston County**

Residential Real Property

I. Correlation

RESIDENTIAL: The county reported that a complete revaluation was completed in the village of Pender. The revaluation consisted of new lot values, new costing and depreciation analysis of the improved parcels.

The county has utilized a reasonable number of sales and has not excessively trimmed the sales file. The Trended Preliminary Median and the R&O Median are slightly spread apart. The difference between the % Change in Total Sales File Value and % Change in Assessed Value is less than three percentage points apart. The median measure of central tendency is within the acceptable parameters. The mean is slightly above and the weighted mean is well outside the acceptable range. The coefficient of dispersion and the price related differential are outside the acceptable levels.

Analysis of all six tables indicates that the county has achieved an acceptable level of value for the 2008 assessment year. Comparison between the preliminary statistics and the R&O statistics will reveal that the efforts put forth in the revaluation of Pender greatly improved the assessment level. The preliminary median level of value for Pender was 86.51 with a coefficient of dispersion at 31.05 and a price related differential at 119.84. The R&O statistics revealed that the same sales now carry a median of 98.04. The coefficient of dispersion is 17.23 and the price related differential is 107.84. Based on the assessment actions of the county at this time, the median level of value is the best indicator of the level of value for the residential class.

**2008 Correlation Section
for Thurston County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	132	68	51.52
2007	142	94	66.2
2006	149	85	57.05
2005	132	60	45.45
2004	132	72	54.55
2003	146	78	53.42
2002	159	87	54.72
2001	145	92	63.45

RESIDENTIAL: A brief review of the total sales file was completed. There was nothing to indicate that the county had excessively trimmed the file and therefore the sales grid indicates that a reasonable percentage of all available sales for the sales study were considered.

**2008 Correlation Section
for Thurston 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 Thurston County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	92.09	9.6	100.93	96.49
2007	87.74	1.78	89.3	92.79
2006	93.29	0.94	94.17	93.29
2005	92.68	0.62	93.26	93.71
2004	91.76	-2.33	89.62	91.54
2003	95	-0.21	94.8	95
2002	94	0.24	94.23	94
2001	93	-0.06	92.94	93

RESIDENTIAL: The Trended Preliminary Median ratio is 4.44 percentage points higher than the R&O median ratio. This may be a result of the county focusing on the assessment in the village of Pender for the 2008 assessment year. There is no information available to suggest that the median ratio is not the best representation of the level of value for the residential class.

**2008 Correlation Section
for Thurston 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 Thurston County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
12.38	2008	9.6
2.01	2007	1.78
1.3	2006	0.94
-0.89	2005	0.62
-0.27	2004	-2.33
0	2003	0
0	2002	0
0.1	2001	-0.06

RESIDENTIAL: The difference between the percent change to the sales file and the percent change to the assessed value base is less than three percentage point and supports the assessment practices of the unsold and sold properties. Again, the revaluation of the village of Pender will strongly influence the sales base. Pender represents 34% of the sales file.

2008 Correlation Section for Thurston 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 Thurston County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.49	85.03	100.95

RESIDENTIAL: When reviewing the three measures of central tendency the Median and Mean are the only statistics within the acceptable level, the Weighted Mean is much lower than the other two and below the acceptable range. The Weighted Mean is greatly distorted by one high dollar sale (Book 51 Page 683)

**2008 Correlation Section
for Thurston County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	24.59	118.71
Difference	9.59	15.71

RESIDENTIAL: The coefficient of dispersion and the price related differential are well outside the acceptable range for quality of assessment.

**2008 Correlation Section
for Thurston County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	71	68	-3
Median	92.09	96.49	4.4
Wgt. Mean	79.18	85.03	5.85
Mean	98.02	100.95	2.93
COD	27.55	24.59	-2.96
PRD	123.80	118.71	-5.09
Min Sales Ratio	6.12	6.01	-0.11
Max Sales Ratio	266.00	266.00	0

RESIDENTIAL: The number of qualified sales between the preliminary statistics and the R&O statistics was decreased by three sales. Those sales were removed due to being substantially changed since the date of sale. The remainder of the table is a reflection of the assessment actions taken by the county for the 2008 assessment year.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

NUMBER of Sales:	14	MEDIAN:	96	COV:	72.54	95% Median C.I.:	65.85 to 121.31
TOTAL Sales Price:	641,500	WGT. MEAN:	90	STD:	81.58	95% Wgt. Mean C.I.:	78.87 to 101.84
TOTAL Adj.Sales Price:	641,500	MEAN:	112	AVG.ABS.DEV:	39.15	95% Mean C.I.:	73.84 to 151.07
TOTAL Assessed Value:	579,615						
AVG. Adj. Sales Price:	45,821	COD:	40.58	MAX Sales Ratio:	380.25		
AVG. Assessed Value:	41,401	PRD:	124.46	MIN Sales Ratio:	50.33		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	2	83.83	83.83	83.59	0.30	100.28	83.58	84.08	N/A	201,000	168,022
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	380.25	380.25	380.25			380.25	380.25	N/A	2,000	7,605
07/01/05 TO 09/30/05	2	102.54	102.54	101.55	1.58	100.97	100.92	104.16	N/A	41,000	41,637
10/01/05 TO 12/31/05	1	121.31	121.31	121.31			121.31	121.31	N/A	8,000	9,705
01/01/06 TO 03/31/06	1	50.33	50.33	50.33			50.33	50.33	N/A	13,500	6,795
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	4	97.25	104.13	111.48	24.63	93.41	65.85	156.17	N/A	23,875	26,615
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	1	98.43	98.43	98.43			98.43	98.43	N/A	15,000	14,765
04/01/07 TO 06/30/07	2	67.41	67.41	63.68	15.31	105.86	57.09	77.73	N/A	11,750	7,482
<u>Study Years</u>											
07/01/04 TO 06/30/05	3	84.08	182.64	85.06	117.61	214.71	83.58	380.25	N/A	134,666	114,550
07/01/05 TO 06/30/06	4	102.54	94.18	96.40	18.10	97.70	50.33	121.31	N/A	25,875	24,943
07/01/06 TO 06/30/07	7	94.50	92.82	101.63	23.27	91.33	57.09	156.17	57.09 to 156.17	19,142	19,455
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	4	112.74	176.66	109.33	65.75	161.58	100.92	380.25	N/A	23,000	25,146
01/01/06 TO 12/31/06	5	94.50	93.37	103.90	29.63	89.86	50.33	156.17	N/A	21,800	22,651
<u>ALL</u>											
	14	96.47	112.46	90.35	40.58	124.46	50.33	380.25	65.85 to 121.31	45,821	41,401

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
PENDER	4	89.04	87.02	83.73	13.82	103.93	65.85	104.16	N/A	115,250	96,500
PENDER V	1	380.25	380.25	380.25			380.25	380.25	N/A	2,000	7,605
RURAL	1	100.92	100.92	100.92			100.92	100.92	N/A	66,000	66,610
THURSTON	1	77.73	77.73	77.73			77.73	77.73	N/A	7,500	5,830
THURSTON V	1	100.00	100.00	100.00			100.00	100.00	N/A	300	300
WALTHILL	6	91.26	94.57	108.19	33.68	87.41	50.33	156.17	50.33 to 156.17	17,450	18,878
<u>ALL</u>											
	14	96.47	112.46	90.35	40.58	124.46	50.33	380.25	65.85 to 121.31	45,821	41,401

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)

NUMBER of Sales:	14	MEDIAN:	96	COV:	72.54	95% Median C.I.:	65.85 to 121.31
TOTAL Sales Price:	641,500	WGT. MEAN:	90	STD:	81.58	95% Wgt. Mean C.I.:	78.87 to 101.84
TOTAL Adj.Sales Price:	641,500	MEAN:	112	AVG.ABS.DEV:	39.15	95% Mean C.I.:	73.84 to 151.07
TOTAL Assessed Value:	579,615						
AVG. Adj. Sales Price:	45,821	COD:	40.58	MAX Sales Ratio:	380.25		
AVG. Assessed Value:	41,401	PRD:	124.46	MIN Sales Ratio:	50.33		

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LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	12	89.29	112.68	88.69	48.05	127.05	50.33	380.25	65.85 to 104.16	47,291	41,941
2	2	111.12	111.12	103.13	9.18	107.74	100.92	121.31	N/A	37,000	38,157
____ALL____											
	14	96.47	112.46	90.35	40.58	124.46	50.33	380.25	65.85 to 121.31	45,821	41,401

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	12	89.29	91.18	89.44	23.97	101.94	50.33	156.17	65.85 to 104.16	53,266	47,642
2	2	240.13	240.13	343.70	58.36	69.87	100.00	380.25	N/A	1,150	3,952
____ALL____											
	14	96.47	112.46	90.35	40.58	124.46	50.33	380.25	65.85 to 121.31	45,821	41,401

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	13	98.43	114.68	100.86	41.67	113.70	50.33	380.25	65.85 to 121.31	19,346	19,512
04	1	83.58	83.58	83.58			83.58	83.58	N/A	390,000	325,955
____ALL____											
	14	96.47	112.46	90.35	40.58	124.46	50.33	380.25	65.85 to 121.31	45,821	41,401

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	77.73	77.73	77.73			77.73	77.73	N/A	7,500	5,830
11-0020											
20-0020											
22-0031											
26-0561	1	100.92	100.92	100.92			100.92	100.92	N/A	66,000	66,610
87-0001	6	97.25	138.06	85.02	58.35	162.38	65.85	380.25	65.85 to 380.25	77,216	65,650
87-0013	6	91.26	94.57	108.19	33.68	87.41	50.33	156.17	50.33 to 156.17	17,450	18,878
87-0016											
87-0017											
90-0560											
NonValid School	1	77.73	77.73	77.73			77.73	77.73	N/A	7,500	5,830
____ALL____											
	14	96.47	112.46	90.35	40.58	124.46	50.33	380.25	65.85 to 121.31	45,821	41,401

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)

NUMBER of Sales:	14	MEDIAN:	96	COV:	72.54	95% Median C.I.:	65.85 to 121.31
TOTAL Sales Price:	641,500	WGT. MEAN:	90	STD:	81.58	95% Wgt. Mean C.I.:	78.87 to 101.84
TOTAL Adj.Sales Price:	641,500	MEAN:	112	AVG.ABS.DEV:	39.15	95% Mean C.I.:	73.84 to 151.07
TOTAL Assessed Value:	579,615						
AVG. Adj. Sales Price:	45,821	COD:	40.58	MAX Sales Ratio:	380.25		
AVG. Assessed Value:	41,401	PRD:	124.46	MIN Sales Ratio:	50.33		

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YEAR BUILT *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	4	128.55	184.34	126.54	65.25	145.67	100.00	380.25	N/A	27,125	34,323
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	86.12	81.94	84.02	16.87	97.52	57.09	98.43	N/A	15,875	13,338
1920 TO 1939	1	84.08	84.08	84.08			84.08	84.08	N/A	12,000	10,090
1940 TO 1949	1	65.85	65.85	65.85			65.85	65.85	N/A	30,000	19,755
1950 TO 1959	1	104.16	104.16	104.16			104.16	104.16	N/A	16,000	16,665
1960 TO 1969	1	83.58	83.58	83.58			83.58	83.58	N/A	390,000	325,955
1970 TO 1979	1	121.31	121.31	121.31			121.31	121.31	N/A	8,000	9,705
1980 TO 1989	1	50.33	50.33	50.33			50.33	50.33	N/A	13,500	6,795
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	14	96.47	112.46	90.35	40.58	124.46	50.33	380.25	65.85 to 121.31	45,821	41,401

