

Preface

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

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

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

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

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

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

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

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

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

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

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

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

Table of Contents

Commission Summary

Property Tax Administrator's Opinions and Recommendations

Residential Reports Section

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

Residential Correlation Section

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

Residential (What If) Recommendation Statistics if necessary

Commercial Reports Section

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

Commercial Correlation Section

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

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

Commercial (What If) Recommendation Statistics if necessary

Agricultural Reports Section

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

Agricultural Correlation Section

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

Agricultural (What If) Recommendation Statistics if necessary

Special Valuation Section

County Reports Section

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

Certification

Map Section

Valuation History Chart Section

2008 Commission Summary

90 Wayne

Residential Real Property - Current

Number of Sales	199	COD	10.40
Total Sales Price	\$17,719,952	PRD	102.91
Total Adj. Sales Price	\$17,719,952	COV	16.41
Total Assessed Value	\$17,070,310	STD	16.27
Avg. Adj. Sales Price	\$89,045	Avg. Abs. Dev.	10.02
Avg. Assessed Value	\$85,780	Min	63.75
Median	96.38	Max	184.35
Wgt. Mean	96.33	95% Median C.I.	95.25 to 96.99
Mean	99.14	95% Wgt. Mean C.I.	94.72 to 97.95
		95% Mean C.I.	96.88 to 101.40
% of Value of the Class of all Real Property Value in the County			21.82
% of Records Sold in the Study Period			8.51
% of Value Sold in the Study Period			9.83
Average Assessed Value of the Base			74,273

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	199	96.38	10.40	102.91
2007	212	93.35	16.93	106.22
2006	220	93.51	15.17	104.88
2005	230	94.65	15.09	103.78
2004	234	93.86	14.99	105.42
2003	254	94	13.35	104.51
2002	287	92	14.12	103.12
2001	306	95	14.26	103.78

2008 Commission Summary

90 Wayne

Commercial Real Property - Current

Number of Sales	22	COD	12.58
Total Sales Price	\$1,900,000	PRD	98.76
Total Adj. Sales Price	\$1,900,000	COV	18.91
Total Assessed Value	\$1,829,200	STD	17.98
Avg. Adj. Sales Price	\$86,364	Avg. Abs. Dev.	11.71
Avg. Assessed Value	\$83,145	Min	39.61
Median	93.09	Max	130.03
Wgt. Mean	96.27	95% Median C.I.	89.24 to 104.26
Mean	95.08	95% Wgt. Mean C.I.	86.94 to 105.61
		95% Mean C.I.	87.10 to 103.05
% of Value of the Class of all Real Property Value in the County			7.66
% of Records Sold in the Study Period			4.77
% of Value Sold in the Study Period			3
Average Assessed Value of the Base			132,213

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	22	93.09	12.58	98.76
2007	20	96.30	18.97	102.64
2006	26	97.07	16.31	98.08
2005	30	96.20	24.32	106.59
2004	29	91.60	22.43	108.48
2003	26	92	18.12	109.39
2002	30	96	22.99	109.96
2001	29	92	23.6	106.56

2008 Commission Summary

90 Wayne

Agricultural Land - Current

Number of Sales	49	COD	18.49
Total Sales Price	\$11,502,723	PRD	102.06
Total Adj. Sales Price	\$11,502,723	COV	24.16
Total Assessed Value	\$8,545,330	STD	18.32
Avg. Adj. Sales Price	\$234,749	Avg. Abs. Dev.	13.28
Avg. Assessed Value	\$174,394	Min	45.62
Median	71.80	Max	123.25
Wgt. Mean	74.29	95% Median C.I.	66.88 to 77.70
Mean	75.82	95% Wgt. Mean C.I.	68.62 to 79.96
		95% Mean C.I.	70.69 to 80.95
% of Value of the Class of all Real Property Value in the County			70.52
% of Records Sold in the Study Period			1.67
% of Value Sold in the Study Period			3.11
Average Assessed Value of the Base			190,810

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	49	71.80	18.49	102.06
2007	41	70.95	22.10	105.02
2006	41	74.90	18.71	107.35
2005	60	74.38	16.56	105.17
2004	62	75.44	13.44	102.81
2003	71	78	12.64	100.86
2002	63	75	13.75	98.79
2001	66	75	15.25	101.86

2008 Opinions of the Property Tax Administrator for Wayne 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 Wayne County is 96% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Wayne County is in compliance with generally accepted mass appraisal practices.

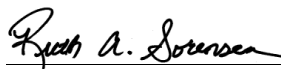
Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Wayne County is 93% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Wayne 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 Wayne County is 72% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Wayne County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



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:	201	MEDIAN:	98	COV:	18.61	95% Median C.I.:	96.30 to 99.89	(! : Derived)
TOTAL Sales Price:	17,971,452	WGT. MEAN:	98	STD:	18.78	95% Wgt. Mean C.I.:	96.13 to 99.74	
TOTAL Adj.Sales Price:	17,971,452	MEAN:	101	AVG.ABS.DEV:	12.41	95% Mean C.I.:	98.32 to 103.52	
TOTAL Assessed Value:	17,599,815							
AVG. Adj. Sales Price:	89,410	COD:	12.60	MAX Sales Ratio:	185.76			
AVG. Assessed Value:	87,561	PRD:	103.05	MIN Sales Ratio:	61.47			

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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	23	95.75	94.56	96.43	9.46	98.06	65.00	115.62	89.55 to 101.70	93,282	89,954
10/01/05 TO 12/31/05	18	107.06	108.81	102.71	13.27	105.94	80.28	160.30	100.87 to 116.04	102,241	105,010
01/01/06 TO 03/31/06	21	100.81	100.01	99.49	11.00	100.52	72.91	129.42	90.55 to 108.41	79,854	79,445
04/01/06 TO 06/30/06	42	98.17	103.33	99.36	13.05	104.00	75.52	161.86	93.38 to 104.01	82,742	82,209
07/01/06 TO 09/30/06	30	97.51	101.41	97.93	14.31	103.55	76.52	185.76	92.10 to 100.47	94,466	92,514
10/01/06 TO 12/31/06	13	104.37	109.04	101.96	13.80	106.94	81.22	184.35	92.90 to 118.08	69,466	70,831
01/01/07 TO 03/31/07	14	94.69	94.61	95.70	14.59	98.86	61.47	133.07	76.48 to 112.48	88,621	84,813
04/01/07 TO 06/30/07	40	96.00	98.18	94.30	9.17	104.11	78.88	178.31	92.95 to 99.06	96,392	90,897
<u>Study Years</u>											
07/01/05 TO 06/30/06	104	100.56	101.67	99.37	12.27	102.31	65.00	161.86	96.95 to 101.88	87,865	87,310
07/01/06 TO 06/30/07	97	96.96	100.12	96.45	12.63	103.81	61.47	185.76	93.80 to 99.09	91,066	87,830
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	106	99.38	102.83	99.19	13.35	103.67	72.91	185.76	96.96 to 101.21	83,860	83,182
<u>ALL</u>											
	201	98.49	100.92	97.93	12.60	103.05	61.47	185.76	96.30 to 99.89	89,410	87,561

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEVERLY HILLS	3	72.91	76.23	90.10	15.01	84.60	61.47	94.30	N/A	48,500	43,700
CARROLL	7	92.10	118.13	102.29	40.09	115.48	65.00	184.35	65.00 to 184.35	41,757	42,715
HOSKINS	9	97.57	106.92	100.55	19.37	106.34	76.57	160.30	80.58 to 123.43	63,111	63,459
RURAL	20	105.66	105.34	99.08	12.02	106.32	80.84	143.24	92.76 to 113.81	141,915	140,608
WAKEFIELD	7	99.06	96.52	99.22	7.75	97.28	76.27	112.48	76.27 to 112.48	96,773	96,023
WAYNE	142	98.32	100.34	97.69	10.96	102.70	63.75	185.76	95.75 to 100.42	89,483	87,420
WINSIDE	13	97.83	95.14	94.26	9.94	100.93	74.90	121.66	80.28 to 101.88	57,173	53,891
<u>ALL</u>											
	201	98.49	100.92	97.93	12.60	103.05	61.47	185.76	96.30 to 99.89	89,410	87,561

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	175	98.17	100.85	97.65	12.21	103.28	63.75	185.76	96.21 to 99.70	83,746	81,776
2	8	87.57	88.75	94.80	18.05	93.62	61.47	110.66	61.47 to 110.66	106,187	100,666
3	18	106.13	106.97	100.70	11.72	106.23	81.97	143.24	92.76 to 114.28	137,016	137,975
<u>ALL</u>											
	201	98.49	100.92	97.93	12.60	103.05	61.47	185.76	96.30 to 99.89	89,410	87,561

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

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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	194	99.01	101.80	97.93	12.06	103.94	74.90	185.76	96.92 to 100.43	92,048	90,145
2	7	72.91	76.64	97.72	16.29	78.43	61.47	110.41	61.47 to 110.41	16,300	15,928
____ALL____											
	201	98.49	100.92	97.93	12.60	103.05	61.47	185.76	96.30 to 99.89	89,410	87,561

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	200	98.42	100.93	97.93	12.67	103.06	61.47	185.76	96.24 to 100.21	89,769	87,912
06											
07	1	99.09	99.09	99.09			99.09	99.09	N/A	17,500	17,340
____ALL____											
	201	98.49	100.92	97.93	12.60	103.05	61.47	185.76	96.30 to 99.89	89,410	87,561

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0045	1	84.25	84.25	84.25			84.25	84.25	N/A	190,000	160,070
14-0054											
20-0030											
59-0002	14	97.13	96.31	98.81	14.43	97.47	61.47	123.43	76.57 to 115.18	73,557	72,679
70-0002											
87-0001											
90-0017	160	98.42	101.53	97.83	12.58	103.79	63.75	185.76	95.79 to 100.42	92,331	90,323
90-0560	10	101.35	106.81	103.87	14.67	102.82	76.27	143.24	91.86 to 135.89	81,241	84,389
90-0595	16	98.46	96.18	96.60	9.47	99.56	74.90	121.66	85.36 to 105.62	72,890	70,415
NonValid School											
____ALL____											
	201	98.49	100.92	97.93	12.60	103.05	61.47	185.76	96.30 to 99.89	89,410	87,561

PAD 2008 Preliminary Statistics

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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	8	74.59	79.35	98.02	18.19	80.96	61.47	110.41	61.47 to 110.41	27,200	26,661
Prior TO 1860											
1860 TO 1899	5	91.97	110.29	97.98	23.42	112.57	86.63	185.76	N/A	66,800	65,451
1900 TO 1919	41	112.54	115.60	109.64	15.51	105.44	74.90	184.35	101.81 to 119.22	61,901	67,867
1920 TO 1939	34	98.53	102.10	99.89	10.90	102.21	76.48	133.50	93.51 to 102.27	72,798	72,720
1940 TO 1949	9	93.15	94.93	96.52	10.03	98.35	77.87	109.13	80.50 to 107.55	75,366	72,742
1950 TO 1959	17	93.80	96.58	93.67	9.91	103.11	78.22	118.08	87.18 to 104.85	96,411	90,307
1960 TO 1969	22	98.95	99.03	98.18	8.06	100.87	80.58	119.43	92.86 to 104.37	92,909	91,222
1970 TO 1979	20	100.60	101.89	101.48	6.67	100.40	85.36	121.66	98.07 to 105.69	106,680	108,257
1980 TO 1989	11	94.75	92.79	93.26	7.38	99.50	81.22	102.15	83.17 to 101.70	109,054	101,699
1990 TO 1994	10	96.98	98.06	95.26	11.37	102.93	75.52	143.24	82.35 to 103.47	102,530	97,673
1995 TO 1999	10	98.60	95.68	95.74	6.25	99.94	76.57	107.43	81.97 to 104.01	163,750	156,768
2000 TO Present	14	89.87	86.89	86.81	6.79	100.09	76.52	96.96	78.88 to 93.60	146,388	127,081
ALL	201	98.49	100.92	97.93	12.60	103.05	61.47	185.76	96.30 to 99.89	89,410	87,561

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	3	65.00	71.81	70.93	11.75	101.24	63.75	86.67	N/A	2,700	1,915
5000 TO 9999	4	75.59	88.74	93.42	19.63	94.99	72.91	130.88	N/A	6,000	5,605
Total \$											
1 TO 9999	7	74.90	81.48	87.74	17.58	92.87	63.75	130.88	63.75 to 130.88	4,585	4,023
10000 TO 29999	12	111.50	125.78	125.21	32.43	100.46	61.47	185.76	96.95 to 178.31	22,025	27,576
30000 TO 59999	36	109.77	111.60	109.63	14.82	101.80	77.87	160.30	99.18 to 120.73	44,166	48,421
60000 TO 99999	75	99.89	99.48	99.43	8.10	100.06	76.48	124.86	95.79 to 101.70	80,525	80,062
100000 TO 149999	49	93.80	95.50	95.53	8.30	99.97	76.52	133.50	91.97 to 98.17	120,441	115,055
150000 TO 249999	21	93.17	92.74	92.47	7.89	100.29	78.88	110.66	84.25 to 99.06	180,666	167,071
250000 TO 499999	1	99.03	99.03	99.03			99.03	99.03	N/A	350,000	346,615
ALL	201	98.49	100.92	97.93	12.60	103.05	61.47	185.76	96.30 to 99.89	89,410	87,561