SALE PRICE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	240.13	240.13	343.70	58.36	69.87	100.00	380.25	N/A	1,150	3,952
5000 TO 9999	2	99.52	99.52	100.23	21.90	99.30	77.73	121.31	N/A	7,750	7,767
Total \$											
1 TO 9999	4	110.66	169.82	131.69	73.16	128.96	77.73	380.25	N/A	4,450	5,860
10000 TO 29999	6	89.29	81.43	83.15	19.71	97.93	50.33	104.16	50.33 to 104.16	16,250	13,512
30000 TO 59999	2	111.01	111.01	117.57	40.68	94.42	65.85	156.17	N/A	35,100	41,267
60000 TO 99999	1	100.92	100.92	100.92			100.92	100.92	N/A	66,000	66,610
250000 TO 499999	1	83.58	83.58	83.58			83.58	83.58	N/A	390,000	325,955
ALL	14	96.47	112.46	90.35	40.58	124.46	50.33	380.25	65.85 to 121.31	45,821	41,401

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)

NUMBER of Sales:	14	MEDIAN:	96	COV:	72.54	95% Median C.I.:	65.85 to 121.31
TOTAL Sales Price:	641,500	WGT. MEAN:	90	STD:	81.58	95% Wgt. Mean C.I.:	78.87 to 101.84
TOTAL Adj.Sales Price:	641,500	MEAN:	112	AVG.ABS.DEV:	39.15	95% Mean C.I.:	73.84 to 151.07
TOTAL Assessed Value:	579,615						
AVG. Adj. Sales Price:	45,821	COD:	40.58	MAX Sales Ratio:	380.25		
AVG. Assessed Value:	41,401	PRD:	124.46	MIN Sales Ratio:	50.33		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	100.00	100.00	100.00			100.00	100.00	N/A	300	300
5000 TO 9999	5	77.73	137.34	83.13	101.41	165.22	50.33	380.25	N/A	9,400	7,814
Total \$ _____											
1 TO 9999	6	88.87	131.12	83.23	78.10	157.53	50.33	380.25	50.33 to 380.25	7,883	6,561
10000 TO 29999	5	94.50	89.40	86.63	11.14	103.20	65.85	104.16	N/A	19,600	16,980
60000 TO 99999	2	128.55	128.55	121.84	21.49	105.51	100.92	156.17	N/A	53,100	64,695
250000 TO 499999	1	83.58	83.58	83.58			83.58	83.58	N/A	390,000	325,955
ALL _____											
	14	96.47	112.46	90.35	40.58	124.46	50.33	380.25	65.85 to 121.31	45,821	41,401

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	128.55	184.34	126.54	65.25	145.67	100.00	380.25	N/A	27,125	34,323
10	2	67.21	67.21	66.22	25.11	101.49	50.33	84.08	N/A	12,750	8,442
20	8	89.04	87.83	83.83	18.83	104.77	57.09	121.31	57.09 to 121.31	63,437	53,179
ALL _____											
	14	96.47	112.46	90.35	40.58	124.46	50.33	380.25	65.85 to 121.31	45,821	41,401

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	156.17	212.14	166.32	59.82	127.55	100.00	380.25	N/A	14,166	23,561
326	1	50.33	50.33	50.33			50.33	50.33	N/A	13,500	6,795
344	4	80.18	78.97	78.23	21.82	100.94	57.09	98.43	N/A	21,500	16,820
353	1	84.08	84.08	84.08			84.08	84.08	N/A	12,000	10,090
421	1	100.92	100.92	100.92			100.92	100.92	N/A	66,000	66,610
442	1	77.73	77.73	77.73			77.73	77.73	N/A	7,500	5,830
472	1	121.31	121.31	121.31			121.31	121.31	N/A	8,000	9,705
494	1	83.58	83.58	83.58			83.58	83.58	N/A	390,000	325,955
528	1	104.16	104.16	104.16			104.16	104.16	N/A	16,000	16,665
ALL _____											
	14	96.47	112.46	90.35	40.58	124.46	50.33	380.25	65.85 to 121.31	45,821	41,401

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

Commercial

Pick up work was completed in the commercial class. Minor assessment changes were completed for the 2008 assessment year.

2008 Assessment Survey for Thurston County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Assessor/Appraiser
2.	Valuation done by:
	Assessor
3.	Pickup work done by whom:
	Assessor/Appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	1993
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2005
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
7.	When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?
	N/A
8.	Number of market areas/neighborhoods for this property class?
	8
9.	How are these defined?
	By towns and rural
10.	Is "Assessor Location" a usable valuation identity?
	Yes
11.	Does the assessor location "suburban" mean something other than rural commercial? (that is, does the "suburban" location have its own market?)
	No

12.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	N/A

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
4			4

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)

NUMBER of Sales:	12	MEDIAN:	99	COV:	72.67	95% Median C.I.:	83.58 to 121.31
TOTAL Sales Price:	604,000	WGT. MEAN:	92	STD:	86.65	95% Wgt. Mean C.I.:	75.47 to 107.99
TOTAL Adj.Sales Price:	604,000	MEAN:	119	AVG.ABS.DEV:	41.23	95% Mean C.I.:	64.18 to 174.29
TOTAL Assessed Value:	554,030						
AVG. Adj. Sales Price:	50,333	COD:	41.56	MAX Sales Ratio:	380.25		
AVG. Assessed Value:	46,169	PRD:	129.99	MIN Sales Ratio:	50.33		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	2	83.83	83.83	83.59	0.30	100.28	83.58	84.08	N/A	201,000	168,022
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05											
04/01/05 TO 06/30/05	1	380.25	380.25	380.25			380.25	380.25	N/A	2,000	7,605
07/01/05 TO 09/30/05	2	102.54	102.54	101.55	1.58	100.97	100.92	104.16	N/A	41,000	41,637
10/01/05 TO 12/31/05	1	121.31	121.31	121.31			121.31	121.31	N/A	8,000	9,705
01/01/06 TO 03/31/06	1	50.33	50.33	50.33			50.33	50.33	N/A	13,500	6,795
04/01/06 TO 06/30/06											
07/01/06 TO 09/30/06	3	100.00	116.89	132.37	20.56	88.30	94.50	156.17	N/A	21,833	28,901
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	1	98.43	98.43	98.43			98.43	98.43	N/A	15,000	14,765
04/01/07 TO 06/30/07	1	57.09	57.09	57.09			57.09	57.09	N/A	16,000	9,135
<u>Study Years</u>											
07/01/04 TO 06/30/05	3	84.08	182.64	85.06	117.61	214.71	83.58	380.25	N/A	134,666	114,550
07/01/05 TO 06/30/06	4	102.54	94.18	96.40	18.10	97.70	50.33	121.31	N/A	25,875	24,943
07/01/06 TO 06/30/07	5	98.43	101.24	114.62	21.25	88.33	57.09	156.17	N/A	19,300	22,121
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	4	112.74	176.66	109.33	65.75	161.58	100.92	380.25	N/A	23,000	25,146
01/01/06 TO 12/31/06	4	97.25	100.25	118.35	28.62	84.70	50.33	156.17	N/A	19,750	23,375
<u>ALL</u>											
	12	99.22	119.24	91.73	41.56	129.99	50.33	380.25	83.58 to 121.31	50,333	46,169

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
PENDER	3	94.50	94.08	84.98	7.26	110.71	83.58	104.16	N/A	143,666	122,081
PENDER V	1	380.25	380.25	380.25			380.25	380.25	N/A	2,000	7,605
RURAL	1	100.92	100.92	100.92			100.92	100.92	N/A	66,000	66,610
THURSTON V	1	100.00	100.00	100.00			100.00	100.00	N/A	300	300
WALTHILL	6	91.26	94.57	108.19	33.68	87.41	50.33	156.17	50.33 to 156.17	17,450	18,878
<u>ALL</u>											
	12	99.22	119.24	91.73	41.56	129.99	50.33	380.25	83.58 to 121.31	50,333	46,169

LOCATIONS: URBAN, SUBURBAN & RURAL	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	96.47	120.86	90.13	48.66	134.09	50.33	380.25	57.09 to 156.17	53,000	47,771
2	2	111.12	111.12	103.13	9.18	107.74	100.92	121.31	N/A	37,000	38,157
<u>ALL</u>											
	12	99.22	119.24	91.73	41.56	129.99	50.33	380.25	83.58 to 121.31	50,333	46,169

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)

NUMBER of Sales:	12	MEDIAN:	99	COV:	72.67	95% Median C.I.:	83.58 to 121.31
TOTAL Sales Price:	604,000	WGT. MEAN:	92	STD:	86.65	95% Wgt. Mean C.I.:	75.47 to 107.99
TOTAL Adj.Sales Price:	604,000	MEAN:	119	AVG.ABS.DEV:	41.23	95% Mean C.I.:	64.18 to 174.29
TOTAL Assessed Value:	554,030						
AVG. Adj. Sales Price:	50,333	COD:	41.56	MAX Sales Ratio:	380.25		
AVG. Assessed Value:	46,169	PRD:	129.99	MIN Sales Ratio:	50.33		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	96.47	95.06	90.76	21.92	104.73	50.33	156.17	57.09 to 121.31	60,170	54,612
2	2	240.13	240.13	343.70	58.36	69.87	100.00	380.25	N/A	1,150	3,952
____ALL____	12	99.22	119.24	91.73	41.56	129.99	50.33	380.25	83.58 to 121.31	50,333	46,169

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	11	100.00	122.48	106.58	43.49	114.92	50.33	380.25	57.09 to 156.17	19,454	20,734
04	1	83.58	83.58	83.58			83.58	83.58	N/A	390,000	325,955
____ALL____	12	99.22	119.24	91.73	41.56	129.99	50.33	380.25	83.58 to 121.31	50,333	46,169

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0020											
20-0020											
22-0031											
26-0561	1	100.92	100.92	100.92			100.92	100.92	N/A	66,000	66,610
87-0001	5	100.00	152.50	86.35	61.27	176.61	83.58	380.25	N/A	86,660	74,830
87-0013	6	91.26	94.57	108.19	33.68	87.41	50.33	156.17	50.33 to 156.17	17,450	18,878
87-0016											
87-0017											
90-0560											
NonValid School											
____ALL____	12	99.22	119.24	91.73	41.56	129.99	50.33	380.25	83.58 to 121.31	50,333	46,169

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)

NUMBER of Sales:	12	MEDIAN:	99	COV:	72.67	95% Median C.I.:	83.58 to 121.31
TOTAL Sales Price:	604,000	WGT. MEAN:	92	STD:	86.65	95% Wgt. Mean C.I.:	75.47 to 107.99
TOTAL Adj.Sales Price:	604,000	MEAN:	119	AVG.ABS.DEV:	41.23	95% Mean C.I.:	64.18 to 174.29
TOTAL Assessed Value:	554,030						
AVG. Adj. Sales Price:	50,333	COD:	41.56	MAX Sales Ratio:	380.25		
AVG. Assessed Value:	46,169	PRD:	129.99	MIN Sales Ratio:	50.33		