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:	201	MEDIAN:	98	COV:	18.61	95% Median C.I.:	96.30 to 99.89	(! : Derived)
TOTAL Sales Price:	17,971,452	WGT. MEAN:	98	STD:	18.78	95% Wgt. Mean C.I.:	96.13 to 99.74	
TOTAL Adj.Sales Price:	17,971,452	MEAN:	101	AVG.ABS.DEV:	12.41	95% Mean C.I.:	98.32 to 103.52	
TOTAL Assessed Value:	17,599,815							
AVG. Adj. Sales Price:	89,410	COD:	12.60	MAX Sales Ratio:	185.76			
AVG. Assessed Value:	87,561	PRD:	103.05	MIN Sales Ratio:	61.47			

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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	6	73.91	73.25	73.42	8.16	99.76	63.75	86.67	63.75 to 86.67	4,016	2,949
5000 TO 9999	1	61.47	61.47	61.47			61.47	61.47	N/A	15,000	9,220
Total \$ _____											
1 TO 9999	7	72.91	71.57	68.84	9.33	103.97	61.47	86.67	61.47 to 86.67	5,585	3,845
10000 TO 29999	9	104.91	120.88	113.98	25.44	106.06	75.52	184.35	96.95 to 178.31	19,866	22,643
30000 TO 59999	41	102.73	111.45	106.52	19.25	104.63	76.48	185.76	97.57 to 119.22	45,054	47,992
60000 TO 99999	80	98.18	98.63	97.47	8.77	101.19	76.57	135.89	93.97 to 100.85	82,984	80,889
100000 TO 149999	47	96.30	97.04	95.85	8.49	101.24	76.52	124.86	93.17 to 99.84	127,064	121,789
150000 TO 249999	16	98.88	98.51	97.08	8.98	101.46	80.84	133.50	88.83 to 105.69	184,093	178,724
250000 TO 499999	1	99.03	99.03	99.03			99.03	99.03	N/A	350,000	346,615
ALL _____											
	201	98.49	100.92	97.93	12.60	103.05	61.47	185.76	96.30 to 99.89	89,410	87,561

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	72.91	76.64	97.72	16.29	78.43	61.47	110.41	61.47 to 110.41	16,300	15,928
10	10	103.40	123.16	113.82	33.17	108.21	74.90	185.76	80.50 to 184.35	29,230	33,269
20	52	103.71	109.31	105.79	14.11	103.33	77.87	161.86	100.42 to 113.28	59,190	62,617
30	122	96.27	97.35	95.89	9.24	101.52	75.52	143.24	93.80 to 99.09	103,617	99,355
40	10	96.25	95.63	96.33	6.05	99.27	80.24	110.66	90.18 to 100.47	184,580	177,811
ALL _____											
	201	98.49	100.92	97.93	12.60	103.05	61.47	185.76	96.30 to 99.89	89,410	87,561

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	72.91	76.64	97.72	16.29	78.43	61.47	110.41	61.47 to 110.41	16,300	15,928
100	3	94.30	89.64	92.19	8.33	97.23	75.52	99.09	N/A	55,166	50,860
101	111	98.17	100.19	96.30	12.07	104.04	74.90	184.35	93.97 to 100.42	93,468	90,010
102	24	99.06	103.66	98.84	12.79	104.88	81.22	185.76	91.82 to 112.54	103,829	102,621
103	1	99.68	99.68	99.68			99.68	99.68	N/A	107,500	107,155
104	41	101.88	107.20	104.07	12.56	103.01	79.01	161.86	97.81 to 110.55	78,156	81,336
106	3	90.72	103.51	91.16	24.50	113.55	76.57	143.24	N/A	83,333	75,966
111	7	99.70	98.87	98.96	1.77	99.91	95.53	101.18	95.53 to 101.18	104,214	103,129
301	4	92.54	93.19	91.83	7.92	101.48	80.24	107.43	N/A	133,375	122,476
ALL _____											
	201	98.49	100.92	97.93	12.60	103.05	61.47	185.76	96.30 to 99.89	89,410	87,561

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:	201	MEDIAN:	98	COV:	18.61	95% Median C.I.:	96.30 to 99.89	(!: Derived)
TOTAL Sales Price:	17,971,452	WGT. MEAN:	98	STD:	18.78	95% Wgt. Mean C.I.:	96.13 to 99.74	
TOTAL Adj.Sales Price:	17,971,452	MEAN:	101	AVG.ABS.DEV:	12.41	95% Mean C.I.:	98.32 to 103.52	
TOTAL Assessed Value:	17,599,815							
AVG. Adj. Sales Price:	89,410	COD:	12.60	MAX Sales Ratio:	185.76			
AVG. Assessed Value:	87,561	PRD:	103.05	MIN Sales Ratio:	61.47			

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CONDITION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	72.91	76.64	97.72	16.29	78.43	61.47	110.41	61.47 to 110.41	16,300	15,928
10	1	130.88	130.88	130.88			130.88	130.88	N/A	8,000	10,470
20	1	118.74	118.74	118.74			118.74	118.74	N/A	50,000	59,370
30	165	99.13	102.35	98.17	12.80	104.27	74.90	185.76	96.95 to 100.81	86,554	84,967
40	23	94.58	96.89	96.88	6.69	100.01	80.24	113.81	93.51 to 100.48	132,496	128,365
50	3	98.06	98.44	98.62	0.72	99.82	97.57	99.70	N/A	108,500	107,003
60	1	86.50	86.50	86.50			86.50	86.50	N/A	145,000	125,425
ALL	201	98.49	100.92	97.93	12.60	103.05	61.47	185.76	96.30 to 99.89	89,410	87,561

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

Residential

Implemented the CAMA software and applied changes to the CAMA values.

Economic Depreciations 2008

Wayne

New or remodeled 1 story ranches may have 10% or no economic

Average = 25%

Good Quality and Very Good Quality = 30%

Excellent Quality = 35%

If > 4,000 SF = 10% Functional (Ex: Brodersen's #4316.04), if < 400 SF = 10% Functional (#4546.00)

MHs = 35% Economic (Includes cityside)

Altona – same as rurals

Carroll

All qualities = 45% unless new/newer construction or remodeled, then = 25%

Add \$1,000 to all lots Residential and Commercial

MHs – 35% unless year built is 1990 or newer, then 10%

Hoskins

All qualities = 50% unless new/newer construction or remodeled, then = 30%

MHs = 35% unless year built is 1990 or newer, then 10%

Sholes

All qualities = 65%

Wakefield

If Quality < Very Good = 40% unless new/newer construction or remodeled, then = 30%

Very Good Quality = 35% (If >4,000 SF – 10% Functional – Ex: Bebee's)

Winside

All qualities = 35% unless new/newer construction or remodeled, then = 25%

MHs = 35% unless year built is 1990 or newer, then = 10%

Rural

If < Good Quality = 10%

Good Quality = 20%

Very Good Quality = 25%

If > 4000 SF= 10% Functional (#1579.00 Kniesche)

Muhs Acres = 25%

MHs = 35% unless year built is 1990 or newer, then = 10%

Beverly Hills = Add \$1,000 to land on each parcel (Not 1,000 per lot) – No economic to manufactured/modulars w/o bsmts. – 10% to stick built

Paradise Hills = No economic to manufactured/modulars w/o bsmts. – 10% to stick built

Suburbans

County Club = 10% to all qualities

Country Living = 25% to all qualities

Muhs Acres = 25% to all qualities

N Hwy. 15 = 10% to all qualities

Exceptions: All townhouses/duplexes get no economic (except #5711.00 in Winside)

Houses attached to machine sheds = 20% functional (Lurz and Rubens)

Houses attached to commercial properties = 5% functional

Modular homes with basements = 155 economic and are done as single family (all rural, Beverly Hills and Paradise Hills)

Vintage Hills – Good quality along Brooke Dr & Claycomb 3 25% ec

2008 Assessment Survey for Wayne County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	2 Clerks, Assessor
2.	Valuation done by:
	2 Clerks
3.	Pickup work done by whom:
	2 Clerks, Assessor
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	Latest tables on CAMA, December 2006
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	2008
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?
	2008
7.	Number of market areas/neighborhoods for this property class:
	5
8.	How are these defined?
	Towns and villages
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?)
	Yes

11.	What is the market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	Usually valued the same as adjoining village or city
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
44	21	252	317

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:	199	MEDIAN:	96	COV:	16.41	95% Median C.I.:	95.25 to 96.99	(! : Derived)
TOTAL Sales Price:	17,719,952	WGT. MEAN:	96	STD:	16.27	95% Wgt. Mean C.I.:	94.72 to 97.95	
TOTAL Adj.Sales Price:	17,719,952	MEAN:	99	AVG.ABS.DEV:	10.02	95% Mean C.I.:	96.88 to 101.40	
TOTAL Assessed Value:	17,070,310							
AVG. Adj. Sales Price:	89,044	COD:	10.40	MAX Sales Ratio:	184.35			
AVG. Assessed Value:	85,780	PRD:	102.91	MIN Sales Ratio:	63.75			

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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	23	96.04	94.52	97.43	7.14	97.01	65.00	121.75	91.52 to 96.99	93,282	90,887
10/01/05 TO 12/31/05	17	102.51	107.20	101.92	11.69	105.18	80.49	149.90	96.38 to 120.74	102,402	104,369
01/01/06 TO 03/31/06	21	96.31	98.30	97.32	7.64	101.01	76.27	122.88	93.86 to 102.91	79,854	77,712
04/01/06 TO 06/30/06	42	96.99	99.80	94.57	11.60	105.52	78.13	146.34	91.52 to 99.54	82,742	78,250
07/01/06 TO 09/30/06	30	95.79	100.24	97.37	9.52	102.95	74.86	161.00	93.27 to 99.76	94,466	91,984
10/01/06 TO 12/31/06	13	98.90	104.86	96.66	13.07	108.49	78.93	184.35	92.62 to 112.72	69,466	67,143
01/01/07 TO 03/31/07	14	94.66	94.44	96.19	13.33	98.19	63.75	125.54	78.14 to 107.12	88,621	85,241
04/01/07 TO 06/30/07	39	94.10	97.02	93.46	9.21	103.82	76.59	178.31	91.50 to 96.98	94,967	88,752
<u>Study Years</u>											
07/01/05 TO 06/30/06	103	96.68	99.54	97.18	10.23	102.43	65.00	149.90	95.73 to 98.01	87,752	85,273
07/01/06 TO 06/30/07	96	95.58	98.71	95.46	10.60	103.41	63.75	184.35	93.32 to 96.98	90,432	86,324
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	106	96.51	100.25	96.19	10.53	104.21	74.86	184.35	94.99 to 98.24	83,860	80,668
<u>ALL</u>											
	199	96.38	99.14	96.33	10.40	102.91	63.75	184.35	95.25 to 96.99	89,044	85,780

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
BEVERLY HILLS	3	91.09	85.04	92.86	10.16	91.58	68.13	95.90	N/A	48,500	45,036
CARROLL	7	95.46	119.63	106.78	37.61	112.03	65.00	184.35	65.00 to 184.35	41,757	44,590
HOSKINS	9	105.97	107.23	102.29	14.90	104.83	80.46	149.90	89.82 to 131.54	63,111	64,556
RURAL	18	96.62	98.78	92.93	11.60	106.29	77.36	131.70	88.33 to 107.52	143,711	133,557
WAKEFIELD	7	93.25	90.38	92.71	7.39	97.48	76.27	98.94	76.27 to 98.94	96,773	89,723
WAYNE	142	96.38	98.84	96.96	8.70	101.94	63.75	161.00	95.06 to 97.01	89,483	86,762
WINSIDE	13	97.84	94.26	92.80	8.60	101.58	74.90	109.36	80.49 to 102.69	57,173	53,056
<u>ALL</u>											
	199	96.38	99.14	96.33	10.40	102.91	63.75	184.35	95.25 to 96.99	89,044	85,780