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YEAR BUILT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	4	128.55	184.34	126.54	65.25	145.67	100.00	380.25	N/A	27,125	34,323
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	94.50	83.34	84.87	14.58	98.20	57.09	98.43	N/A	18,666	15,841
1920 TO 1939	1	84.08	84.08	84.08			84.08	84.08	N/A	12,000	10,090
1940 TO 1949											
1950 TO 1959	1	104.16	104.16	104.16			104.16	104.16	N/A	16,000	16,665
1960 TO 1969	1	83.58	83.58	83.58			83.58	83.58	N/A	390,000	325,955
1970 TO 1979	1	121.31	121.31	121.31			121.31	121.31	N/A	8,000	9,705
1980 TO 1989	1	50.33	50.33	50.33			50.33	50.33	N/A	13,500	6,795
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
ALL	12	99.22	119.24	91.73	41.56	129.99	50.33	380.25	83.58 to 121.31	50,333	46,169

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	2	240.13	240.13	343.70	58.36	69.87	100.00	380.25	N/A	1,150	3,952
5000 TO 9999	1	121.31	121.31	121.31			121.31	121.31	N/A	8,000	9,705
Total \$											
1 TO 9999	3	121.31	200.52	170.97	77.01	117.28	100.00	380.25	N/A	3,433	5,870
10000 TO 29999	6	89.29	81.43	83.15	19.71	97.93	50.33	104.16	50.33 to 104.16	16,250	13,512
30000 TO 59999	1	156.17	156.17	156.17			156.17	156.17	N/A	40,200	62,780
60000 TO 99999	1	100.92	100.92	100.92			100.92	100.92	N/A	66,000	66,610
250000 TO 499999	1	83.58	83.58	83.58			83.58	83.58	N/A	390,000	325,955
ALL	12	99.22	119.24	91.73	41.56	129.99	50.33	380.25	83.58 to 121.31	50,333	46,169

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)

NUMBER of Sales:	12	MEDIAN:	99	COV:	72.67	95% Median C.I.:	83.58 to 121.31
TOTAL Sales Price:	604,000	WGT. MEAN:	92	STD:	86.65	95% Wgt. Mean C.I.:	75.47 to 107.99
TOTAL Adj.Sales Price:	604,000	MEAN:	119	AVG.ABS.DEV:	41.23	95% Mean C.I.:	64.18 to 174.29
TOTAL Assessed Value:	554,030						
AVG. Adj. Sales Price:	50,333	COD:	41.56	MAX Sales Ratio:	380.25		
AVG. Assessed Value:	46,169	PRD:	129.99	MIN Sales Ratio:	50.33		

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
1 TO 4999	1	100.00	100.00	100.00			100.00	100.00	N/A	300	300
5000 TO 9999	4	89.20	152.25	84.15	110.47	180.92	50.33	380.25	N/A	9,875	8,310
Total \$ _____											
1 TO 9999	5	100.00	141.80	84.27	78.83	168.26	50.33	380.25	N/A	7,960	6,708
10000 TO 29999	4	96.47	95.29	95.80	6.22	99.47	84.08	104.16	N/A	17,000	16,286
60000 TO 99999	2	128.55	128.55	121.84	21.49	105.51	100.92	156.17	N/A	53,100	64,695
250000 TO 499999	1	83.58	83.58	83.58			83.58	83.58	N/A	390,000	325,955
ALL _____											
	12	99.22	119.24	91.73	41.56	129.99	50.33	380.25	83.58 to 121.31	50,333	46,169

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	128.55	184.34	126.54	65.25	145.67	100.00	380.25	N/A	27,125	34,323
10	2	67.21	67.21	66.22	25.11	101.49	50.33	84.08	N/A	12,750	8,442
20	6	96.47	93.18	85.07	15.33	109.53	57.09	121.31	57.09 to 121.31	78,333	66,641
ALL _____											
	12	99.22	119.24	91.73	41.56	129.99	50.33	380.25	83.58 to 121.31	50,333	46,169

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	156.17	212.14	166.32	59.82	127.55	100.00	380.25	N/A	14,166	23,561
326	1	50.33	50.33	50.33			50.33	50.33	N/A	13,500	6,795
344	3	94.50	83.34	84.87	14.58	98.20	57.09	98.43	N/A	18,666	15,841
353	1	84.08	84.08	84.08			84.08	84.08	N/A	12,000	10,090
421	1	100.92	100.92	100.92			100.92	100.92	N/A	66,000	66,610
472	1	121.31	121.31	121.31			121.31	121.31	N/A	8,000	9,705
494	1	83.58	83.58	83.58			83.58	83.58	N/A	390,000	325,955
528	1	104.16	104.16	104.16			104.16	104.16	N/A	16,000	16,665
ALL _____											
	12	99.22	119.24	91.73	41.56	129.99	50.33	380.25	83.58 to 121.31	50,333	46,169

**2008 Correlation Section
for Thurston County**

Commerical Real Property

I. Correlation

COMMERCIAL: The county reported minimal changes to the commercial class of property for the 2008 assessment year. Of the twelve sales in the commercial class, six are located in the village of Walthill, four in Pender, one in the rural and one in Thurston.

The county utilized a consistent amount of sales as in prior years. The difference between the trended preliminary ratio and the R&O median ratio is less than three percentage points. The county reported minimal changes and the difference is a reflection of a decrease in the sales file qualified sales. The difference between the percent change to the sales file and the percent change in assessed value is also a reflection of the decrease in the qualified sales. The median and weighted mean when rounded will meet the parameters for the measures of central tendency while the mean is well above the acceptable parameter. The coefficient of dispersion and the price related differential of are both far outside the acceptable levels.

Analysis of all six tables indicates that the county has achieved an acceptable level of value for the 2008 assessment year. Based on the statistical information provided, the level of value in the commercial class of property in Thurston County is best represented by the median level of value.

**2008 Correlation Section
for Thurston County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	35	12	34.29
2007	36	12	33.33
2006	43	13	30.23
2005	40	12	30
2004	37	14	37.84
2003	41	21	51.22
2002	45	29	64.44
2001	40	28	70

COMMERCIAL: The analysis of the sales grid indicates that a reasonable percentage of the available sales for the commercial class were considered when determining the valuation process for the 2008 assessment year.

**2008 Correlation Section
for Thurston 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 Thurston County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	96.47	-0.2	96.28	99.22
2007	97.09	-0.66	96.45	97.09
2006	99.75	0.42	100.17	94.43
2005	92.60	2.11	94.55	90.36
2004	96.44	-0.85	95.62	96.44
2003	96	-0.28	95.73	96
2002	94	-0.05	93.95	94
2001	94	-0.53	93.5	94

COMMERCIAL: The Trended Preliminary Ratio and the R&O Ratio are a little less than 2.94 percentage points different. The change supports the minimal changes made to the commercial properties in Thurston County.

**2008 Correlation Section
for Thurston 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 Thurston County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
12.78	2008	-0.2
0	2007	-0.66
0	2006	0.42
0.86	2005	2.11
0	2004	-0.85
0	2003	0
3.41	2002	2.61
1.55	2001	-0.53

COMMERCIAL: The relationship between the change in total assessed value to the sales file and the change in assessed value is due to the fact that one sale was removed during the timeframe the % Change in the total assessed value in the sales file was calculated. The county made minimal changes in the commercial class for the 2008 assessment year. That change is supported in the % Change in the Assessed Value calculation.

2008 Correlation Section for Thurston 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 Thurston County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	99.22	91.73	119.24

COMMERCIAL: The median measure of central tendency is the only measure within the acceptable range. There is no other information available at this time to suggest that the median is not the acceptable level of value.

**2008 Correlation Section
for Thurston County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	41.56	129.99
Difference	21.56	26.99

COMMERCIAL: The measures of the quality of assessment, the coefficient of dispersion and the price related differential, are well outside the acceptable levels for the commercial class of property. Review of the statistical information does not provide information that the reason for this is confined to one specific area but rather to the county as a whole.

**2008 Correlation Section
for Thurston County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	14	12	-2
Median	96.47	99.22	2.75
Wgt. Mean	90.35	91.73	1.38
Mean	112.46	119.24	6.78
COD	40.58	41.56	0.98
PRD	124.46	129.99	5.53
Min Sales Ratio	50.33	50.33	0
Max Sales Ratio	380.25	380.25	0

COMMERCIAL: Table VII supports the fact that two sales were removed since the preliminary statistics due to substantial changes to the properties since the sale. The remainder of the table is a reflection of minimal changes to the commercial class of property for the 2008 assessment year.

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

NUMBER of Sales:	37	MEDIAN:	65	COV:	21.58	95% Median C.I.:	60.40 to 72.65	(! : Derived)
(AgLand) TOTAL Sales Price:	6,628,469	WGT. MEAN:	62	STD:	14.34	95% Wgt. Mean C.I.:	57.64 to 65.93	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,628,469	MEAN:	66	AVG.ABS.DEV:	11.12	95% Mean C.I.:	61.84 to 71.08	
(AgLand) TOTAL Assessed Value:	4,095,360							
AVG. Adj. Sales Price:	179,147	COD:	17.22	MAX Sales Ratio:	102.60			
AVG. Assessed Value:	110,685	PRD:	107.56	MIN Sales Ratio:	42.53			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
_____Qrtrs_____											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	2	68.94	68.94	68.60	3.10	100.50	66.80	71.08	N/A	280,232	192,235
01/01/05 TO 03/31/05	9	69.56	70.02	67.50	10.20	103.74	60.38	88.04	61.08 to 75.45	164,741	111,203
04/01/05 TO 06/30/05	3	72.99	80.84	74.81	16.29	108.06	66.93	102.60	N/A	78,266	58,553
07/01/05 TO 09/30/05	2	80.54	80.54	77.92	5.83	103.35	75.84	85.23	N/A	225,000	175,327
10/01/05 TO 12/31/05	3	53.94	52.52	51.92	6.63	101.16	46.45	57.18	N/A	207,000	107,478
01/01/06 TO 03/31/06	8	71.01	70.86	65.99	10.81	107.37	56.83	93.79	56.83 to 93.79	151,684	100,101
04/01/06 TO 06/30/06	3	55.19	66.65	51.84	28.66	128.55	48.65	96.10	N/A	191,516	99,288
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	3	60.40	56.06	57.07	8.03	98.22	46.61	61.16	N/A	150,525	85,906
01/01/07 TO 03/31/07	2	49.73	49.73	49.70	14.47	100.05	42.53	56.92	N/A	192,800	95,820
04/01/07 TO 06/30/07	2	47.60	47.60	47.88	1.54	99.41	46.86	48.33	N/A	327,165	156,637
_____Study Years_____											
07/01/04 TO 06/30/05	14	70.32	72.19	68.53	10.90	105.34	60.38	102.60	62.43 to 75.45	162,709	111,497
07/01/05 TO 06/30/06	16	66.99	67.84	61.97	18.28	109.47	46.45	96.10	55.19 to 75.84	178,689	110,735
07/01/06 TO 06/30/07	7	48.33	51.83	51.13	12.56	101.37	42.53	61.16	42.53 to 61.16	213,072	108,947
_____Calendar Yrs_____											
01/01/05 TO 12/31/05	17	69.56	70.08	66.33	14.89	105.66	46.45	102.60	60.38 to 75.84	164,027	108,798
01/01/06 TO 12/31/06	14	63.26	66.78	60.56	17.33	110.27	46.61	96.10	55.19 to 74.43	159,971	96,885
_____ALL_____											
	37	64.61	66.46	61.78	17.22	107.56	42.53	102.60	60.40 to 72.65	179,147	110,685

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1237	4	66.49	63.12	63.85	13.15	98.86	46.86	72.65	N/A	183,966	117,466
1239	5	55.19	61.05	54.17	24.53	112.71	42.53	85.23	N/A	182,030	98,600
1243	1	96.10	96.10	96.10			96.10	96.10	N/A	15,000	14,415
1253	3	53.94	58.80	64.99	18.06	90.47	46.61	75.84	N/A	204,666	133,013
1255	3	57.18	65.81	52.80	27.60	124.64	46.45	93.79	N/A	164,766	86,993
1257	1	64.50	64.50	64.50			64.50	64.50	N/A	77,310	49,865
1259	6	61.76	65.94	63.18	10.50	104.38	56.92	88.04	56.92 to 88.04	220,472	139,288
1261	1	48.33	48.33	48.33			48.33	48.33	N/A	454,331	219,565
1517	2	69.47	69.47	69.49	0.14	99.96	69.37	69.56	N/A	111,764	77,670
1519	8	73.13	69.95	67.73	6.31	103.28	56.83	75.45	56.83 to 75.45	176,197	119,341
1521	3	61.16	74.72	65.35	23.00	114.34	60.40	102.60	N/A	123,859	80,943
_____ALL_____											
	37	64.61	66.46	61.78	17.22	107.56	42.53	102.60	60.40 to 72.65	179,147	110,685

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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AVG. Assessed Value:	110,685	PRD:	107.56	MIN Sales Ratio:	42.53			

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AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	12	62.17	63.41	60.80	12.07	104.29	46.86	88.04	56.92 to 71.08	215,861	131,252	
2	15	60.40	66.62	58.64	26.25	113.61	42.53	102.60	48.65 to 85.23	160,335	94,017	
3	10	71.28	69.86	67.97	6.17	102.77	56.83	75.45	64.61 to 75.13	163,310	111,007	
____ALL____	37	64.61	66.46	61.78	17.22	107.56	42.53	102.60	60.40 to 72.65	179,147	110,685	

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	37	64.61	66.46	61.78	17.22	107.56	42.53	102.60	60.40 to 72.65	179,147	110,685	
____ALL____	37	64.61	66.46	61.78	17.22	107.56	42.53	102.60	60.40 to 72.65	179,147	110,685	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	23	64.50	65.99	60.85	16.49	108.45	42.53	102.60	57.18 to 73.26	180,515	109,841	
DRY-N/A	13	64.61	66.93	62.54	19.09	107.01	46.61	96.10	48.65 to 75.84	172,395	107,817	
IRRGTD-N/A	1	71.08	71.08	71.08		71.08	71.08	71.08	N/A	235,464	167,370	
____ALL____	37	64.61	66.46	61.78	17.22	107.56	42.53	102.60	60.40 to 72.65	179,147	110,685	

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	32	63.47	64.96	61.16	15.67	106.20	42.53	102.60	57.18 to 72.99	188,384	115,222	
DRY-N/A	4	83.22	77.29	66.05	21.22	117.02	46.61	96.10	N/A	91,175	60,220	
IRRGTD	1	71.08	71.08	71.08		71.08	71.08	71.08	N/A	235,464	167,370	
____ALL____	37	64.61	66.46	61.78	17.22	107.56	42.53	102.60	60.40 to 72.65	179,147	110,685	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	36	64.56	66.33	61.44	17.43	107.95	42.53	102.60	60.38 to 72.99	177,583	109,110	
IRRGTD	1	71.08	71.08	71.08		71.08	71.08	71.08	N/A	235,464	167,370	
____ALL____	37	64.61	66.46	61.78	17.22	107.56	42.53	102.60	60.40 to 72.65	179,147	110,685	

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SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
11-0020	6	67.21	71.45	64.28	17.83	111.14	56.83	102.60	56.83 to 102.60	187,725	120,675	
20-0020	9	69.37	65.23	64.00	10.98	101.92	46.45	75.45	46.61 to 75.13	139,925	89,557	
22-0031												
26-0561	4	67.28	66.66	64.58	18.25	103.23	46.86	85.23	N/A	150,100	96,930	
87-0001	12	61.76	63.09	59.04	12.95	106.85	48.33	88.04	55.19 to 71.08	225,540	133,163	
87-0013	6	66.51	69.90	61.93	28.09	112.86	42.53	96.10	42.53 to 96.10	155,983	96,601	
87-0016												
87-0017												
90-0560												
NonValid School												
ALL	37	64.61	66.46	61.78	17.22	107.56	42.53	102.60	60.40 to 72.65	179,147	110,685	

ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
10.01 TO 30.00	2	94.94	94.94	94.86	1.22	100.09	93.79	96.10	N/A	16,150	15,320	
30.01 TO 50.00	10	71.18	73.20	70.67	12.51	103.58	61.08	102.60	61.90 to 88.04	72,106	50,956	
50.01 TO 100.00	12	58.66	60.17	58.76	16.76	102.41	42.53	85.23	46.86 to 69.56	158,184	92,942	
100.01 TO 180.00	10	63.98	63.36	62.03	13.53	102.14	46.45	75.13	48.33 to 74.43	278,634	172,845	
180.01 TO 330.00	3	56.83	60.44	59.75	15.95	101.15	48.65	75.84	N/A	396,850	237,131	
ALL	37	64.61	66.46	61.78	17.22	107.56	42.53	102.60	60.40 to 72.65	179,147	110,685	

SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$												
Total \$												
10000 TO 29999	2	94.94	94.94	94.86	1.22	100.09	93.79	96.10	N/A	16,150	15,320	
30000 TO 59999	2	88.13	88.13	85.59	16.43	102.96	73.65	102.60	N/A	48,500	41,510	
60000 TO 99999	7	69.37	70.67	70.01	8.91	100.93	61.90	88.04	61.90 to 88.04	72,552	50,796	
100000 TO 149999	7	61.08	64.23	63.65	15.59	100.91	46.61	85.23	46.61 to 85.23	124,652	79,345	
150000 TO 249999	11	61.16	60.91	61.27	13.60	99.41	42.53	74.43	46.86 to 72.65	203,461	124,665	
250000 TO 499999	8	58.61	59.80	58.99	16.61	101.37	46.45	75.84	46.45 to 75.84	360,082	212,423	
ALL	37	64.61	66.46	61.78	17.22	107.56	42.53	102.60	60.40 to 72.65	179,147	110,685	

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:	37	MEDIAN:	65	COV:	21.58	95% Median C.I.:	60.40 to 72.65	(! : Derived)
(AgLand) TOTAL Sales Price:	6,628,469	WGT. MEAN:	62	STD:	14.34	95% Wgt. Mean C.I.:	57.64 to 65.93	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,628,469	MEAN:	66	AVG.ABS.DEV:	11.12	95% Mean C.I.:	61.84 to 71.08	
(AgLand) TOTAL Assessed Value:	4,095,360							
AVG. Adj. Sales Price:	179,147	COD:	17.22	MAX Sales Ratio:	102.60			
AVG. Assessed Value:	110,685	PRD:	107.56	MIN Sales Ratio:	42.53			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	2	94.94	94.94	94.86	1.22	100.09	93.79	96.10	N/A	16,150	15,320
30000 TO 59999	10	71.18	71.75	68.22	14.55	105.17	46.61	102.60	61.90 to 88.04	72,487	49,452
60000 TO 99999	8	57.80	59.02	56.49	16.25	104.47	42.53	85.23	42.53 to 85.23	147,770	83,481
100000 TO 149999	7	61.16	61.31	59.71	10.95	102.67	46.45	75.45	46.45 to 75.45	198,462	118,510
150000 TO 249999	8	68.94	64.68	62.07	12.53	104.20	48.33	75.13	48.33 to 75.13	312,112	193,738
250000 TO 499999	2	66.34	66.34	65.11	14.33	101.88	56.83	75.84	N/A	401,500	261,432
ALL	37	64.61	66.46	61.78	17.22	107.56	42.53	102.60	60.40 to 72.65	179,147	110,685

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

Agricultural

Analysis was completed utilizing spreadsheet with current land classification groupings and values were developed and implemented based on data.

2008 Assessment Survey for Thurston County

Agricultural Appraisal Information

1.	Data collection done by:
	Assessor/Staff
2.	Valuation done by:
	Assessor/Staff
3.	Pickup work done by whom:
	Assessor/Staff
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Yes
a.	How is agricultural land defined in this county?
	By use
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	What is the date of the soil survey currently used?
	1972, conversion date 8/23/1995
7.	What date was the last countywide land use study completed?
	2006
a.	By what method? (Physical inspection, FSA maps, etc.)
	FSA maps and drive by reviews
b.	By whom?
	Assessor/Staff
c.	What proportion is complete / implemented at this time?
	1/2 to 3/4 of the county
8.	Number of market areas/neighborhoods in the agricultural property class:
	3

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

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
87			87

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:	37	MEDIAN:	71	COV:	22.47	95% Median C.I.:	67.66 to 74.71	(! : Derived)
(AgLand) TOTAL Sales Price:	6,631,164	WGT. MEAN:	68	STD:	16.45	95% Wgt. Mean C.I.:	63.72 to 72.38	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,631,164	MEAN:	73	AVG.ABS.DEV:	11.37	95% Mean C.I.:	67.89 to 78.48	
(AgLand) TOTAL Assessed Value:	4,512,520							
AVG. Adj. Sales Price:	179,220	COD:	16.10	MAX Sales Ratio:	118.10			
AVG. Assessed Value:	121,960	PRD:	107.55	MIN Sales Ratio:	48.96			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	2	76.68	76.68	76.54	1.12	100.18	75.82	77.53	N/A	280,232	214,485
01/01/05 TO 03/31/05	9	74.71	77.00	73.87	9.06	104.24	67.66	102.06	69.59 to 84.74	164,741	121,701
04/01/05 TO 06/30/05	3	74.09	86.70	78.30	22.58	110.73	67.92	118.10	N/A	78,266	61,286
07/01/05 TO 09/30/05	2	92.65	92.65	89.61	5.91	103.40	87.17	98.13	N/A	225,000	201,615
10/01/05 TO 12/31/05	3	62.07	60.44	59.74	6.63	101.16	53.45	65.80	N/A	207,000	123,671
01/01/06 TO 03/31/06	8	72.50	74.51	67.82	11.63	109.87	57.67	107.60	57.67 to 107.60	151,684	102,870
04/01/06 TO 06/30/06	3	56.81	74.26	57.38	32.17	129.42	55.58	110.40	N/A	191,516	109,891
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	3	69.54	64.47	65.64	8.10	98.21	53.48	70.38	N/A	150,525	98,806
01/01/07 TO 03/31/07	2	56.51	56.51	56.47	13.35	100.06	48.96	64.05	N/A	192,800	108,877
04/01/07 TO 06/30/07	2	54.73	54.73	55.30	2.70	98.96	53.25	56.20	N/A	328,513	181,660
<u>Study Years</u>											
07/01/04 TO 06/30/05	14	75.26	79.03	74.99	10.98	105.40	67.66	118.10	69.59 to 84.74	162,709	122,010
07/01/05 TO 06/30/06	16	70.55	74.09	67.40	18.68	109.94	53.45	110.40	57.67 to 87.17	178,689	120,430
07/01/06 TO 06/30/07	7	56.20	59.41	58.73	12.27	101.16	48.96	70.38	48.96 to 70.38	213,457	125,356
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	17	74.09	77.63	73.64	15.07	105.42	53.45	118.10	67.66 to 87.17	164,027	120,789
01/01/06 TO 12/31/06	14	70.38	72.31	64.70	15.65	111.75	53.48	110.40	56.81 to 75.54	159,971	103,503
<u>ALL</u>											
	37	70.60	73.19	68.05	16.10	107.55	48.96	118.10	67.66 to 74.71	179,220	121,960