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	175	96.38	99.32	96.58	10.24	102.83	63.75	184.35	95.25 to 96.99	83,746	80,886
2	8	93.50	93.91	99.57	10.23	94.31	68.13	121.75	68.13 to 121.75	106,187	105,733
3	16	98.46	99.82	93.43	11.85	106.84	77.36	131.70	84.27 to 110.68	138,425	129,334
<u>ALL</u>											
	199	96.38	99.14	96.33	10.40	102.91	63.75	184.35	95.25 to 96.99	89,044	85,780

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:	199	MEDIAN:	96	COV:	16.41	95% Median C.I.:	95.25 to 96.99	(! : Derived)
TOTAL Sales Price:	17,719,952	WGT. MEAN:	96	STD:	16.27	95% Wgt. Mean C.I.:	94.72 to 97.95	
TOTAL Adj.Sales Price:	17,719,952	MEAN:	99	AVG.ABS.DEV:	10.02	95% Mean C.I.:	96.88 to 101.40	
TOTAL Assessed Value:	17,070,310							
AVG. Adj. Sales Price:	89,044	COD:	10.40	MAX Sales Ratio:	184.35			
AVG. Assessed Value:	85,780	PRD:	102.91	MIN Sales Ratio:	63.75			

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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	192	96.47	99.83	96.31	10.01	103.65	74.86	184.35	95.40 to 97.38	91,697	88,316
2	7	76.27	80.19	99.47	17.10	80.61	63.75	110.41	63.75 to 110.41	16,300	16,214
____ALL____	199	96.38	99.14	96.33	10.40	102.91	63.75	184.35	95.25 to 96.99	89,044	85,780

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	198	96.38	99.12	96.33	10.42	102.90	63.75	184.35	95.22 to 96.99	89,406	86,122
06											
07	1	102.69	102.69	102.69			102.69	102.69	N/A	17,500	17,970
____ALL____	199	96.38	99.14	96.33	10.40	102.91	63.75	184.35	95.25 to 96.99	89,044	85,780

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0045	1	77.36	77.36	77.36			77.36	77.36	N/A	190,000	146,975
14-0054											
20-0030											
59-0002	14	95.56	97.55	97.95	11.10	99.59	68.13	131.54	89.82 to 107.52	73,557	72,052
70-0002											
87-0001											
90-0017	158	96.38	99.96	96.77	10.33	103.30	63.75	184.35	95.25 to 97.01	91,908	88,936
90-0560	10	97.44	99.31	97.22	12.61	102.15	76.27	131.70	81.83 to 118.12	81,241	78,985
90-0595	16	97.40	93.70	91.98	8.31	101.87	74.90	109.36	84.27 to 101.88	72,890	67,046
NonValid School											
____ALL____	199	96.38	99.14	96.33	10.40	102.91	63.75	184.35	95.25 to 96.99	89,044	85,780

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:	199	MEDIAN:	96	COV:	16.41	95% Median C.I.:	95.25 to 96.99	(! : Derived)
TOTAL Sales Price:	17,719,952	WGT. MEAN:	96	STD:	16.27	95% Wgt. Mean C.I.:	94.72 to 97.95	
TOTAL Adj.Sales Price:	17,719,952	MEAN:	99	AVG.ABS.DEV:	10.02	95% Mean C.I.:	96.88 to 101.40	
TOTAL Assessed Value:	17,070,310							
AVG. Adj. Sales Price:	89,044	COD:	10.40	MAX Sales Ratio:	184.35			
AVG. Assessed Value:	85,780	PRD:	102.91	MIN Sales Ratio:	63.75			

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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	8	81.47	81.80	96.45	16.59	84.82	63.75	110.41	63.75 to 110.41	27,200	26,233
Prior TO 1860											
1860 TO 1899	5	93.18	104.58	94.32	18.88	110.87	84.26	161.00	N/A	66,800	63,005
1900 TO 1919	41	106.04	111.02	104.44	15.41	106.30	74.86	184.35	98.90 to 112.56	61,901	64,652
1920 TO 1939	34	96.13	100.12	97.81	9.97	102.37	78.14	143.38	93.65 to 101.65	72,798	71,204
1940 TO 1949	8	95.43	94.43	93.93	9.02	100.53	76.59	110.48	76.59 to 110.48	72,350	67,957
1950 TO 1959	17	95.88	95.94	94.25	5.95	101.79	80.86	112.80	89.54 to 99.76	96,411	90,868
1960 TO 1969	21	96.58	97.02	96.25	5.01	100.79	80.46	112.92	93.86 to 98.94	90,096	86,721
1970 TO 1979	20	95.58	98.01	98.40	6.03	99.60	85.36	121.75	94.10 to 101.88	106,680	104,973
1980 TO 1989	11	93.23	93.94	93.89	5.48	100.05	78.93	104.40	88.09 to 101.25	109,054	102,387
1990 TO 1994	10	95.12	96.21	94.94	7.22	101.33	78.13	118.12	89.97 to 102.69	102,530	97,346
1995 TO 1999	10	92.66	94.10	91.83	7.45	102.47	81.65	107.43	84.26 to 105.52	163,750	150,365
2000 TO Present	14	93.49	91.07	90.82	6.40	100.28	80.49	99.28	81.83 to 96.81	146,388	132,948
ALL	199	96.38	99.14	96.33	10.40	102.91	63.75	184.35	95.25 to 96.99	89,044	85,780

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	3	65.00	71.81	70.93	11.75	101.24	63.75	86.67	N/A	2,700	1,915
5000 TO 9999	4	83.68	96.41	101.75	24.89	94.75	74.90	143.38	N/A	6,000	6,105
Total \$											
1 TO 9999	7	76.27	85.87	93.97	22.01	91.37	63.75	143.38	63.75 to 143.38	4,585	4,309
10000 TO 29999	12	107.75	119.98	117.90	27.02	101.76	68.13	184.35	96.95 to 161.00	22,025	25,967
30000 TO 59999	36	108.24	108.98	107.50	12.85	101.38	76.59	149.90	97.59 to 112.83	44,166	47,479
60000 TO 99999	74	96.42	96.90	96.63	5.76	100.28	74.86	116.47	95.22 to 97.03	80,269	77,567
100000 TO 149999	49	94.96	95.12	95.32	6.15	99.79	78.93	125.72	93.19 to 96.81	120,441	114,799
150000 TO 249999	20	92.25	92.56	92.48	6.77	100.08	77.36	121.75	88.33 to 96.12	182,100	168,413
250000 TO 499999	1	81.65	81.65	81.65			81.65	81.65	N/A	350,000	285,775
ALL	199	96.38	99.14	96.33	10.40	102.91	63.75	184.35	95.25 to 96.99	89,044	85,780

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:	199	MEDIAN:	96	COV:	16.41	95% Median C.I.:	95.25 to 96.99	(! : Derived)
TOTAL Sales Price:	17,719,952	WGT. MEAN:	96	STD:	16.27	95% Wgt. Mean C.I.:	94.72 to 97.95	
TOTAL Adj.Sales Price:	17,719,952	MEAN:	99	AVG.ABS.DEV:	10.02	95% Mean C.I.:	96.88 to 101.40	
TOTAL Assessed Value:	17,070,310							
AVG. Adj. Sales Price:	89,044	COD:	10.40	MAX Sales Ratio:	184.35			
AVG. Assessed Value:	85,780	PRD:	102.91	MIN Sales Ratio:	63.75			

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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	5	74.90	73.32	73.58	9.13	99.65	63.75	86.67	N/A	3,720	2,737
5000 TO 9999	1	91.09	91.09	91.09			91.09	91.09	N/A	5,500	5,010
Total \$ _____											
1 TO 9999	6	75.59	76.28	77.57	11.11	98.33	63.75	91.09	63.75 to 91.09	4,016	3,115
10000 TO 29999	11	102.69	116.56	111.03	26.06	104.98	68.13	184.35	78.13 to 178.31	19,890	22,085
30000 TO 59999	38	104.69	108.17	104.85	14.88	103.17	76.59	161.00	96.68 to 112.72	44,415	46,568
60000 TO 99999	83	96.35	96.76	95.71	6.66	101.09	74.86	131.70	95.01 to 97.01	82,399	78,864
100000 TO 149999	44	95.33	95.35	94.52	5.94	100.88	77.36	116.47	93.23 to 96.95	129,150	122,076
150000 TO 249999	15	93.25	96.57	95.31	6.60	101.33	84.26	125.72	91.07 to 99.76	180,500	172,032
250000 TO 499999	2	101.70	101.70	96.69	19.71	105.18	81.65	121.75	N/A	280,000	270,727
ALL _____											
	199	96.38	99.14	96.33	10.40	102.91	63.75	184.35	95.25 to 96.99	89,044	85,780

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	76.27	80.19	99.47	17.10	80.61	63.75	110.41	63.75 to 110.41	16,300	16,214
10	10	99.66	119.07	109.51	32.52	108.74	74.90	184.35	76.59 to 178.31	29,230	32,008
20	52	101.45	106.27	102.47	12.50	103.70	81.83	149.90	96.67 to 109.79	59,190	60,653
30	120	95.89	95.85	94.80	6.61	101.11	74.86	125.72	94.05 to 96.58	103,248	97,880
40	10	93.78	94.86	94.11	7.45	100.80	81.65	121.75	81.81 to 99.76	184,580	173,710
ALL _____											
	199	96.38	99.14	96.33	10.40	102.91	63.75	184.35	95.25 to 96.99	89,044	85,780

STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	7	76.27	80.19	99.47	17.10	80.61	63.75	110.41	63.75 to 110.41	16,300	16,214
100	3	95.90	92.24	94.15	8.54	97.97	78.13	102.69	N/A	55,166	51,940
101	110	96.38	99.43	95.85	9.61	103.74	74.90	184.35	95.06 to 97.38	92,936	89,084
102	24	97.75	99.43	95.84	10.61	103.75	77.36	161.00	92.03 to 105.97	103,829	99,511
103	1	96.95	96.95	96.95			96.95	96.95	N/A	107,500	104,220
104	40	97.93	103.65	100.07	11.72	103.59	74.86	143.38	96.12 to 106.36	77,622	77,673
106	3	89.82	97.40	89.54	12.56	108.78	84.27	118.12	N/A	83,333	74,618
111	7	94.10	93.48	93.55	1.78	99.92	90.43	95.71	90.43 to 95.71	104,214	97,497
301	4	93.76	94.19	92.97	8.05	101.32	81.81	107.43	N/A	133,375	123,993
ALL _____											
	199	96.38	99.14	96.33	10.40	102.91	63.75	184.35	95.25 to 96.99	89,044	85,780

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:	199	MEDIAN:	96	COV:	16.41	95% Median C.I.:	95.25 to 96.99	(!: Derived)
TOTAL Sales Price:	17,719,952	WGT. MEAN:	96	STD:	16.27	95% Wgt. Mean C.I.:	94.72 to 97.95	
TOTAL Adj.Sales Price:	17,719,952	MEAN:	99	AVG.ABS.DEV:	10.02	95% Mean C.I.:	96.88 to 101.40	
TOTAL Assessed Value:	17,070,310							
AVG. Adj. Sales Price:	89,044	COD:	10.40	MAX Sales Ratio:	184.35			
AVG. Assessed Value:	85,780	PRD:	102.91	MIN Sales Ratio:	63.75			

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CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	7	76.27	80.19	99.47	17.10	80.61	63.75	110.41	63.75 to 110.41	16,300	16,214
10	1	143.38	143.38	143.38			143.38	143.38	N/A	8,000	11,470
20	1	112.48	112.48	112.48			112.48	112.48	N/A	50,000	56,240
30	163	96.55	100.19	96.59	10.55	103.72	74.86	184.35	95.71 to 97.59	86,073	83,138
40	23	96.04	96.07	95.14	5.24	100.98	81.65	121.75	93.25 to 98.53	132,496	126,056
50	3	92.52	92.62	92.91	1.03	99.68	91.24	94.10	N/A	108,500	100,811
60	1	93.65	93.65	93.65			93.65	93.65	N/A	145,000	135,795
<u>ALL</u>	<u>199</u>	<u>96.38</u>	<u>99.14</u>	<u>96.33</u>	<u>10.40</u>	<u>102.91</u>	<u>63.75</u>	<u>184.35</u>	<u>95.25 to 96.99</u>	<u>89,044</u>	<u>85,780</u>

**2008 Correlation Section
for Wayne County**

Residential Real Property

I. Correlation

RESIDENTIAL: Wayne County has been working for several years to implement new costing tables in the residential class of property. They have completed the process for the 2008 assessment year. During this process they asked in December to run statistics to assist them in knowing that the process was going as they anticipated. The Department granted the request and entered the proposed 2008 values in the sales file. The preliminary statistics ran on December 11th prior to the proposed 2008 values, indicated that the median was at 90.34, the weighted mean was at 88.33 and the mean was at 93.97. The coefficient of dispersion was at 18.65 and the price related differential was at 106.39. After the information was entered and new statistics were ran the preliminary statistics ran on December 27th indicated a median of 98.60, weighted mean of 97.99 and mean of 102.16. The county when reviewing found 3 sales to be removed due to the fact that they were substantially changed. Thus, resulting in the preliminary statistics provided on the following tables. For the 2008 assessment year, this process was somewhat complicating but the Department did not want to prevent the assessor from obtaining the information requested. The Department is working on software changes that would enhance this process for the county and still provide the preliminary numbers.