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1237	4	72.50	68.94	69.18	9.60	99.66	53.25	77.53	N/A	183,966	127,260
1239	5	56.81	68.84	60.91	27.58	113.03	48.96	98.13	N/A	182,030	110,866
1243	1	110.40	110.40	110.40			110.40	110.40	N/A	15,000	16,560
1253	3	62.07	67.57	74.70	18.09	90.46	53.48	87.17	N/A	204,666	152,881
1255	3	65.80	75.62	60.74	27.43	124.49	53.45	107.60	N/A	164,766	100,085
1257	1	74.71	74.71	74.71			74.71	74.71	N/A	77,310	57,760
1259	6	70.22	75.00	72.04	11.26	104.11	64.05	102.06	64.05 to 102.06	220,472	158,835
1261	1	56.20	56.20	56.20			56.20	56.20	N/A	457,026	256,830
1517	2	70.50	70.50	70.53	0.15	99.95	70.39	70.60	N/A	111,764	78,827
1519	8	74.22	70.99	68.74	6.31	103.28	57.67	76.57	57.67 to 76.57	176,197	121,118
1521	3	70.38	86.01	75.22	23.00	114.34	69.54	118.10	N/A	123,859	93,163
<u>ALL</u>											
	37	70.60	73.19	68.05	16.10	107.55	48.96	118.10	67.66 to 74.71	179,220	121,960

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:	37	MEDIAN:	71	COV:	22.47	95% Median C.I.:	67.66 to 74.71	(! : Derived)
(AgLand) TOTAL Sales Price:	6,631,164	WGT. MEAN:	68	STD:	16.45	95% Wgt. Mean C.I.:	63.72 to 72.38	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,631,164	MEAN:	73	AVG.ABS.DEV:	11.37	95% Mean C.I.:	67.89 to 78.48	
(AgLand) TOTAL Assessed Value:	4,512,520							
AVG. Adj. Sales Price:	179,220	COD:	16.10	MAX Sales Ratio:	118.10			
AVG. Assessed Value:	121,960	PRD:	107.55	MIN Sales Ratio:	48.96			

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AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1	12	70.78	71.39	68.52	11.04	104.20	53.25	102.06	64.05 to 75.82	216,086	148,053	
2	15	69.54	76.15	66.91	26.88	113.80	48.96	118.10	55.58 to 98.13	160,335	107,285	
3	10	72.35	70.89	68.99	6.18	102.77	57.67	76.57	65.55 to 76.26	163,310	112,660	
____ALL____	37	70.60	73.19	68.05	16.10	107.55	48.96	118.10	67.66 to 74.71	179,220	121,960	

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	37	70.60	73.19	68.05	16.10	107.55	48.96	118.10	67.66 to 74.71	179,220	121,960	
____ALL____	37	70.60	73.19	68.05	16.10	107.55	48.96	118.10	67.66 to 74.71	179,220	121,960	

MAJORITY LAND USE > 95%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	23	70.71	72.83	67.17	15.10	108.43	48.96	118.10	65.80 to 75.54	180,632	121,323	
DRY-N/A	13	69.59	73.48	68.69	18.41	106.97	53.25	110.40	55.58 to 87.17	172,395	118,423	
IRRGTD-N/A	1	77.53	77.53	77.53		77.53	77.53		N/A	235,464	182,560	
____ALL____	37	70.60	73.19	68.05	16.10	107.55	48.96	118.10	67.66 to 74.71	179,220	121,960	

MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	32	70.38	71.39	67.53	14.01	105.72	48.96	118.10	65.55 to 74.71	188,468	127,276	
DRY-N/A	4	90.94	86.44	70.50	24.81	122.61	53.48	110.40	N/A	91,175	64,277	
IRRGTD	1	77.53	77.53	77.53		77.53	77.53		N/A	235,464	182,560	
____ALL____	37	70.60	73.19	68.05	16.10	107.55	48.96	118.10	67.66 to 74.71	179,220	121,960	

MAJORITY LAND USE > 50%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	36	70.50	73.06	67.70	16.30	107.92	48.96	118.10	65.80 to 74.71	177,658	120,276	
IRRGTD	1	77.53	77.53	77.53		77.53	77.53		N/A	235,464	182,560	
____ALL____	37	70.60	73.19	68.05	16.10	107.55	48.96	118.10	67.66 to 74.71	179,220	121,960	

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:	37	MEDIAN:	71	COV:	22.47	95% Median C.I.:	67.66 to 74.71	(! : Derived)
(AgLand) TOTAL Sales Price:	6,631,164	WGT. MEAN:	68	STD:	16.45	95% Wgt. Mean C.I.:	63.72 to 72.38	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	6,631,164	MEAN:	73	AVG.ABS.DEV:	11.37	95% Mean C.I.:	67.89 to 78.48	
(AgLand) TOTAL Assessed Value:	4,512,520							
AVG. Adj. Sales Price:	179,220	COD:	16.10	MAX Sales Ratio:	118.10			
AVG. Assessed Value:	121,960	PRD:	107.55	MIN Sales Ratio:	48.96			

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SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
11-0020	6	72.36	77.60	68.17	16.21	113.82	57.67	118.10	57.67 to 118.10	187,725	127,980
20-0020	9	70.39	67.59	66.85	9.02	101.10	53.45	76.57	53.48 to 76.26	139,925	93,542
22-0031											
26-0561	4	72.50	74.09	70.72	16.71	104.77	53.25	98.13	N/A	150,100	106,152
87-0001	12	70.22	71.30	66.87	13.74	106.63	55.58	102.06	56.81 to 77.53	225,765	150,964
87-0013	6	76.49	80.33	71.22	27.97	112.79	48.96	110.40	48.96 to 110.40	155,983	111,095
87-0016											
87-0017											
90-0560											
NonValid School											
ALL	37	70.60	73.19	68.05	16.10	107.55	48.96	118.10	67.66 to 74.71	179,220	121,960

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	2	109.00	109.00	108.90	1.28	100.09	107.60	110.40	N/A	16,150	17,587
30.01 TO 50.00	10	74.22	80.24	77.25	14.22	103.87	65.55	118.10	67.66 to 102.06	72,106	55,699
50.01 TO 100.00	12	65.99	65.91	64.43	14.36	102.31	48.96	98.13	53.48 to 70.60	158,184	101,911
100.01 TO 180.00	10	72.56	69.61	68.68	8.65	101.35	53.45	77.53	56.20 to 76.26	278,904	191,565
180.01 TO 330.00	3	57.67	66.81	65.66	18.26	101.74	55.58	87.17	N/A	396,850	260,586
ALL	37	70.60	73.19	68.05	16.10	107.55	48.96	118.10	67.66 to 74.71	179,220	121,960

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	2	109.00	109.00	108.90	1.28	100.09	107.60	110.40	N/A	16,150	17,587
30000 TO 59999	2	101.42	101.42	98.49	16.45	102.97	84.74	118.10	N/A	48,500	47,770
60000 TO 99999	7	74.09	75.98	75.38	8.57	100.79	65.55	102.06	65.55 to 102.06	72,552	54,692
100000 TO 149999	7	67.92	70.77	69.99	12.84	101.12	53.48	98.13	53.48 to 98.13	124,652	87,240
150000 TO 249999	11	69.59	66.07	66.56	10.38	99.27	48.96	77.53	53.25 to 75.54	203,461	135,420
250000 TO 499999	8	64.26	66.62	65.85	16.96	101.18	53.45	87.17	53.45 to 87.17	360,419	237,332
ALL	37	70.60	73.19	68.05	16.10	107.55	48.96	118.10	67.66 to 74.71	179,220	121,960

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:	37	MEDIAN:	71	COV:	22.47	95% Median C.I.:	67.66 to 74.71	(!: Derived)
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(AgLand) TOTAL Assessed Value:	4,512,520							
AVG. Adj. Sales Price:	179,220	COD:	16.10	MAX Sales Ratio:	118.10			
AVG. Assessed Value:	121,960	PRD:	107.55	MIN Sales Ratio:	48.96			

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ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____	_____										
Total \$ _____	_____										
10000 TO 29999	2	109.00	109.00	108.90	1.28	100.09	107.60	110.40	N/A	16,150	17,587
30000 TO 59999	7	74.35	80.28	77.57	12.97	103.49	65.55	118.10	65.55 to 118.10	64,958	50,388
60000 TO 99999	10	67.79	69.73	65.85	17.61	105.89	48.96	102.06	53.48 to 98.13	125,232	82,470
100000 TO 149999	7	65.80	64.87	63.61	10.16	101.98	53.25	76.57	53.25 to 76.57	193,646	123,179
150000 TO 249999	7	75.54	72.09	70.95	5.70	101.61	55.58	77.53	55.58 to 77.53	268,928	190,792
250000 TO 499999	4	64.26	67.97	66.64	17.17	101.99	56.20	87.17	N/A	413,450	275,530
ALL	37	70.60	73.19	68.05	16.10	107.55	48.96	118.10	67.66 to 74.71	179,220	121,960

**2008 Correlation Section
for Thurston County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The county reported that a spreadsheet analysis was completed in the agricultural class and valuations were adjusted where needed.

The tables indicate that the county utilized a reasonable percentage of sales. The Trended Preliminary Ratio is relatively close to the calculated overall median. The difference in the % Change to Sales File and % Change to Assessed value is 3.47 percent. The median and mean are within the acceptable level while the weighted mean is slightly below the acceptable range. The coefficient of dispersion is within the range and the price related differential is slightly higher than acceptable. Overall there was no change in the number of sales between the preliminary and R&O statistics. The assessment actions taken by the county have been successful and improved the quality of statistics for the agricultural class.

Analysis of all six tables indicates that the county has achieved an acceptable level of value for the 2008 assessment year. Based on my knowledge of the county and the assessment practices in the agricultural class, the median level of value is the best representation of the level of value for the 2008 assessment year.

**2008 Correlation Section
for Thurston County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2008	80	37	46.25
2007	79	41	51.9
2006	81	34	41.98
2005	92	36	39.13
2004	91	43	47.25
2003	86	40	46.51
2002	96	47	48.96
2001	105	43	40.95

AGRICULTURAL UNIMPROVED: The analysis of the sales grid indicates that a reasonable percentage of the available sales for the agricultural class were considered when determining the valuation process for the 2008 assessment year.

**2008 Correlation Section
for Thurston 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 Thurston County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2008	64.61	11.39	71.97	70.60
2007	66.93	6.9	71.55	71.08
2006	61.32	21.49	74.5	75.03
2005	69.33	3.12	71.49	74.16
2004	69.18	5.98	73.31	75.01
2003	74	0.56	74.41	74
2002	70	9.57	76.7	74
2001	68	2.2	69.5	74

AGRICULTURAL UNIMPROVED: The Trended Preliminary Ratio is relatively close to the indicated R&O Median Ratio. Both statistics are within the acceptable range for the level of value. There is no information available to suggest that the median ratio is not the best representation of the level of value for the agricultural class.