The conclusion drawn from the following tables indicates that the county utilized a reasonable percentage of available sales and did not excessively trim the sales file. The relationship between the trended preliminary ratio and the R&O ratio and the difference between the percent change in sales file and the percent change in the assessed value base would be based on factual information provided by the county because of the request to have the proposed 2008 values entered into the sales file. The measures of central tendency and the measures of quality of assessment are all within the acceptable range. The county has completed the implementation of the new costing and the statistics are representative of the efforts.

Based on the assessment practices of Wayne County, the median appears to be the most reliable indicator of the level of value.

**2008 Correlation Section
for Wayne 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	279	199	71.33
2007	295	212	71.86
2006	320	220	68.75
2005	309	230	74.43
2004	305	234	76.72
2003	328	254	77.44
2002	336	287	85.42
2001	354	306	86.44

RESIDENTIAL: The analysis of sales grid indicates that a reasonable percentage of all available sales for the sales study were considered and indicates that the county has not excessively trimmed the residential sales.

**2008 Correlation Section
for Wayne 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 Wayne 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	98.49	8.24	106.6	96.38
2007	91.76	0.65	92.36	93.35
2006	92.18	0.67	92.8	93.51
2005	93.29	1.18	94.39	94.65
2004	92.69	-3.6	89.35	93.86
2003	91	4.04	94.68	94
2002	92	0.68	92.63	92
2001	95	0.02	95.02	95

RESIDENTIAL: The trended preliminary median ratio calculated at 90.34 trended the 8.24% would indicate that the Trended Preliminary ratio would be 97.78. Therefore the Trended and R&O median would be relatively close and supportive of each other. 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 Wayne 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 Wayne County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
-1.03	2008	8.24
5.25	2007	0.65
1.07	2006	0.67
2.39	2005	1.18
1.91	2004	-3.6
5	2003	4
0.1	2002	0.68
0.01	2001	0.02

RESIDENTIAL: The difference between the percent change to the sales file and the percent change to the assessed value base is not a true representation of the calculation. The request of the county to have the preliminary statistics calculated in December distorted the above table. The county has completed an extensive revaluation process with new costing and market analysis for the 2008 assessment year. The conclusion drawn from the table would support that the county has completed the project with an 8.24 percent change in the assessed value base. Historically, this is the highest increase in the assessed base since 2001.

2008 Correlation Section for Wayne 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 Wayne County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96.38	96.33	99.14

RESIDENTIAL: When reviewing the three measures of central tendency they are similar and supportive of the assessment actions in Wayne County. All three measures are within the acceptable range and support the median as the level of value for the residential class.

**2008 Correlation Section
for Wayne 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	10.40	102.91
Difference	0	0

RESIDENTIAL: The measures of the quality of assessment, the coefficient of dispersion and the price related differential are well within the acceptable range and support the assessment actions for the residential class.

**2008 Correlation Section
for Wayne 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	201	199	-2
Median	98.49	96.38	-2.11
Wgt. Mean	97.93	96.33	-1.6
Mean	100.92	99.14	-1.78
COD	12.60	10.40	-2.2
PRD	103.05	102.91	-0.14
Min Sales Ratio	61.47	63.75	2.28
Max Sales Ratio	185.76	184.35	-1.41

RESIDENTIAL: The number of preliminary qualified sales and the R&O statistics decreased by two sales. The reason for the decline in sales was that the county found parcels that had been substantially changed with new improvements after the sale and asked that they be removed from the statistics because they no longer were reflective of what had sold. The R&O Statistics is a final result of the assessment actions 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)
(!: Derived)

NUMBER of Sales:	22	MEDIAN:	84	COV:	20.55	95% Median C.I.:	79.57 to 97.15
TOTAL Sales Price:	1,900,000	WGT. MEAN:	89	STD:	18.15	95% Wgt. Mean C.I.:	78.88 to 98.31
TOTAL Adj.Sales Price:	1,900,000	MEAN:	88	AVG.ABS.DEV:	12.43	95% Mean C.I.:	80.27 to 96.37
TOTAL Assessed Value:	1,683,310						
AVG. Adj. Sales Price:	86,363	COD:	14.82	MAX Sales Ratio:	143.00		
AVG. Assessed Value:	76,514	PRD:	99.69	MIN Sales Ratio:	51.22		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	95.60	90.87	94.32	5.93	96.34	80.00	97.00	N/A	45,333	42,760
10/01/04 TO 12/31/04	2	97.48	97.48	97.23	0.34	100.26	97.15	97.81	N/A	136,000	132,227
01/01/05 TO 03/31/05	2	100.34	100.34	99.37	16.76	100.97	83.52	117.16	N/A	43,500	43,227
04/01/05 TO 06/30/05	3	84.22	102.39	107.37	24.95	95.36	79.96	143.00	N/A	101,333	108,801
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	100.34	100.34	100.34			100.34	100.34	N/A	50,000	50,170
04/01/06 TO 06/30/06	1	85.08	85.08	85.08			85.08	85.08	N/A	55,000	46,795
07/01/06 TO 09/30/06	2	95.45	95.45	95.81	2.21	99.63	93.34	97.56	N/A	38,500	36,885
10/01/06 TO 12/31/06	3	75.36	77.19	79.14	4.33	97.54	73.21	83.01	N/A	121,666	96,288
01/01/07 TO 03/31/07	2	62.09	62.09	64.46	17.51	96.32	51.22	72.96	N/A	87,000	56,082
04/01/07 TO 06/30/07	3	79.57	78.54	80.51	3.44	97.55	73.93	82.13	N/A	126,666	101,983
<u>Study Years</u>											
07/01/04 TO 06/30/05	10	96.30	97.54	100.83	13.38	96.74	79.96	143.00	80.00 to 117.16	79,900	80,559
07/01/05 TO 06/30/06	2	92.71	92.71	92.35	8.23	100.39	85.08	100.34	N/A	52,500	48,482
07/01/06 TO 06/30/07	10	77.47	78.23	78.39	11.48	99.80	51.22	97.56	72.96 to 93.34	99,600	78,075
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	5	84.22	101.57	105.59	22.96	96.19	79.96	143.00	N/A	78,200	82,572
01/01/06 TO 12/31/06	7	85.08	86.84	84.02	10.02	103.36	73.21	100.34	73.21 to 100.34	78,142	65,657
<u>ALL</u>											
	22	83.87	88.32	88.60	14.82	99.69	51.22	143.00	79.57 to 97.15	86,363	76,514

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CARROLL	2	76.48	76.48	73.91	4.60	103.48	72.96	80.00	N/A	61,250	45,267
WAKEFIELD	1	83.01	83.01	83.01			83.01	83.01	N/A	200,000	166,025
WAYNE	17	84.22	87.78	89.56	14.68	98.01	51.22	143.00	75.36 to 97.15	88,500	79,259
WINSIDE	2	107.49	107.49	108.68	9.00	98.90	97.81	117.16	N/A	36,500	39,667
<u>ALL</u>											
	22	83.87	88.32	88.60	14.82	99.69	51.22	143.00	79.57 to 97.15	86,363	76,514

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	21	84.22	90.09	89.98	13.59	100.12	72.96	143.00	79.96 to 97.15	87,238	78,499
2	1	51.22	51.22	51.22			51.22	51.22	N/A	68,000	34,830
<u>ALL</u>											
	22	83.87	88.32	88.60	14.82	99.69	51.22	143.00	79.57 to 97.15	86,363	76,514

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	22	MEDIAN:	84	COV:	20.55	95% Median C.I.:	79.57 to 97.15
TOTAL Sales Price:	1,900,000	WGT. MEAN:	89	STD:	18.15	95% Wgt. Mean C.I.:	78.88 to 98.31
TOTAL Adj.Sales Price:	1,900,000	MEAN:	88	AVG.ABS.DEV:	12.43	95% Mean C.I.:	80.27 to 96.37
TOTAL Assessed Value:	1,683,310						
AVG. Adj. Sales Price:	86,363	COD:	14.82	MAX Sales Ratio:	143.00		
AVG. Assessed Value:	76,514	PRD:	99.69	MIN Sales Ratio:	51.22		

Printed: 02/09/2008 13:13:00

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	22	83.87	88.32	88.60	14.82	99.69	51.22	143.00	79.57 to 97.15	86,363	76,514
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	22	83.87	88.32	88.60	14.82	99.69	51.22	143.00	79.57 to 97.15	86,363	76,514

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	22	83.87	88.32	88.60	14.82	99.69	51.22	143.00	79.57 to 97.15	86,363	76,514
04											
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	22	83.87	88.32	88.60	14.82	99.69	51.22	143.00	79.57 to 97.15	86,363	76,514

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0045											
14-0054											
20-0030											
59-0002											
70-0002											
87-0001											
90-0017	19	83.52	86.59	88.38	14.18	97.97	51.22	143.00	75.36 to 97.00	85,631	75,681
90-0560	1	83.01	83.01	83.01			83.01	83.01	N/A	200,000	166,025
90-0595	2	107.49	107.49	108.68	9.00	98.90	97.81	117.16	N/A	36,500	39,667
NonValid School											
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	22	83.87	88.32	88.60	14.82	99.69	51.22	143.00	79.57 to 97.15	86,363	76,514

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	22	MEDIAN:	84	COV:	20.55	95% Median C.I.:	79.57 to 97.15
TOTAL Sales Price:	1,900,000	WGT. MEAN:	89	STD:	18.15	95% Wgt. Mean C.I.:	78.88 to 98.31
TOTAL Adj.Sales Price:	1,900,000	MEAN:	88	AVG.ABS.DEV:	12.43	95% Mean C.I.:	80.27 to 96.37
TOTAL Assessed Value:	1,683,310						
AVG. Adj. Sales Price:	86,363	COD:	14.82	MAX Sales Ratio:	143.00		
AVG. Assessed Value:	76,514	PRD:	99.69	MIN Sales Ratio:	51.22		

Printed: 02/09/2008 13:13:00

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												
Prior TO 1860												
1860 TO 1899	2	97.08	97.08	97.12	0.08	99.96	97.00	97.15	N/A	150,000	145,677	
1900 TO 1919	6	77.66	79.96	77.96	7.57	102.57	72.96	93.34	72.96 to 93.34	76,166	59,376	
1920 TO 1939	5	95.60	92.42	92.43	6.13	99.99	83.52	100.34	N/A	51,100	47,233	
1940 TO 1949	1	117.16	117.16	117.16			117.16	117.16	N/A	41,000	48,035	
1950 TO 1959	1	143.00	143.00	143.00			143.00	143.00	N/A	130,000	185,905	
1960 TO 1969	4	79.79	77.15	72.77	14.73	106.02	51.22	97.81	N/A	49,125	35,746	
1970 TO 1979												
1980 TO 1989	1	82.13	82.13	82.13			82.13	82.13	N/A	250,000	205,330	
1990 TO 1994	2	78.11	78.11	80.47	6.27	97.06	73.21	83.01	N/A	135,000	108,637	
1995 TO 1999												
2000 TO Present												
ALL	22	83.87	88.32	88.60	14.82	99.69	51.22	143.00	79.57 to 97.15	86,363	76,514	

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	1	80.00	80.00	80.00			80.00	80.00	N/A	16,500	13,200	
30000 TO 59999	10	94.47	92.86	92.49	9.36	100.39	73.93	117.16	83.52 to 100.34	44,250	40,928	
60000 TO 99999	5	75.36	75.27	74.94	13.84	100.44	51.22	97.00	N/A	74,600	55,905	
100000 TO 149999	3	79.96	98.64	99.68	29.20	98.96	72.96	143.00	N/A	126,000	125,596	
150000 TO 249999	2	90.08	90.08	90.72	7.85	99.29	83.01	97.15	N/A	220,000	199,590	
250000 TO 499999	1	82.13	82.13	82.13			82.13	82.13	N/A	250,000	205,330	
ALL	22	83.87	88.32	88.60	14.82	99.69	51.22	143.00	79.57 to 97.15	86,363	76,514	

PAD 2008 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	22	MEDIAN:	84	COV:	20.55	95% Median C.I.:	79.57 to 97.15
TOTAL Sales Price:	1,900,000	WGT. MEAN:	89	STD:	18.15	95% Wgt. Mean C.I.:	78.88 to 98.31
TOTAL Adj.Sales Price:	1,900,000	MEAN:	88	AVG.ABS.DEV:	12.43	95% Mean C.I.:	80.27 to 96.37
TOTAL Assessed Value:	1,683,310						
AVG. Adj. Sales Price:	86,363	COD:	14.82	MAX Sales Ratio:	143.00		
AVG. Assessed Value:	76,514	PRD:	99.69	MIN Sales Ratio:	51.22		

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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	3	84.22	85.85	86.98	5.28	98.70	80.00	93.34	N/A	26,833	23,340
30000 TO 59999	11	95.60	88.40	86.17	13.59	102.60	51.22	117.16	73.21 to 100.34	52,409	45,158
60000 TO 99999	3	75.36	75.96	75.65	2.92	100.41	72.96	79.57	N/A	93,666	70,860
100000 TO 149999	1	79.96	79.96	79.96			79.96	79.96	N/A	142,000	113,550
150000 TO 249999	4	90.08	101.32	96.39	20.82	105.11	82.13	143.00	N/A	205,000	197,603
ALL _____	22	83.87	88.32	88.60	14.82	99.69	51.22	143.00	79.57 to 97.15	86,363	76,514

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	1	80.00	80.00	80.00			80.00	80.00	N/A	16,500	13,200
20	21	84.22	88.72	88.67	15.22	100.06	51.22	143.00	79.57 to 97.15	89,690	79,529
ALL _____	22	83.87	88.32	88.60	14.82	99.69	51.22	143.00	79.57 to 97.15	86,363	76,514

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	143.00	143.00	143.00			143.00	143.00	N/A	130,000	185,905
300	2	100.09	100.09	88.82	17.06	112.68	83.01	117.16	N/A	120,500	107,030
325	1	80.00	80.00	80.00			80.00	80.00	N/A	16,500	13,200
344	4	81.74	85.01	83.48	6.42	101.83	79.57	97.00	N/A	82,000	68,456
346	1	97.81	97.81	97.81			97.81	97.81	N/A	32,000	31,300
350	1	97.15	97.15	97.15			97.15	97.15	N/A	240,000	233,155
353	8	83.18	83.98	82.37	9.40	101.95	73.21	100.34	73.21 to 100.34	80,875	66,618
384	1	95.60	95.60	95.60			95.60	95.60	N/A	59,500	56,880
406	1	93.34	93.34	93.34			93.34	93.34	N/A	32,000	29,870
425	1	51.22	51.22	51.22			51.22	51.22	N/A	68,000	34,830
442	1	72.96	72.96	72.96			72.96	72.96	N/A	106,000	77,335
ALL _____	22	83.87	88.32	88.60	14.82	99.69	51.22	143.00	79.57 to 97.15	86,363	76,514

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

Commercial

In the past, economics ranged from 25% to 55% on commercials in Wayne.

For 2008, downtown commercial on Main Street and 7th Street have 25% economic and 10% on newer buildings. All other commercials in Wayne have 25% economic.

No changes were made to commercials in other villages.

2008 Assessment Survey for Wayne County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Assessor, Clerk
2.	Valuation done by:
	Clerk and Assessor
3.	Pickup work done by whom:
	Assessor, Clerk
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	1979
5.	What was the last year the depreciation schedule for this property class was developed using market-derived information?
	1987
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?
	Not done, except for the Section 42 properties.
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?
	2008
8.	Number of market areas/neighborhoods for this property class?
	6
9.	How are these defined?
	Towns, villages 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>)
	Valued the same as urban commercial

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
9	0	14	23

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	22	MEDIAN:	93	COV:	18.91	95% Median C.I.:	89.24 to 104.26
TOTAL Sales Price:	1,900,000	WGT. MEAN:	96	STD:	17.98	95% Wgt. Mean C.I.:	86.94 to 105.61
TOTAL Adj.Sales Price:	1,900,000	MEAN:	95	AVG.ABS.DEV:	11.71	95% Mean C.I.:	87.10 to 103.05
TOTAL Assessed Value:	1,829,200						
AVG. Adj. Sales Price:	86,363	COD:	12.58	MAX Sales Ratio:	130.03		
AVG. Assessed Value:	83,145	PRD:	98.76	MIN Sales Ratio:	39.61		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	3	104.26	100.07	103.51	5.58	96.67	89.24	106.70	N/A	45,333	46,926
10/01/04 TO 12/31/04	2	106.19	106.19	112.59	7.89	94.31	97.81	114.56	N/A	136,000	153,117
01/01/05 TO 03/31/05	2	104.85	104.85	104.16	11.61	100.67	92.68	117.02	N/A	43,500	45,307
04/01/05 TO 06/30/05	3	93.13	103.25	105.85	15.55	97.54	86.59	130.03	N/A	101,333	107,265
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	118.84	118.84	118.84			118.84	118.84	N/A	50,000	59,420
04/01/06 TO 06/30/06	1	90.36	90.36	90.36			90.36	90.36	N/A	55,000	49,700
07/01/06 TO 09/30/06	2	97.21	97.21	97.05	0.96	100.16	96.28	98.14	N/A	38,500	37,365
10/01/06 TO 12/31/06	3	83.01	82.97	83.48	5.77	99.39	75.76	90.14	N/A	121,666	101,561
01/01/07 TO 03/31/07	2	61.72	61.72	66.55	35.82	92.74	39.61	83.83	N/A	87,000	57,897
04/01/07 TO 06/30/07	3	93.04	94.56	96.17	1.82	98.32	92.78	97.85	N/A	126,666	121,815
<u>Study Years</u>											
07/01/04 TO 06/30/05	10	101.04	103.20	107.56	11.20	95.95	86.59	130.03	89.24 to 117.02	79,900	85,942
07/01/05 TO 06/30/06	2	104.60	104.60	103.92	13.61	100.65	90.36	118.84	N/A	52,500	54,560
07/01/06 TO 06/30/07	10	91.46	85.04	86.41	11.56	98.42	39.61	98.14	75.76 to 97.85	99,600	86,065
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	5	93.13	103.89	105.48	14.56	98.50	86.59	130.03	N/A	78,200	82,482
01/01/06 TO 12/31/06	7	90.36	93.22	89.31	10.17	104.37	75.76	118.84	75.76 to 118.84	78,142	69,790
<u>ALL</u>											
	22	93.09	95.08	96.27	12.58	98.76	39.61	130.03	89.24 to 104.26	86,363	83,145

ASSESSOR LOCATION	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
CARROLL	2	86.54	86.54	84.56	3.13	102.34	83.83	89.24	N/A	61,250	51,792
WAKEFIELD	1	83.01	83.01	83.01			83.01	83.01	N/A	200,000	166,025
WAYNE	17	93.13	95.34	98.39	12.99	96.90	39.61	130.03	90.14 to 106.70	88,500	87,077
WINSIDE	2	107.42	107.42	108.60	8.94	98.91	97.81	117.02	N/A	36,500	39,640
<u>ALL</u>											
	22	93.09	95.08	96.27	12.58	98.76	39.61	130.03	89.24 to 104.26	86,363	83,145

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	21	93.13	97.72	98.38	10.43	99.33	75.76	130.03	90.14 to 104.26	87,238	85,822
2	1	39.61	39.61	39.61			39.61	39.61	N/A	68,000	26,935
<u>ALL</u>											
	22	93.09	95.08	96.27	12.58	98.76	39.61	130.03	89.24 to 104.26	86,363	83,145

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	22	MEDIAN:	93	COV:	18.91	95% Median C.I.:	89.24 to 104.26
TOTAL Sales Price:	1,900,000	WGT. MEAN:	96	STD:	17.98	95% Wgt. Mean C.I.:	86.94 to 105.61
TOTAL Adj.Sales Price:	1,900,000	MEAN:	95	AVG.ABS.DEV:	11.71	95% Mean C.I.:	87.10 to 103.05
TOTAL Assessed Value:	1,829,200						
AVG. Adj. Sales Price:	86,363	COD:	12.58	MAX Sales Ratio:	130.03		
AVG. Assessed Value:	83,145	PRD:	98.76	MIN Sales Ratio:	39.61		

Printed: 04/01/2008 13:22:18

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	22	93.09	95.08	96.27	12.58	98.76	39.61	130.03	89.24 to 104.26	86,363	83,145
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	22	93.09	95.08	96.27	12.58	98.76	39.61	130.03	89.24 to 104.26	86,363	83,145

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	22	93.09	95.08	96.27	12.58	98.76	39.61	130.03	89.24 to 104.26	86,363	83,145
04											
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	22	93.09	95.08	96.27	12.58	98.76	39.61	130.03	89.24 to 104.26	86,363	83,145

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
14-0045											
14-0054											
20-0030											
59-0002											
70-0002											
87-0001											
90-0017	19	93.04	94.41	97.35	12.38	96.98	39.61	130.03	89.24 to 104.26	85,631	83,362
90-0560	1	83.01	83.01	83.01			83.01	83.01	N/A	200,000	166,025
90-0595	2	107.42	107.42	108.60	8.94	98.91	97.81	117.02	N/A	36,500	39,640
NonValid School											
____ALL____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____	_____
	22	93.09	95.08	96.27	12.58	98.76	39.61	130.03	89.24 to 104.26	86,363	83,145

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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

NUMBER of Sales:	22	MEDIAN:	93	COV:	18.91	95% Median C.I.:	89.24 to 104.26
TOTAL Sales Price:	1,900,000	WGT. MEAN:	96	STD:	17.98	95% Wgt. Mean C.I.:	86.94 to 105.61
TOTAL Adj.Sales Price:	1,900,000	MEAN:	95	AVG.ABS.DEV:	11.71	95% Mean C.I.:	87.10 to 103.05
TOTAL Assessed Value:	1,829,200						
AVG. Adj. Sales Price:	86,363	COD:	12.58	MAX Sales Ratio:	130.03		
AVG. Assessed Value:	83,145	PRD:	98.76	MIN Sales Ratio:	39.61		

Printed: 04/01/2008 13:22:18

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											
Prior TO 1860											
1860 TO 1899	2	110.63	110.63	112.99	3.55	97.92	106.70	114.56	N/A	150,000	169,477
1900 TO 1919	6	91.46	90.77	88.63	4.28	102.41	83.83	98.14	83.83 to 98.14	76,166	67,506
1920 TO 1939	5	96.28	100.48	100.63	8.32	99.85	90.36	118.84	N/A	51,100	51,423
1940 TO 1949	1	117.02	117.02	117.02			117.02	117.02	N/A	41,000	47,980
1950 TO 1959	1	130.03	130.03	130.03			130.03	130.03	N/A	130,000	169,040
1960 TO 1969	4	91.14	79.93	75.01	17.01	106.55	39.61	97.81	N/A	49,125	36,848
1970 TO 1979											
1980 TO 1989	1	97.85	97.85	97.85			97.85	97.85	N/A	250,000	244,620
1990 TO 1994	2	79.39	79.39	81.13	4.57	97.85	75.76	83.01	N/A	135,000	109,527
1995 TO 1999											
2000 TO Present											
ALL	22	93.09	95.08	96.27	12.58	98.76	39.61	130.03	89.24 to 104.26	86,363	83,145

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	1	89.24	89.24	89.24			89.24	89.24	N/A	16,500	14,725
30000 TO 59999	10	97.05	100.13	100.34	7.30	99.79	90.36	118.84	92.68 to 117.02	44,250	44,399
60000 TO 99999	5	90.14	81.05	81.51	18.72	99.43	39.61	106.70	N/A	74,600	60,810
100000 TO 149999	3	86.59	100.15	100.76	17.78	99.40	83.83	130.03	N/A	126,000	126,951
150000 TO 249999	2	98.79	98.79	100.22	15.97	98.57	83.01	114.56	N/A	220,000	220,480
250000 TO 499999	1	97.85	97.85	97.85			97.85	97.85	N/A	250,000	244,620
ALL	22	93.09	95.08	96.27	12.58	98.76	39.61	130.03	89.24 to 104.26	86,363	83,145

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	22	MEDIAN:	93	COV:	18.91	95% Median C.I.:	89.24 to 104.26
TOTAL Sales Price:	1,900,000	WGT. MEAN:	96	STD:	17.98	95% Wgt. Mean C.I.:	86.94 to 105.61
TOTAL Adj.Sales Price:	1,900,000	MEAN:	95	AVG.ABS.DEV:	11.71	95% Mean C.I.:	87.10 to 103.05
TOTAL Assessed Value:	1,829,200						
AVG. Adj. Sales Price:	86,363	COD:	12.58	MAX Sales Ratio:	130.03		
AVG. Assessed Value:	83,145	PRD:	98.76	MIN Sales Ratio:	39.61		