**2008 Correlation Section
for Thurston 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 Thurston County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
14.86	2008	11.39
12.27	2007	6.9
32.17	2006	21.49
2.3	2005	3.12
6.73	2004	5.98
0	2003	1
0	2002	-0.21
0.94	2001	2.2

AGRICULTURAL UNIMPROVED: The difference between the percent change to the sales file and the percent change to the assessed value base is 3.47 `percentage points apart.

2008 Correlation Section for Thurston 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 Thurston County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	70.60	68.05	73.19

AGRICULTURAL UNIMPROVED: The median and mean are the two measures of central tendency within the acceptable level. The median level is strongly supported by the trended preliminary ratio.

**2008 Correlation Section
for Thurston County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	16.10	107.55
Difference	0	4.55

AGRICULTURAL UNIMPROVED: The coefficient of dispersion is well within the acceptable level while the price related differential is slightly above the acceptable level.

**2008 Correlation Section
for Thurston County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	37	37	0
Median	64.61	70.60	5.99
Wgt. Mean	61.78	68.05	6.27
Mean	66.46	73.19	6.73
COD	17.22	16.10	-1.12
PRD	107.56	107.55	-0.01
Min Sales Ratio	42.53	48.96	6.43
Max Sales Ratio	102.60	118.10	15.5

AGRICULTURAL UNIMPROVED: Review of Table VII indicates that the county improved the quality of assessment. The county through the preliminary statistics found that the individual market areas needed to be reviewed. The county has improved the quality of statistics and the above table is reflective of the assessment actions for 2008.

County 87 - Thurston

Total Real Property Value (Sum Lines 17, 25, & 30)	Records	4,142	Value	338,002,795	Total Growth (Sum 17, 25, & 41)	2,573,364
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	241	946,200	18	132,970	5	13,820	264	1,092,990	
2. Res Improv Land	993	4,749,100	72	531,050	183	1,558,030	1,248	6,838,180	
3. Res Improvements	998	37,663,215	74	4,293,435	201	9,404,920	1,273	51,361,570	
4. Res Total	1,239	43,358,515	92	4,957,455	206	10,976,770	1,537	59,292,740	1,654,624
% of Total	80.61	73.12	5.98	8.36	13.40	18.51	37.10	17.54	64.29
5. Rec UnImp Land	0	0	0	0	36	277,530	36	277,530	
6. Rec Improv Land	0	0	0	0	2	7,455	2	7,455	
7. Rec Improvements	0	0	0	0	2	600	2	600	
8. Rec Total	0	0	0	0	38	285,585	38	285,585	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.91	0.08	0.00
Res+Rec Total	1,239	43,358,515	92	4,957,455	244	11,262,355	1,575	59,578,325	1,654,624
% of Total	78.66	72.77	5.84	8.32	15.49	18.90	38.02	17.62	64.29

County 87 - Thurston

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 4,142	Value 338,002,795	Total Growth 2,573,364 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Com and Ind)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	39	58,305	10	172,480	1	9,835	50	240,620	
10. Comm Improv Land	181	486,195	32	196,035	6	25,600	219	707,830	
11. Comm Improvements	181	6,432,820	32	1,934,430	6	594,005	219	8,961,255	
12. Comm Total	220	6,977,320	42	2,302,945	7	629,440	269	9,909,705	101,690
% of Total	81.78	70.40	15.61	23.23	2.60	6.35	6.49	2.93	3.95
13. Ind UnImp Land	2	9,640	0	0	0	0	2	9,640	
14. Ind Improv Land	8	52,070	2	23,135	0	0	10	75,205	
15. Ind Improvements	8	1,392,880	2	495,785	0	0	10	1,888,665	
16. Ind Total	10	1,454,590	2	518,920	0	0	12	1,973,510	0
% of Total	83.33	73.70	16.66	26.29	0.00	0.00	0.28	0.58	0.00
Comm+Ind Total	230	8,431,910	44	2,821,865	7	629,440	281	11,883,215	101,690
% of Total	81.85	70.95	15.65	23.74	2.49	5.29	6.78	3.51	3.95
17. Taxable Total	1,469	51,790,425	136	7,779,320	251	11,891,795	1,856	71,461,540	1,756,314
% of Total	79.14	72.47	7.32	6.93	13.52	15.76	44.80	21.14	68.24

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Schedule II: Tax Increment Financing (TIF)

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

Schedule III: Mineral Interest Records

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

Schedule IV: Exempt Records: Non-Agricultural

	Urban	SubUrban	Rural	Total
	Records	Records	Records	Records
26. Exempt	202	179	861	1,242

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	217	16,871,985	1,358	136,641,520	1,575	153,513,505
28. Ag-Improved Land	0	0	77	8,600,340	634	79,220,485	711	87,820,825
29. Ag-Improvements	0	0	77	2,741,585	634	22,465,340	711	25,206,925
30. Ag-Total Taxable							2,286	266,541,255

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Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	1	1.000	5,355	
32. HomeSite Improv Land	0	0.000	0	36	38.000	203,465	
33. HomeSite Improvements	0		0	36		1,347,810	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	4	8.370	5,775	
36. FarmSite Impr Land	0	0.000	0	63	235.190	162,280	
37. FarmSite Improv	0		0	76		1,393,775	
38. FarmSite Total							
39. Road & Ditches		0.000			311.710		
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	5	5.000	26,775	6	6.000	32,130	
32. HomeSite Improv Land	307	321.000	1,718,900	343	359.000	1,922,365	
33. HomeSite Improvements	313		12,793,765	349		14,141,575	38,740
34. HomeSite Total				355	365.000	16,096,070	
35. FarmSite UnImp Land	14	34.610	23,880	18	42.980	29,655	
36. FarmSite Impr Land	538	2,206.150	1,522,270	601	2,441.340	1,684,550	
37. FarmSite Improv	629		9,671,575	705		11,065,350	778,310
38. FarmSite Total				723	2,484.320	12,779,555	
39. Road & Ditches		3,174.800			3,486.510		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				1,078	6,335.830	28,875,625	817,050

Schedule VII: Agricultural Records:

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

Schedule VIII: Agricultural Records:

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

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	369.250	646,195	2,499.590	4,374,290	2,868.840	5,020,485
46. 1A	0.000	0	0.000	0	1,486.260	2,593,550	1,486.260	2,593,550
47. 2A1	0.000	0	0.000	0	237.100	406,640	237.100	406,640
48. 2A	0.000	0	145.950	245,930	1,189.180	2,003,810	1,335.130	2,249,740
49. 3A1	0.000	0	5.600	9,410	1,253.170	2,105,345	1,258.770	2,114,755
50. 3A	0.000	0	0.000	0	1,049.700	1,663,800	1,049.700	1,663,800
51. 4A1	0.000	0	3.200	4,655	273.380	397,785	276.580	402,440
52. 4A	0.000	0	0.000	0	125.400	168,040	125.400	168,040
53. Total	0.000	0	524.000	906,190	8,113.780	13,713,260	8,637.780	14,619,450
Dryland:								
54. 1D1	0.000	0	1,100.270	1,914,460	4,770.900	8,301,370	5,871.170	10,215,830
55. 1D	0.000	0	1,016.260	1,763,225	11,459.930	19,883,200	12,476.190	21,646,425
56. 2D1	0.000	0	277.790	473,630	2,188.860	3,732,100	2,466.650	4,205,730
57. 2D	0.000	0	793.910	1,349,645	2,734.350	4,648,395	3,528.260	5,998,040
58. 3D1	0.000	0	1,285.660	2,134,210	11,770.120	19,538,460	13,055.780	21,672,670
59. 3D	0.000	0	1,486.520	2,326,420	12,040.040	18,842,895	13,526.560	21,169,315
60. 4D1	0.000	0	455.190	653,235	8,572.370	12,301,705	9,027.560	12,954,940
61. 4D	0.000	0	18.510	24,620	562.310	747,875	580.820	772,495
62. Total	0.000	0	6,434.110	10,639,445	54,098.880	87,996,000	60,532.990	98,635,445
Grass:								
63. 1G1	0.000	0	122.330	76,330	258.080	160,805	380.410	237,135
64. 1G	0.000	0	52.910	27,785	517.470	267,855	570.380	295,640
65. 2G1	0.000	0	43.500	21,095	411.690	198,275	455.190	219,370
66. 2G	0.000	0	79.950	29,200	1,129.290	416,355	1,209.240	445,555
67. 3G1	0.000	0	197.230	52,265	366.500	96,450	563.730	148,715
68. 3G	0.000	0	22.910	4,815	277.850	57,495	300.760	62,310
69. 4G1	0.000	0	24.350	4,870	274.140	52,385	298.490	57,255
70. 4G	0.000	0	8.000	1,400	193.800	31,160	201.800	32,560
71. Total	0.000	0	551.180	217,760	3,428.820	1,280,780	3,980.000	1,498,540
72. Waste	0.000	0	98.890	4,950	1,067.670	53,420	1,166.560	58,370
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		575.776		5,712.890		6,288.666	
75. Total	0.000	0	7,608.180	11,768,345	66,709.150	103,043,460	74,317.330	114,811,805

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Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 2

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	20.500	30,240	70.500	103,990	91.000	134,230
46. 1A	0.000	0	0.000	0	7.000	10,115	7.000	10,115
47. 2A1	0.000	0	42.800	57,780	346.500	467,775	389.300	525,555
48. 2A	0.000	0	0.000	0	10.300	13,650	10.300	13,650
49. 3A1	0.000	0	111.300	140,795	428.840	542,490	540.140	683,285
50. 3A	0.000	0	0.000	0	0.000	0	0.000	0
51. 4A1	0.000	0	0.000	0	2.500	2,925	2.500	2,925
52. 4A	0.000	0	0.000	0	18.300	18,300	18.300	18,300
53. Total	0.000	0	174.600	228,815	883.940	1,159,245	1,058.540	1,388,060
Dryland:								
54. 1D1	0.000	0	491.880	715,715	2,397.360	3,488,245	2,889.240	4,203,960
55. 1D	0.000	0	858.490	1,223,455	9,014.660	12,846,820	9,873.150	14,070,275
56. 2D1	0.000	0	485.730	646,045	2,960.230	3,937,095	3,445.960	4,583,140
57. 2D	0.000	0	321.380	419,410	1,254.400	1,637,040	1,575.780	2,056,450
58. 3D1	0.000	0	1,126.370	1,402,355	10,215.610	12,718,840	11,341.980	14,121,195
59. 3D	0.000	0	224.620	279,675	5,451.500	6,787,345	5,676.120	7,067,020
60. 4D1	0.000	0	2,614.550	3,006,765	23,833.710	27,408,790	26,448.260	30,415,555
61. 4D	0.000	0	537.260	526,490	5,307.670	5,201,505	5,844.930	5,727,995
62. Total	0.000	0	6,660.280	8,219,910	60,435.140	74,025,680	67,095.420	82,245,590
Grass:								
63. 1G1	0.000	0	8.920	2,385	160.500	98,465	169.420	100,850
64. 1G	0.000	0	82.190	39,010	1,020.910	495,285	1,103.100	534,295
65. 2G1	0.000	0	62.880	25,275	318.400	133,095	381.280	158,370
66. 2G	0.000	0	23.600	5,850	177.710	64,290	201.310	70,140
67. 3G1	0.000	0	45.940	9,090	674.110	160,225	720.050	169,315
68. 3G	0.000	0	17.300	3,570	164.130	31,985	181.430	35,555
69. 4G1	0.000	0	229.350	38,195	2,401.050	404,650	2,630.400	442,845
70. 4G	0.000	0	187.280	21,580	1,778.000	221,800	1,965.280	243,380
71. Total	0.000	0	657.460	144,955	6,694.810	1,609,795	7,352.270	1,754,750
72. Waste	0.000	0	585.570	29,300	3,584.080	179,230	4,169.650	208,530
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		6,133.830		38,567.620		44,701.450	
75. Total	0.000	0	8,077.910	8,622,980	71,597.970	76,973,950	79,675.880	85,596,930