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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	3	89.24	73.99	61.34	19.99	120.63	39.61	93.13	N/A	38,833	23,820
30000 TO 59999	9	96.28	97.74	96.24	9.26	101.56	75.76	118.84	90.36 to 117.02	46,777	45,020
60000 TO 99999	5	93.04	95.59	93.63	7.95	102.10	83.83	106.70	N/A	80,100	74,996
100000 TO 149999	1	86.59	86.59	86.59			86.59	86.59	N/A	142,000	122,955
150000 TO 249999	3	97.85	103.63	99.95	16.02	103.69	83.01	130.03	N/A	193,333	193,228
250000 TO 499999	1	114.56	114.56	114.56			114.56	114.56	N/A	240,000	274,935
ALL _____	22	93.09	95.08	96.27	12.58	98.76	39.61	130.03	89.24 to 104.26	86,363	83,145

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10	1	89.24	89.24	89.24			89.24	89.24	N/A	16,500	14,725
20	21	93.13	95.35	96.34	12.97	98.98	39.61	130.03	90.14 to 104.26	89,690	86,403
ALL _____	22	93.09	95.08	96.27	12.58	98.76	39.61	130.03	89.24 to 104.26	86,363	83,145

OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	1	130.03	130.03	130.03			130.03	130.03	N/A	130,000	169,040
300	2	100.02	100.02	88.80	17.00	112.63	83.01	117.02	N/A	120,500	107,002
325	1	89.24	89.24	89.24			89.24	89.24	N/A	16,500	14,725
344	4	92.86	94.75	92.70	5.51	102.22	86.59	106.70	N/A	82,000	76,011
346	1	97.81	97.81	97.81			97.81	97.81	N/A	32,000	31,300
350	1	114.56	114.56	114.56			114.56	114.56	N/A	240,000	274,935
353	8	92.96	94.39	94.58	7.67	99.80	75.76	118.84	75.76 to 118.84	80,875	76,489
384	1	104.26	104.26	104.26			104.26	104.26	N/A	59,500	62,035
406	1	98.14	98.14	98.14			98.14	98.14	N/A	32,000	31,405
425	1	39.61	39.61	39.61			39.61	39.61	N/A	68,000	26,935
442	1	83.83	83.83	83.83			83.83	83.83	N/A	106,000	88,860
ALL _____	22	93.09	95.08	96.27	12.58	98.76	39.61	130.03	89.24 to 104.26	86,363	83,145

**2008 Correlation Section
for Wayne County**

Commerical Real Property

I. Correlation

COMMERCIAL: The county reported that the review of the commercial class and adjusted economic depreciation based on location of the commercial properties in the city of Wayne. The remainder of the towns had no changes in the commercial assessment.

The utilization of the percent of sales used has slightly increased indicating more activity in the commercial class. The trended preliminary ratio is slightly under the acceptable range and reasonably close to the reported median. The percent change to the sales file and assessed value excluding growth base is less than two percentage points different. The county reported that the majority of the change was in the city of Wayne. The median, weighted mean and mean are all within the acceptable parameters. The coefficient of dispersion and price related differential are within range.

Analysis of all six tables indicates that the county has achieved an acceptable level of value for the 2008 assessment year. Based on the information provided, the median level of value along with the coefficient of dispersion and the price related differential would conclude that Wayne county achieved the level of value for 2008.

**2008 Correlation Section
for Wayne 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	72	22	30.56
2007	68	20	29.41
2006	69	26	37.68
2005	58	30	51.72
2004	56	29	51.79
2003	60	26	43.33
2002	61	30	49.18
2001	60	29	48.33

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. Review of the non qualified sales supports that the sales file has not been excessively trimmed.

**2008 Correlation Section
for Wayne 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 Wayne 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	83.87	8.36	90.88	93.09
2007	97.00	4.46	101.32	96.30
2006	97.07	4.67	101.61	97.07
2005	96.29	1.34	97.58	96.20
2004	89.16	7.52	95.86	91.60
2003	80	2.27	81.82	92
2002	86	0.35	86.3	96
2001	91	0.04	91.04	92

COMMERCIAL: The trended preliminary median ratio is 2.21percentage points lower than the R&O Median Ratio. The county reported adjustments to the city of Wayne.

**2008 Correlation Section
for Wayne 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 Wayne County**

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

% Change in Total Assessed Value in the Sales		% Change in Assessed Value (excl. growth)
10.23	2008	8.36
0	2007	5.75
0.01	2006	4.67
-2.76	2005	1.34
0.43	2004	7.52
14	2003	2
0.72	2002	0.35
0	2001	0.04

COMMERCIAL: The relationship between the change in total assessed value to the sales file and the change in assessed value is 1.87 percentage points different.

2008 Correlation Section for Wayne 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 Wayne County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	93.09	96.27	95.08

COMMERCIAL: All three measures of central tendency within the acceptable level. There is no further evidence at this time to suggest that the median is not the most reliable indicator of the level of value for the commercial class.

**2008 Correlation Section
for Wayne County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	12.58	98.76
Difference	0	0

COMMERCIAL: The coefficient of dispersion and the price related differential are both within the acceptable level for the commercial class.

**2008 Correlation Section
for Wayne 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	22	22	0
Median	83.87	93.09	9.22
Wgt. Mean	88.60	96.27	7.67
Mean	88.32	95.08	6.76
COD	14.82	12.58	-2.24
PRD	99.69	98.76	-0.93
Min Sales Ratio	51.22	39.61	-11.61
Max Sales Ratio	143.00	130.03	-12.97

COMMERCIAL: There are not any sales removed between the preliminary and R&O Statistics. The table provides support that the level and quality of assessment were improved based on the assessment actions implemented by the county for 2008.

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:	50	MEDIAN:	64	COV:	24.37	95% Median C.I.:	59.97 to 69.79	(! : Derived)
(AgLand) TOTAL Sales Price:	11,848,963	WGT. MEAN:	67	STD:	16.54	95% Wgt. Mean C.I.:	61.58 to 71.83	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,848,963	MEAN:	68	AVG.ABS.DEV:	11.49	95% Mean C.I.:	63.28 to 72.44	
(AgLand) TOTAL Assessed Value:	7,904,115							
AVG. Adj. Sales Price:	236,979	COD:	18.09	MAX Sales Ratio:	112.15			
AVG. Assessed Value:	158,082	PRD:	101.73	MIN Sales Ratio:	41.47			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	106.13	106.13	106.13			106.13	106.13	N/A	100,000	106,130
10/01/04 TO 12/31/04	3	105.29	100.56	107.76	7.04	93.32	87.08	109.31	N/A	102,733	110,706
01/01/05 TO 03/31/05	4	71.05	79.09	77.18	19.65	102.47	62.09	112.15	N/A	360,450	278,198
04/01/05 TO 06/30/05	2	69.68	69.68	62.15	18.50	112.11	56.79	82.57	N/A	284,313	176,707
07/01/05 TO 09/30/05	2	53.38	53.38	64.02	22.31	83.38	41.47	65.29	N/A	422,500	270,485
10/01/05 TO 12/31/05	4	69.42	68.85	68.68	4.45	100.24	63.64	72.93	N/A	264,939	181,972
01/01/06 TO 03/31/06	12	60.30	64.43	68.69	16.96	93.81	44.52	105.84	56.94 to 70.63	206,277	141,684
04/01/06 TO 06/30/06	6	68.80	68.63	68.38	10.30	100.36	57.55	83.77	57.55 to 83.77	212,440	145,261
07/01/06 TO 09/30/06	3	62.82	61.49	61.29	3.59	100.32	57.44	64.20	N/A	131,333	80,495
10/01/06 TO 12/31/06	2	57.56	57.56	58.92	4.20	97.69	55.14	59.97	N/A	263,975	155,527
01/01/07 TO 03/31/07	4	55.04	57.54	54.61	14.22	105.36	47.32	72.74	N/A	307,925	168,143
04/01/07 TO 06/30/07	7	62.70	61.81	57.58	8.63	107.35	48.55	74.98	48.55 to 74.98	231,709	133,413
<u>Study Years</u>											
07/01/04 TO 06/30/05	10	84.82	86.35	78.74	20.80	109.66	56.79	112.15	62.09 to 109.31	241,862	190,446
07/01/05 TO 06/30/06	24	64.47	65.30	67.92	14.78	96.14	41.47	105.84	58.76 to 70.63	235,613	160,026
07/01/06 TO 06/30/07	16	60.67	60.15	57.18	9.59	105.18	47.32	74.98	55.14 to 64.20	235,976	134,938
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	12	68.03	69.82	69.86	15.13	99.95	41.47	112.15	62.09 to 73.94	326,265	227,922
01/01/06 TO 12/31/06	23	60.83	64.54	66.87	13.90	96.51	44.52	105.84	58.57 to 69.79	203,126	135,840
<u>ALL</u>											
	50	63.52	67.86	66.71	18.09	101.73	41.47	112.15	59.97 to 69.79	236,979	158,082

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:	50	MEDIAN:	64	COV:	24.37	95% Median C.I.:	59.97 to 69.79	(! : Derived)
(AgLand) TOTAL Sales Price:	11,848,963	WGT. MEAN:	67	STD:	16.54	95% Wgt. Mean C.I.:	61.58 to 71.83	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,848,963	MEAN:	68	AVG.ABS.DEV:	11.49	95% Mean C.I.:	63.28 to 72.44	
(AgLand) TOTAL Assessed Value:	7,904,115							
AVG. Adj. Sales Price:	236,979	COD:	18.09	MAX Sales Ratio:	112.15			
AVG. Assessed Value:	158,082	PRD:	101.73	MIN Sales Ratio:	41.47			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1227	2	91.55	91.55	97.37	22.50	94.02	70.95	112.15	N/A	316,020	307,710	
1229	7	62.82	62.46	58.35	10.77	107.04	47.32	73.94	47.32 to 73.94	218,571	127,537	
1231	3	44.52	46.03	49.78	7.96	92.46	41.47	52.10	N/A	183,293	91,246	
1233	5	68.16	67.61	68.49	5.05	98.72	62.70	72.93	N/A	191,438	131,113	
1261	4	67.84	74.60	66.39	21.87	112.36	57.44	105.29	N/A	302,125	200,586	
1263	7	59.77	59.58	59.63	1.60	99.92	57.98	61.21	57.98 to 61.21	202,957	121,023	
1265	6	63.67	62.49	64.94	14.21	96.22	46.67	74.98	46.67 to 74.98	227,912	148,015	
1267	3	82.57	90.50	93.62	11.99	96.66	79.61	109.31	N/A	146,108	136,788	
1269	5	63.39	73.96	69.85	23.16	105.88	55.14	106.13	N/A	227,763	159,098	
989	1	105.84	105.84	105.84			105.84	105.84	N/A	336,000	355,610	
991	4	66.68	64.51	62.48	5.01	103.24	56.79	67.89	N/A	235,209	146,961	
993	2	76.19	76.19	65.32	14.30	116.63	65.29	87.08	N/A	400,600	261,677	
999	1	48.55	48.55	48.55			48.55	48.55	N/A	528,000	256,360	
ALL												
	50	63.52	67.86	66.71	18.09	101.73	41.47	112.15	59.97 to 69.79	236,979	158,082	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	50	63.52	67.86	66.71	18.09	101.73	41.47	112.15	59.97 to 69.79	236,979	158,082	
ALL												
	50	63.52	67.86	66.71	18.09	101.73	41.47	112.15	59.97 to 69.79	236,979	158,082	

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	50	63.52	67.86	66.71	18.09	101.73	41.47	112.15	59.97 to 69.79	236,979	158,082	
ALL												
	50	63.52	67.86	66.71	18.09	101.73	41.47	112.15	59.97 to 69.79	236,979	158,082	

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	33	63.64	67.83	68.30	15.83	99.31	44.52	112.15	59.77 to 70.63	208,524	142,412	
DRY-N/A	8	63.19	72.22	69.51	28.38	103.90	46.67	109.31	46.67 to 109.31	167,379	116,342	
GRASS	4	58.56	61.41	58.27	29.07	105.40	41.47	87.08	N/A	233,950	136,322	
GRASS-N/A	1	63.39	63.39	63.39			63.39	63.39	N/A	348,000	220,610	
IRRGTD-N/A	4	63.69	66.99	64.31	11.85	104.17	56.79	83.77	N/A	586,200	376,962	
ALL												
	50	63.52	67.86	66.71	18.09	101.73	41.47	112.15	59.97 to 69.79	236,979	158,082	

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:	50	MEDIAN:	64	COV:	24.37	95% Median C.I.:	59.97 to 69.79	(!: Derived)
(AgLand) TOTAL Sales Price:	11,848,963	WGT. MEAN:	67	STD:	16.54	95% Wgt. Mean C.I.:	61.58 to 71.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,848,963	MEAN:	68	AVG.ABS.DEV:	11.49	95% Mean C.I.:	63.28 to 72.44	
(AgLand) TOTAL Assessed Value:	7,904,115							
AVG. Adj. Sales Price:	236,979	COD:	18.09	MAX Sales Ratio:	112.15			
AVG. Assessed Value:	158,082	PRD:	101.73	MIN Sales Ratio:	41.47			

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MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	38	63.92	68.49	67.94	16.76	100.80	44.52	112.15	59.97 to 70.63	203,278	138,108	
DRY-N/A	3	57.55	71.18	77.10	36.28	92.32	46.67	109.31	N/A	165,266	127,415	
GRASS	4	58.56	61.41	58.27	29.07	105.40	41.47	87.08	N/A	233,950	136,322	
GRASS-N/A	1	63.39	63.39	63.39			63.39	63.39	N/A	348,000	220,610	
IRRGTD	3	65.29	70.38	66.09	11.07	106.49	62.09	83.77	N/A	631,500	417,380	
IRRGTD-N/A	1	56.79	56.79	56.79			56.79	56.79	N/A	450,300	255,710	
ALL	50	63.52	67.86	66.71	18.09	101.73	41.47	112.15	59.97 to 69.79	236,979	158,082	

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	41	63.64	68.68	68.49	18.24	100.28	44.52	112.15	59.77 to 70.63	200,496	137,325	
GRASS	5	63.39	61.81	59.66	21.48	103.61	41.47	87.08	N/A	256,760	153,180	
IRRGTD	4	63.69	66.99	64.31	11.85	104.17	56.79	83.77	N/A	586,200	376,962	
ALL	50	63.52	67.86	66.71	18.09	101.73	41.47	112.15	59.97 to 69.79	236,979	158,082	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
14-0045	3	65.29	66.97	58.66	19.67	114.17	48.55	87.08	N/A	443,066	259,905	
14-0054												
20-0030	4	60.30	62.29	64.27	5.01	96.91	58.76	69.79	N/A	264,400	169,936	
59-0002	4	72.57	76.60	72.69	25.28	105.38	55.14	106.13	N/A	197,704	143,720	
70-0002	3	70.95	82.16	85.31	22.91	96.32	63.39	112.15	N/A	326,680	278,676	
87-0001	2	67.84	67.84	63.17	8.47	107.38	62.09	73.58	N/A	476,250	300,855	
90-0017	20	64.13	63.92	66.22	15.16	96.53	41.47	105.84	57.98 to 69.84	201,293	133,287	
90-0560	3	63.64	75.46	71.88	25.06	104.98	57.44	105.29	N/A	152,586	109,675	
90-0595	11	62.82	68.15	63.73	19.17	106.93	47.32	109.31	56.11 to 82.57	205,016	130,660	
NonValid School												
ALL	50	63.52	67.86	66.71	18.09	101.73	41.47	112.15	59.97 to 69.79	236,979	158,082	

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:	50	MEDIAN:	64	COV:	24.37	95% Median C.I.:	59.97 to 69.79	(! : Derived)
(AgLand) TOTAL Sales Price:	11,848,963	WGT. MEAN:	67	STD:	16.54	95% Wgt. Mean C.I.:	61.58 to 71.83	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,848,963	MEAN:	68	AVG.ABS.DEV:	11.49	95% Mean C.I.:	63.28 to 72.44	
(AgLand) TOTAL Assessed Value:	7,904,115							
AVG. Adj. Sales Price:	236,979	COD:	18.09	MAX Sales Ratio:	112.15			
AVG. Assessed Value:	158,082	PRD:	101.73	MIN Sales Ratio:	41.47			

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ACRES IN SALE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
0.01 TO 10.00	2	77.44	77.44	68.75	12.45	112.64	67.80	87.08	N/A	12,120	8,332	
10.01 TO 30.00	4	56.11	57.17	57.97	23.34	98.61	41.47	74.98	N/A	42,509	24,645	
30.01 TO 50.00	8	61.96	62.68	62.07	11.16	100.99	44.52	73.94	44.52 to 73.94	95,735	59,418	
50.01 TO 100.00	15	63.64	70.45	68.11	18.22	103.43	55.14	106.13	57.98 to 79.61	157,506	107,282	
100.01 TO 180.00	15	59.97	64.85	61.99	17.20	104.62	47.32	109.31	56.79 to 70.63	353,920	219,385	
180.01 TO 330.00	6	67.54	79.76	75.01	23.94	106.32	62.09	112.15	62.09 to 112.15	536,233	402,251	
ALL	50	63.52	67.86	66.71	18.09	101.73	41.47	112.15	59.97 to 69.79	236,979	158,082	

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	1	87.08	87.08	87.08			87.08	87.08	N/A	1,200	1,045	
Total \$												
1 TO 9999	1	87.08	87.08	87.08			87.08	87.08	N/A	1,200	1,045	
10000 TO 29999	1	67.80	67.80	67.80			67.80	67.80	N/A	23,040	15,620	
30000 TO 59999	4	56.11	57.17	57.97	23.34	98.61	41.47	74.98	N/A	42,509	24,645	
60000 TO 99999	5	61.21	65.21	64.61	9.86	100.93	58.57	73.94	N/A	90,400	58,408	
100000 TO 149999	11	64.20	71.69	71.15	22.53	100.75	44.52	106.13	55.14 to 105.29	116,196	82,676	
150000 TO 249999	10	67.30	70.75	70.73	16.63	100.03	56.11	109.31	57.98 to 83.77	205,205	145,147	
250000 TO 499999	15	61.37	67.42	67.26	18.37	100.24	47.32	112.15	56.94 to 69.84	378,797	254,784	
500000 +	3	62.09	58.64	59.99	8.99	97.75	48.55	65.29	N/A	730,166	438,051	
ALL	50	63.52	67.86	66.71	18.09	101.73	41.47	112.15	59.97 to 69.79	236,979	158,082	

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:	50	MEDIAN:	64	COV:	24.37	95% Median C.I.:	59.97 to 69.79	(!: Derived)
(AgLand) TOTAL Sales Price:	11,848,963	WGT. MEAN:	67	STD:	16.54	95% Wgt. Mean C.I.:	61.58 to 71.83	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,848,963	MEAN:	68	AVG.ABS.DEV:	11.49	95% Mean C.I.:	63.28 to 72.44	
(AgLand) TOTAL Assessed Value:	7,904,115							
AVG. Adj. Sales Price:	236,979	COD:	18.09	MAX Sales Ratio:	112.15			
AVG. Assessed Value:	158,082	PRD:	101.73	MIN Sales Ratio:	41.47			

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	87.08	87.08	87.08			87.08	87.08	N/A	1,200	1,045	
Total \$ _____												
1 TO 9999	1	87.08	87.08	87.08			87.08	87.08	N/A	1,200	1,045	
10000 TO 29999	4	56.11	55.37	53.31	20.14	103.87	41.47	67.80	N/A	35,269	18,802	
30000 TO 59999	6	59.99	62.00	60.03	13.41	103.27	44.52	74.98	44.52 to 74.98	86,480	51,916	
60000 TO 99999	9	64.20	67.36	67.05	11.39	100.45	55.14	82.57	57.44 to 79.61	116,808	78,324	
100000 TO 149999	9	63.64	72.77	68.75	21.46	105.84	56.11	106.13	57.98 to 105.29	178,924	123,017	
150000 TO 249999	13	61.37	66.38	63.72	16.83	104.16	47.32	109.31	56.94 to 70.95	326,711	208,196	
250000 TO 499999	6	68.84	76.83	74.14	27.73	103.63	48.55	112.15	48.55 to 112.15	436,076	323,322	
500000 +	2	63.69	63.69	63.63	2.51	100.10	62.09	65.29	N/A	831,250	528,897	
ALL	50	63.52	67.86	66.71	18.09	101.73	41.47	112.15	59.97 to 69.79	236,979	158,082	

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

Agricultural

Agricultural land was raised 10% for 2008.

2008 Assessment Survey for Wayne County

Agricultural Appraisal Information

1.	Data collection done by:
	Clerk
2.	Valuation done by:
	Clerk and Assessor
3.	Pickup work done by whom:
	Clerk, Assessor
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	No
a.	How is agricultural land defined in this county?
	We use the statutes and directives from the state.
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?
	1968
7.	What date was the last countywide land use study completed?
	1987/CRP 2008
a.	By what method? (Physical inspection, FSA maps, etc.)
	Physical inspection and GIS
b.	By whom?
	Assessor
c.	What proportion is complete / implemented at this time?
	All
8.	Number of market areas/neighborhoods in the agricultural property class:
	1

9.	How are market areas/neighborhoods defined in this property class?
	Countywide
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
0	33	121	154

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:	49	MEDIAN:	72	COV:	24.16	95% Median C.I.:	66.88 to 77.70	(!: Derived)
(AgLand) TOTAL Sales Price:	11,502,723	WGT. MEAN:	74	STD:	18.32	95% Wgt. Mean C.I.:	68.62 to 79.96	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,502,723	MEAN:	76	AVG.ABS.DEV:	13.28	95% Mean C.I.:	70.69 to 80.95	
(AgLand) TOTAL Assessed Value:	8,545,330							
AVG. Adj. Sales Price:	234,749	COD:	18.49	MAX Sales Ratio:	123.25			
AVG. Assessed Value:	174,394	PRD:	102.06	MIN Sales Ratio:	45.62			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/04 TO 09/30/04	1	116.56	116.56	116.56			116.56	116.56	N/A	100,000	116,560
10/01/04 TO 12/31/04	3	115.79	110.61	118.51	7.02	93.33	95.83	120.22	N/A	102,733	121,751
01/01/05 TO 03/31/05	4	85.34	90.56	85.59	22.17	105.80	68.31	123.25	N/A	360,450	308,520
04/01/05 TO 06/30/05	2	76.59	76.59	68.34	18.45	112.07	62.46	90.72	N/A	284,313	194,300
07/01/05 TO 09/30/05	2	58.71	58.71	70.41	22.30	83.39	45.62	71.80	N/A	422,500	297,470
10/01/05 TO 12/31/05	4	76.33	75.72	75.54	4.43	100.23	69.97	80.24	N/A	264,939	200,146
01/01/06 TO 03/31/06	12	67.09	71.47	75.82	17.12	94.26	48.94	116.38	62.58 to 77.70	206,277	156,405
04/01/06 TO 06/30/06	6	75.69	75.47	75.19	10.31	100.38	63.23	92.15	63.23 to 92.15	212,440	159,726
07/01/06 TO 09/30/06	3	81.48	75.59	74.99	7.77	100.80	63.15	82.14	N/A	131,333	98,485
10/01/06 TO 12/31/06	2	63.22	63.22	64.68	4.12	97.73	60.61	65.82	N/A	263,975	170,747
01/01/07 TO 03/31/07	4	63.71	66.17	64.05	8.94	103.31	57.29	79.98	N/A	307,925	197,218
04/01/07 TO 06/30/07	6	68.10	67.12	61.48	9.22	109.19	53.40	82.50	53.40 to 82.50	212,621	130,710
<u>Study Years</u>											
07/01/04 TO 06/30/05	10	95.77	96.38	87.01	18.74	110.77	62.46	123.25	68.31 to 120.22	241,862	210,449
07/01/05 TO 06/30/06	24	71.87	72.12	74.82	14.19	96.39	45.62	116.38	65.15 to 77.70	235,613	176,281
07/01/06 TO 06/30/07	15	65.82	68.04	64.45	10.91	105.58	53.40	82.50	61.69 to 79.98	228,625	147,339
<u>Calendar Yrs</u>											
01/01/05 TO 12/31/05	12	74.84	77.98	77.09	16.70	101.15	45.62	123.25	68.31 to 90.72	326,265	251,517
01/01/06 TO 12/31/06	23	67.30	72.33	74.32	15.55	97.33	48.94	116.38	64.44 to 77.70	203,126	150,963
<u>ALL</u>											
	49	71.80	75.82	74.29	18.49	102.06	45.62	123.25	66.88 to 77.70	234,749	174,394

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:	49	MEDIAN:	72	COV:	24.16	95% Median C.I.:	66.88 to 77.70	(! : Derived)
(AgLand) TOTAL Sales Price:	11,502,723	WGT. MEAN:	74	STD:	18.32	95% Wgt. Mean C.I.:	68.62 to 79.96	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,502,723	MEAN:	76	AVG.ABS.DEV:	13.28	95% Mean C.I.:	70.69 to 80.95	
(AgLand) TOTAL Assessed Value:	8,545,330							
AVG. Adj. Sales Price:	234,749	COD:	18.49	MAX Sales Ratio:	123.25			
AVG. Assessed Value:	174,394	PRD:	102.06	MIN Sales Ratio:	45.62			

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GEO CODE / TOWNSHIP #											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
1227	2	100.61	100.61	107.00	22.51	94.02	77.96	123.25	N/A	316,020	338,145	
1229	7	79.98	75.81	70.01	12.14	108.29	62.58	95.71	62.58 to 95.71	218,571	153,022	
1231	3	48.94	50.62	54.74	7.95	92.46	45.62	57.29	N/A	183,293	100,338	
1233	5	74.97	74.37	75.33	5.07	98.72	68.95	80.24	N/A	191,438	144,214	
1261	4	74.62	82.04	73.03	21.86	112.33	63.15	115.79	N/A	302,125	220,656	
1263	7	65.82	66.55	66.04	2.65	100.78	63.75	71.94	63.75 to 71.94	202,957	134,025	
1265	6	69.99	68.72	71.41	14.24	96.24	51.35	82.50	51.35 to 82.50	227,912	162,756	
1267	3	90.72	99.51	102.95	11.99	96.66	87.60	120.22	N/A	146,108	150,421	
1269	4	79.80	84.19	79.91	25.27	105.36	60.61	116.56	N/A	197,704	157,983	
989	1	116.38	116.38	116.38			116.38	116.38	N/A	336,000	391,020	
991	4	71.69	70.14	68.61	6.31	102.22	62.46	74.70	N/A	235,649	161,686	
993	2	83.82	83.82	71.84	14.34	116.67	71.80	95.83	N/A	400,600	287,780	
999	1	53.40	53.40	53.40			53.40	53.40	N/A	528,000	281,930	
ALL	49	71.80	75.82	74.29	18.49	102.06	45.62	123.25	66.88 to 77.70	234,749	174,394	

AREA (MARKET)											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)	49	71.80	75.82	74.29	18.49	102.06	45.62	123.25	66.88 to 77.70	234,749	174,394	
ALL	49	71.80	75.82	74.29	18.49	102.06	45.62	123.25	66.88 to 77.70	234,749	174,394	

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	49	71.80	75.82	74.29	18.49	102.06	45.62	123.25	66.88 to 77.70	234,749	174,394	
ALL	49	71.80	75.82	74.29	18.49	102.06	45.62	123.25	66.88 to 77.70	234,749	174,394	

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	33	74.63	75.96	75.78	15.85	100.24	48.94	123.25	65.82 to 79.98	208,524	158,012	
DRY-N/A	8	67.82	78.99	76.32	28.46	103.49	51.35	120.22	51.35 to 120.22	167,599	127,915	
GRASS	4	70.21	70.47	69.35	22.54	101.61	45.62	95.83	N/A	233,950	162,235	
IRRGTD-N/A	4	70.06	73.68	70.74	11.84	104.16	62.46	92.15	N/A	586,200	414,662	
ALL	49	71.80	75.82	74.29	18.49	102.06	45.62	123.25	66.88 to 77.70	234,749	174,394	

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:	49	MEDIAN:	72	COV:	24.16	95% Median C.I.:	66.88 to 77.70	(!: Derived)
(AgLand) TOTAL Sales Price:	11,502,723	WGT. MEAN:	74	STD:	18.32	95% Wgt. Mean C.I.:	68.62 to 79.96	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,502,723	MEAN:	76	AVG.ABS.DEV:	13.28	95% Mean C.I.:	70.69 to 80.95	
(AgLand) TOTAL Assessed Value:	8,545,330							
AVG. Adj. Sales Price:	234,749	COD:	18.49	MAX Sales Ratio:	123.25			
AVG. Assessed Value:	174,394	PRD:	102.06	MIN Sales Ratio:	45.62			

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MAJORITY LAND USE > 80%											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
DRY	38	73.29	76.42	75.29	17.10	101.49	48.94	123.25	66.88 to 79.98	203,324	153,091	
DRY-N/A	3	63.23	78.27	84.76	36.31	92.34	51.35	120.22	N/A	165,266	140,081	
GRASS	4	70.21	70.47	69.35	22.54	101.61	45.62	95.83	N/A	233,950	162,235	
IRRGTD	3	71.80	77.42	72.70	11.07	106.49	68.31	92.15	N/A	631,500	459,130	
IRRGTD-N/A	1	62.46	62.46	62.46			62.46	62.46	N/A	450,300	281,260	
ALL	49	71.80	75.82	74.29	18.49	102.06	45.62	123.25	66.88 to 77.70	234,749	174,394	

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	41	71.94	76.55	75.87	18.78	100.90	48.94	123.25	65.82 to 79.98	200,539	152,140	
GRASS	4	70.21	70.47	69.35	22.54	101.61	45.62	95.83	N/A	233,950	162,235	
IRRGTD	4	70.06	73.68	70.74	11.84	104.16	62.46	92.15	N/A	586,200	414,662	
ALL	49	71.80	75.82	74.29	18.49	102.06	45.62	123.25	66.88 to 77.70	234,749	174,394	

SCHOOL DISTRICT *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
(blank)												
14-0045	3	71.80	73.68	64.51	19.70	114.21	53.40	95.83	N/A	443,066	285,830	
14-0054												
20-0030	4	69.41	70.32	71.35	5.80	98.56	65.71	76.75	N/A	264,400	188,647	
59-0002	4	79.80	84.19	79.91	25.27	105.36	60.61	116.56	N/A	197,704	157,983	
70-0002	2	100.61	100.61	107.00	22.51	94.02	77.96	123.25	N/A	316,020	338,145	
87-0001	2	74.62	74.62	69.50	8.45	107.36	68.31	80.92	N/A	476,250	331,005	
90-0017	20	68.86	70.13	72.78	15.33	96.35	45.62	116.38	63.75 to 76.82	201,381	146,571	
90-0560	3	69.97	82.97	79.03	25.08	104.98	63.15	115.79	N/A	152,586	120,595	
90-0595	11	81.48	79.47	74.04	17.86	107.33	61.69	120.22	62.58 to 95.71	205,016	151,800	
NonValid School												
ALL	49	71.80	75.82	74.29	18.49	102.06	45.62	123.25	66.88 to 77.70	234,749	174,394	

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0.01 TO 10.00	2	85.23	85.23	75.68	12.44	112.62	74.63	95.83	N/A	12,120	9,172
10.01 TO 30.00	4	60.06	62.06	63.13	22.60	98.30	45.62	82.50	N/A	42,949	27,113
30.01 TO 50.00	8	70.44	71.65	70.54	13.11	101.56	48.94	95.71	48.94 to 95.71	95,735	67,536
50.01 TO 100.00	15	79.98	79.05	76.16	16.95	103.80	60.61	116.56	63.75 to 87.60	157,506	119,952
100.01 TO 180.00	15	65.82	72.08	69.08	16.07	104.33	53.40	120.22	62.58 to 77.70	353,920	244,500
180.01 TO 330.00	5	76.75	91.30	84.04	25.93	108.64	68.31	123.25	N/A	573,880	482,291
ALL	49	71.80	75.82	74.29	18.49	102.06	45.62	123.25	66.88 to 77.70	234,749	174,394

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	95.83	95.83	95.83			95.83	95.83	N/A	1,200	1,150
Total \$											
1 TO 9999	1	95.83	95.83	95.83			95.83	95.83	N/A	1,200	1,150
10000 TO 29999	1	74.63	74.63	74.63			74.63	74.63	N/A	23,040	17,195
30000 TO 59999	4	60.06	62.06	63.13	22.60	98.30	45.62	82.50	N/A	42,949	27,113
60000 TO 99999	5	71.94	76.06	74.94	12.48	101.50	64.44	95.71	N/A	90,400	67,742
100000 TO 149999	11	81.48	80.99	80.57	19.66	100.53	48.94	116.56	60.61 to 115.79	116,196	93,617
150000 TO 249999	10	73.97	77.80	77.78	16.64	100.03	61.69	120.22	63.75 to 92.15	205,205	159,606
250000 TO 499999	14	66.63	75.27	75.15	18.47	100.16	57.29	123.25	62.58 to 77.70	380,997	286,317
500000 +	3	68.31	64.50	65.99	8.98	97.75	53.40	71.80	N/A	730,166	481,841
ALL	49	71.80	75.82	74.29	18.49	102.06	45.62	123.25	66.88 to 77.70	234,749	174,394

PAD 2008 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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

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ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val	
Low \$ _____												
1 TO 4999	1	95.83	95.83	95.83			95.83	95.83	N/A	1,200	1,150	
Total \$ _____												
1 TO 9999	1	95.83	95.83	95.83			95.83	95.83	N/A	1,200	1,150	
10000 TO 29999	4	60.06	60.09	57.93	19.32	103.72	45.62	74.63	N/A	35,709	20,687	
30000 TO 59999	2	65.72	65.72	60.07	25.53	109.41	48.94	82.50	N/A	78,440	47,115	
60000 TO 99999	9	68.95	72.00	70.61	10.96	101.97	60.61	95.71	63.15 to 80.92	102,216	72,173	
100000 TO 149999	12	80.73	81.81	77.65	17.23	105.35	61.69	116.56	65.15 to 90.72	158,637	123,183	
150000 TO 249999	8	72.70	78.03	74.46	20.10	104.79	57.29	120.22	57.29 to 120.22	271,700	202,311	
250000 TO 499999	11	74.70	77.59	76.12	19.83	101.94	53.40	123.25	62.46 to 116.38	412,918	314,304	
500000 +	2	70.06	70.06	69.99	2.49	100.09	68.31	71.80	N/A	831,250	581,797	
ALL	49	71.80	75.82	74.29	18.49	102.06	45.62	123.25	66.88 to 77.70	234,749	174,394	

**2008 Correlation Section
for Wayne County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED: The county reported that based on the preliminary information the agricultural class receive a ten percent increase to the land valuations resulting in an acceptable level of value.

The county utilized a reasonable portion of the total sales file and did not excessively trim the sales file. The relationship between the trended preliminary ratio and the R&O ratio is relatively close and supportive of each other. The difference between the percent change in sales file and the percent change in the assessed value base is reasonable. The median and weighted mean are all within the acceptable range and the coefficient of dispersion and price related differential are only also within the acceptable range.

Analysis of all six tables indicates that the county has achieved an acceptable level of value for the 2008 assessment year. Based on the assessment actions for 2008 the county has attained an acceptable level of value as best represented by the median for the agricultural class.

**2008 Correlation Section
for Wayne 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	108	49	45.37
2007	103	41	39.81
2006	116	41	35.34
2005	129	60	46.51
2004	137	62	45.26
2003	153	71	46.41
2002	144	63	43.75
2001	206	100	48.54

AGRICULTURAL UNIMPROVED: The percentage of sales used gives the historical background that there has been a decline in the total number of unimproved agricultural sales. However, the county has utilized a slightly higher percentage than the previous year to determine the level of value for the agricultural class.

**2008 Correlation Section
for Wayne 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 Wayne 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	63.52	10.25	70.03	71.80
2007	64.26	11.05	71.36	70.95
2006	61.37	22.15	74.96	74.90
2005	68.40	10.77	75.76	74.38
2004	72.92	4.22	76	75.44
2003	69	11.04	76.62	78
2002	72	3.58	74.58	75
2001	70	6.05	74.24	75

AGRICULTURAL UNIMPROVED: The trended preliminary ratio and the R&O median ratio are relatively close and support the assessment actions.

**2008 Correlation Section
for Wayne 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 Wayne 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)
12.71	2008	10.25
8.82	2007	11.05
21.95	2006	22.15
10.78	2005	10.77
3.24	2004	4.22
12	2003	11
6.52	2002	3.58
6.25	2001	6.05

AGRICULTURAL UNIMPROVED: The difference between the percent change to the sales file and the percent change to the assessed value base is aover two percentage points different and supports the assessment practices of the unsold and sold properties.

2008 Correlation Section for Wayne 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 Wayne County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	71.80	74.29	75.82

AGRICULTURAL UNIMPROVED: The median and the weighted mean measures of central tendency are all within the range and support uniform assessment practices. The mean is only slightly above the 75% level of value. There is nothing available to suggest that the median is the most reliable would be the most represented level of value.

**2008 Correlation Section
for Wayne 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	18.49	102.06
Difference	0	0

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price related differential are both slightly above the acceptable range.

**2008 Correlation Section
for Wayne 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	50	49	-1
Median	63.52	71.80	8.28
Wgt. Mean	66.71	74.29	7.58
Mean	67.86	75.82	7.96
COD	18.09	18.49	0.4
PRD	101.73	102.06	0.33
Min Sales Ratio	41.47	45.62	4.15
Max Sales Ratio	112.15	123.25	11.1

AGRICULTURAL UNIMPROVED: Review of Table VII indicates that there was one sale removed in the agricultural file between the preliminary file and the final statistics. The county studied the agricultural market and applied a ten