County 87 - Thurston

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	30.550	43,685	157.200	224,795	187.750	268,480
46. 1A	0.000	0	72.050	102,675	197.400	281,310	269.450	383,985
47. 2A1	0.000	0	0.000	0	34.500	48,645	34.500	48,645
48. 2A	0.000	0	0.000	0	169.300	235,325	169.300	235,325
49. 3A1	0.000	0	15.000	20,700	306.270	422,655	321.270	443,355
50. 3A	0.000	0	41.900	57,405	65.430	89,640	107.330	147,045
51. 4A1	0.000	0	0.000	0	130.800	176,580	130.800	176,580
52. 4A	0.000	0	0.000	0	2.300	2,965	2.300	2,965
53. Total	0.000	0	159.500	224,465	1,063.200	1,481,915	1,222.700	1,706,380
Dryland:								
54. 1D1	0.000	0	368.600	519,715	1,411.210	1,989,810	1,779.810	2,509,525
55. 1D	0.000	0	914.350	1,284,680	4,705.640	6,611,555	5,619.990	7,896,235
56. 2D1	0.000	0	215.600	299,675	1,321.520	1,836,910	1,537.120	2,136,585
57. 2D	0.000	0	80.000	110,395	532.050	734,230	612.050	844,625
58. 3D1	0.000	0	494.290	677,155	3,922.400	5,373,675	4,416.690	6,050,830
59. 3D	0.000	0	552.450	751,320	2,791.430	3,796,370	3,343.880	4,547,690
60. 4D1	0.000	0	537.950	726,230	6,896.150	9,309,815	7,434.100	10,036,045
61. 4D	0.000	0	42.300	53,720	894.800	1,136,400	937.100	1,190,120
62. Total	0.000	0	3,205.540	4,422,890	22,475.200	30,788,765	25,680.740	35,211,655
Grass:								
63. 1G1	0.000	0	6.400	4,030	42.700	26,160	49.100	30,190
64. 1G	0.000	0	28.000	14,705	138.850	70,965	166.850	85,670
65. 2G1	0.000	0	14.800	7,180	84.770	38,665	99.570	45,845
66. 2G	0.000	0	24.700	9,140	58.900	21,795	83.600	30,935
67. 3G1	0.000	0	10.300	2,730	89.600	22,520	99.900	25,250
68. 3G	0.000	0	14.200	2,980	17.820	3,690	32.020	6,670
69. 4G1	0.000	0	53.280	10,655	205.980	39,140	259.260	49,795
70. 4G	0.000	0	23.100	4,050	231.480	30,835	254.580	34,885
71. Total	0.000	0	174.780	55,470	870.100	253,770	1,044.880	309,240
72. Waste	0.000	0	25.960	1,300	566.260	28,320	592.220	29,620
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		4,594.100		4,594.100	
75. Total	0.000	0	3,565.780	4,704,125	24,974.760	32,552,770	28,540.540	37,256,895

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	858.100	1,359,470	10,060.920	16,354,420	10,919.020	17,713,890
77.Dry Land	0.000	0	16,299.930	23,282,245	137,009.220	192,810,445	153,309.150	216,092,690
78.Grass	0.000	0	1,383.420	418,185	10,993.730	3,144,345	12,377.150	3,562,530
79.Waste	0.000	0	710.420	35,550	5,218.010	260,970	5,928.430	296,520
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	6,709.606	6,499,085	48,874.610	41,463,175	55,584.216	47,962,260
82.Total	0.000	0	19,251.870	25,095,450	163,281.880	212,570,180	182,533.750	237,665,630

2008 Agricultural Land Detail

County 87 - Thurston

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,868.840	33.21%	5,020,485	34.34%	1,750.005
1A	1,486.260	17.21%	2,593,550	17.74%	1,745.017
2A1	237.100	2.74%	406,640	2.78%	1,715.056
2A	1,335.130	15.46%	2,249,740	15.39%	1,685.034
3A1	1,258.770	14.57%	2,114,755	14.47%	1,680.017
3A	1,049.700	12.15%	1,663,800	11.38%	1,585.024
4A1	276.580	3.20%	402,440	2.75%	1,455.058
4A	125.400	1.45%	168,040	1.15%	1,340.031
Irrigated Total	8,637.780	100.00%	14,619,450	100.00%	1,692.500
Dry:					
1D1	5,871.170	9.70%	10,215,830	10.36%	1,739.999
1D	12,476.190	20.61%	21,646,425	21.95%	1,735.018
2D1	2,466.650	4.07%	4,205,730	4.26%	1,705.037
2D	3,528.260	5.83%	5,998,040	6.08%	1,699.999
3D1	13,055.780	21.57%	21,672,670	21.97%	1,660.005
3D	13,526.560	22.35%	21,169,315	21.46%	1,565.018
4D1	9,027.560	14.91%	12,954,940	13.13%	1,435.043
4D	580.820	0.96%	772,495	0.78%	1,330.007
Dry Total	60,532.990	100.00%	98,635,445	100.00%	1,629.449
Grass:					
1G1	380.410	9.56%	237,135	15.82%	623.366
1G	570.380	14.33%	295,640	19.73%	518.321
2G1	455.190	11.44%	219,370	14.64%	481.930
2G	1,209.240	30.38%	445,555	29.73%	368.458
3G1	563.730	14.16%	148,715	9.92%	263.805
3G	300.760	7.56%	62,310	4.16%	207.175
4G1	298.490	7.50%	57,255	3.82%	191.815
4G	201.800	5.07%	32,560	2.17%	161.347
Grass Total	3,980.000	100.00%	1,498,540	100.00%	376.517
<hr/>					
Irrigated Total	8,637.780	11.62%	14,619,450	12.73%	1,692.500
Dry Total	60,532.990	81.45%	98,635,445	85.91%	1,629.449
Grass Total	3,980.000	5.36%	1,498,540	1.31%	376.517
Waste	1,166.560	1.57%	58,370	0.05%	50.036
Other	0.000	0.00%	0	0.00%	0.000
Exempt	6,288.666	8.46%			
Market Area Total	74,317.330	100.00%	114,811,805	100.00%	1,544.886

As Related to the County as a Whole

Irrigated Total	8,637.780	79.11%	14,619,450	82.53%	
Dry Total	60,532.990	39.48%	98,635,445	45.64%	
Grass Total	3,980.000	32.16%	1,498,540	42.06%	
Waste	1,166.560	19.68%	58,370	19.69%	
Other	0.000	0.00%	0	0.00%	
Exempt	6,288.666	11.31%			
Market Area Total	74,317.330	40.71%	114,811,805	48.31%	

2008 Agricultural Land Detail

County 87 - Thurston

Market Area: 2

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	91.000	8.60%	134,230	9.67%	1,475.054
1A	7.000	0.66%	10,115	0.73%	1,445.000
2A1	389.300	36.78%	525,555	37.86%	1,350.000
2A	10.300	0.97%	13,650	0.98%	1,325.242
3A1	540.140	51.03%	683,285	49.23%	1,265.014
3A	0.000	0.00%	0	0.00%	0.000
4A1	2.500	0.24%	2,925	0.21%	1,170.000
4A	18.300	1.73%	18,300	1.32%	1,000.000
Irrigated Total	1,058.540	100.00%	1,388,060	100.00%	1,311.296

Dry:

1D1	2,889.240	4.31%	4,203,960	5.11%	1,455.040
1D	9,873.150	14.72%	14,070,275	17.11%	1,425.104
2D1	3,445.960	5.14%	4,583,140	5.57%	1,330.003
2D	1,575.780	2.35%	2,056,450	2.50%	1,305.036
3D1	11,341.980	16.90%	14,121,195	17.17%	1,245.037
3D	5,676.120	8.46%	7,067,020	8.59%	1,245.044
4D1	26,448.260	39.42%	30,415,555	36.98%	1,150.002
4D	5,844.930	8.71%	5,727,995	6.96%	979.993
Dry Total	67,095.420	100.00%	82,245,590	100.00%	1,225.800

Grass:

1G1	169.420	2.30%	100,850	5.75%	595.266
1G	1,103.100	15.00%	534,295	30.45%	484.357
2G1	381.280	5.19%	158,370	9.03%	415.364
2G	201.310	2.74%	70,140	4.00%	348.417
3G1	720.050	9.79%	169,315	9.65%	235.143
3G	181.430	2.47%	35,555	2.03%	195.970
4G1	2,630.400	35.78%	442,845	25.24%	168.356
4G	1,965.280	26.73%	243,380	13.87%	123.839
Grass Total	7,352.270	100.00%	1,754,750	100.00%	238.667

Irrigated Total	1,058.540	1.33%	1,388,060	1.62%	1,311.296
Dry Total	67,095.420	84.21%	82,245,590	96.08%	1,225.800
Grass Total	7,352.270	9.23%	1,754,750	2.05%	238.667
Waste	4,169.650	5.23%	208,530	0.24%	50.011
Other	0.000	0.00%	0	0.00%	0.000
Exempt	44,701.450	56.10%			
Market Area Total	79,675.880	100.00%	85,596,930	100.00%	1,074.314

As Related to the County as a Whole

Irrigated Total	1,058.540	9.69%	1,388,060	7.84%	
Dry Total	67,095.420	43.76%	82,245,590	38.06%	
Grass Total	7,352.270	59.40%	1,754,750	49.26%	
Waste	4,169.650	70.33%	208,530	70.33%	
Other	0.000	0.00%	0	0.00%	
Exempt	44,701.450	80.42%			
Market Area Total	79,675.880	43.65%	85,596,930	36.02%	

2008 Agricultural Land Detail

County 87 - Thurston

Market Area: **3**

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	187.750	15.36%	268,480	15.73%	1,429.986
1A	269.450	22.04%	383,985	22.50%	1,425.069
2A1	34.500	2.82%	48,645	2.85%	1,410.000
2A	169.300	13.85%	235,325	13.79%	1,389.988
3A1	321.270	26.28%	443,355	25.98%	1,380.007
3A	107.330	8.78%	147,045	8.62%	1,370.027
4A1	130.800	10.70%	176,580	10.35%	1,350.000
4A	2.300	0.19%	2,965	0.17%	1,289.130
Irrigated Total	1,222.700	100.00%	1,706,380	100.00%	1,395.583

Dry:

1D1	1,779.810	6.93%	2,509,525	7.13%	1,409.996
1D	5,619.990	21.88%	7,896,235	22.43%	1,405.026
2D1	1,537.120	5.99%	2,136,585	6.07%	1,389.992
2D	612.050	2.38%	844,625	2.40%	1,379.993
3D1	4,416.690	17.20%	6,050,830	17.18%	1,369.992
3D	3,343.880	13.02%	4,547,690	12.92%	1,360.003
4D1	7,434.100	28.95%	10,036,045	28.50%	1,350.001
4D	937.100	3.65%	1,190,120	3.38%	1,270.003
Dry Total	25,680.740	100.00%	35,211,655	100.00%	1,371.130

Grass:

1G1	49.100	4.70%	30,190	9.76%	614.867
1G	166.850	15.97%	85,670	27.70%	513.455
2G1	99.570	9.53%	45,845	14.83%	460.429
2G	83.600	8.00%	30,935	10.00%	370.035
3G1	99.900	9.56%	25,250	8.17%	252.752
3G	32.020	3.06%	6,670	2.16%	208.307
4G1	259.260	24.81%	49,795	16.10%	192.065
4G	254.580	24.36%	34,885	11.28%	137.029
Grass Total	1,044.880	100.00%	309,240	100.00%	295.957

Irrigated Total	1,222.700	4.28%	1,706,380	4.58%	1,395.583
Dry Total	25,680.740	89.98%	35,211,655	94.51%	1,371.130
Grass Total	1,044.880	3.66%	309,240	0.83%	295.957
Waste	592.220	2.08%	29,620	0.08%	50.015
Other	0.000	0.00%	0	0.00%	0.000
Exempt	4,594.100	16.10%			
Market Area Total	28,540.540	100.00%	37,256,895	100.00%	1,305.402

As Related to the County as a Whole

Irrigated Total	1,222.700	11.20%	1,706,380	9.63%	
Dry Total	25,680.740	16.75%	35,211,655	16.29%	
Grass Total	1,044.880	8.44%	309,240	8.68%	
Waste	592.220	9.99%	29,620	9.99%	
Other	0.000	0.00%	0	0.00%	
Exempt	4,594.100	8.27%			
Market Area Total	28,540.540	15.64%	37,256,895	15.68%	

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

87 Thurston

	2007 CTL County Total	2008 Form 45 County Total	Value Difference (2007 Form 45 - 2006 CTL)	Percent Change	2008 Growth (New Construction Value)	% Change excl. Growth
1. Residential	52,572,215	59,292,740	6,720,525	12.78	1,654,624	9.64
2. Recreational	277,490	285,585	8,095	2.92	0	2.92
3. Ag-Homesite Land, Ag-Res Dwellings	16,232,355	16,096,070	-136,285	-0.84	*-----	-0.84
4. Total Residential (sum lines 1-3)	69,082,060	75,674,395	6,592,335	9.54	1,654,624	7.15
5. Commercial	9,831,070	9,909,705	78,635	0.8	101,690	-0.23
6. Industrial	1,973,510	1,973,510	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	12,024,605	12,779,555	754,950	6.28	817,050	-0.52
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	23,829,185	24,662,770	833,585	3.5	880,000	-0.19
10. Total Non-Agland Real Property	92,911,245	100,337,165	7,425,920	7.99	2,573,364	5.22
11. Irrigated	15,930,010	17,713,890	1,783,880	11.2		
12. Dryland	193,564,420	216,092,690	22,528,270	11.64		
13. Grassland	3,593,470	3,562,530	-30,940	-0.86		
14. Wasteland	285,015	296,520	11,505	4.04		
15. Other Agland	0	0	0			
16. Total Agricultural Land	213,372,915	237,665,630	24,292,715	11.39		
17. Total Value of All Real Property (Locally Assessed)	306,284,160	338,002,795	31,718,635	10.36	2,573,364	9.52

*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.

**2007 Plan of Assessment for Thurston County
Assessment Years 2008, 2009, and 2010
Date: June 2007**

General Description of Real Property in Thurston County:

Thurston County is located in Northeast Nebraska. The county is irregular in shape with the Missouri River forming the eastern boundary. Pender is the county seat and largest community. Pender is located in the southwestern part. Other communities include Macy, Rosalie, Thurston, Walthill, Winnebago, and part of the community of Emerson. Thurston County was organized in 1889. It was originally part of the acreage selected by the Omaha Indians as their reservation. The Omaha tribe sold part of the land to the Winnebago Reservation also includes part of Dixon County. The county has a checker board type of ownership. Approximately 55,661 acres of the land in Thurston County is exempt. This property is exempt because it is U.S.A. in Trust for the Winnebago Tribe of Nebraska or the Omaha Tribe of Nebraska and Allotment land. Complicating the process, a large number of HUD houses, mobile homes, and commercial buildings located on the above described exempt land. Native American's are exempt from taxation on Improvements on leased land. Some of the properties are co-owned by non-Indian people. That portion is taxable; the discovery process is very difficult in these situations.

Thurston County had a total count of 4,126 taxable parcels on the 2007 County Abstract.

Per the 2007 County Abstract, Thurston County consists of the following real property types.

	Parcels	% of Total Parcels	% of Taxable Value Base
Residential	1519	36.82	17.18
Commercial	265	6.42	3.11
Industrial	12	.29	.64
Recreational	37	.89	.08
Agricultural	2293	55.58	78.99
Special Value	0		

Agricultural land – Taxable acres 182,483.20

For Assessment year 2007, an estimated 250 building permits, information statements and others means of assessing were valued as new property construction/additions.

Current Resources

The staff of the Thurston County Assessor's office consists of the Assessor, part time Chief Deputy, part time Assistant Deputy and one full time Clerk. With limited funds in Thurston County there is little money available for registration, motels and travel. The General Assessors budget requested a 3% increase in 2007-2008 at this time it remains at the 2006-2007 level. However, the mileage allowance, office equipment and repair, office supplies, dues, registration, training and data processing fees, printing and publishing are all in the red. MIPS/County Solutions contract costs have really put the office in a budget bind. The

Tax Equalization and Review Commission clearly stated in the show cause hearing that they expect Thurston County to be more in line with all the Commercial and Industrial statistics. It would be great to have enough money in the budget to hire a professional appraiser to do the total review of Commercial property.

Discover, List & Inventory all property. Real Estate Transfers along with a photocopy of the deeds are filed timely by the Clerks office. A deputy processes the Real Estate Transfers, followed by a double check by the assistant deputy. The Assessor reviews the transfer and forwards the information to P.A.T.

The property record cards contain all information required by regulation 10-004, which included the legal description property owner, classification codes, and supporting documentation. The supporting documentation includes any field notes, a sketch of the property. A photograph of the property, and if agricultural land is involved an inventory of the soil types by land use. The new and old aerial photographs of the buildings are included. The cards are in good condition and updated and or replaced as needed. Allotment land cards are kept in a separate file. Because of the reservations located in Thurston County, the historical information is kept in the Assessor's office.

Level of Value, Quality, and Uniformity for Assessment year 2007

Property Class	Median %	C.O.D. %	P.R.D. %
Residential	93	30.84	127.21
Commercial	97	41.60	127.42
Agricultural Land	71	15.67	107.76
Special Value	0		

Assessment Actions Planned for Assessment year 2008:

Residential: Change lot values in Pender to square foot instead of front foot. Review and reprice with new Cama program all residential property in this town. Study the market for depreciation.

Commercial: Review, reprice with new Cama program all commercial property in Thurston. Check for condition of structures and also new construction. Develop depreciation study for commercial buildings.

Agricultural: review land use changes in the middle of the county. Continue the drive by review of rural buildings and houses for condition of structures and new construction. Conduct market analysis of agricultural sales.

Special Value: None

Assessment Actions Planned for Assessment year 2009:

Residential: change lot values in Rosalie and Winnebago to square foot instead of front foot value. Review and reprice with Cama program all residential property in both towns. Study the market and develop depreciation accordingly.

Commercial: Review and reprice with Cama commercial property in Pender and Rosalie. Change value of lots to square foot instead of front foot.

Agricultural: review east 1/3 of the county for land use changes. Continue the drive by review of rural buildings and houses for condition and new construction. Analysis agricultural sales

Special Value: none

Assessment Actions Planned for Assessment year 2010:

Residential: Change lot values in Walthill and Macy from front foot value to square foot value. Review and reprice with Cama program all residential property in the three towns. Study market for depreciation.

Commercial: Review and reprice with Cama commercial property in Winnebago, Walthill and Macy. Change lot values to the square foot method.

Agricultural Land: Review west 1/3 of the county for land use changes. Continue the drive by review of rural buildings and houses for condition and new construction. Conduct market analysis of agricultural sales.

Special Value: none

The Cadastral Maps in Thurston County are old. The maps are current with parcel identification according to regulation 10-004.03. The Assessor would like to implement a GIS system. Funds are not available for this project.

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

Record Maintenance, Mapping updates, & Ownership changes

Annually prepare and file Assessor Administrative Reports required by law/regulation:

- a. Abstracts (Real & Personal Property)
- b. Assessor Survey
- c. Sales information to PA & T rosters & annual Assessed Value Update w/Abstract
- d. Certification of Value to Political Subdivisions
- e. School District Taxable Value Report
- f. Homestead Exemption Tax Loss Report
- g. Certificate of Taxes Levied Report
- h. Report of current values for properties owned by Board of Education Lands & Funds
- i. Report of all Exempt Property and Taxable Government Owned Property
- j. Annual Plan of Assessment Report

Personal Property: administer annual filing of 526 schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

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

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

Homestead exemptions: administer 190 annual filings of applications approval/denial process, taxpayer notifications, and taxpayer assistance.

Centrally Assessed-Review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.

Tax Districts and Tax Rates- management of school district and other tax entity boundary changes necessary for correct assessment and tax information: input/review of tax rates used for tax billing process.

Tax Lists: prepare and certify tax list correction documents for county board approval.

County Board of Equalization- attend county board of equalization meetings for valuation protest- assemble and provide information.

TERC Appeals-prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

TERC Statewide Equalization-attend hearings if applicable to county, defend values, and/or implement orders of the TERC.

Education: Assessor and/or Appraisal Education- attend meetings, workshops, and educational classes to obtain required hours of continuing education to maintain assessor certification.

Conclusion:

This document is a description of the various duties and three year plan of assessment in the Assessors office. Without proper funding the tasks described will be difficult to complete. The current budget request is \$60,050 for the General Fund, \$50,090, reappraisal fund. Most of the budget increase is the cost of the computer vendor

Respectfully submitted:

Assessor
signature _____ **Date:** _____

2008 Assessment Survey for Thurston County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	0
2.	Appraiser(s) on staff
	0
3.	Other full-time employees
	1
4.	Other part-time employees
	2
5.	Number of shared employees
	0
6.	Assessor's requested budget for current fiscal year
	\$110,440
7.	Part of the budget that is dedicated to the computer system
	\$10,100
8.	Adopted budget, or granted budget if different from above
9.	Amount of the total budget set aside for appraisal work
10.	Amount of the total budget set aside for education/workshops
	\$500
11.	Appraisal/Reappraisal budget, if not part of the total budget
12.	Other miscellaneous funds

13.	Total budget
	\$110,440
a.	Was any of last year's budget not used:
	Very little

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS Inc.
2.	CAMA software
	MIPS Inc.
3.	Cadastral maps: Are they currently being used?
	Yes, dated 1960
4.	Who maintains the Cadastral Maps?
	Assessor/Staff
5.	Does the county have GIS software?
	No
6.	Who maintains the GIS software and maps?
	N/A
7.	Personal Property software:
	County Solutions

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	No
3.	What municipalities in the county are zoned?
	Pender, Emerson, Walthill, Rosalie and Thurston

4.	When was zoning implemented?

D. Contracted Services

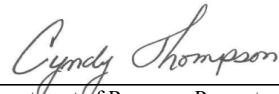
1.	Appraisal Services
	Craig Bachtell on an as needed basis, the remainder of the appraisal services are completed in house.
2.	Other services
	N/A

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 Thurston County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5166.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts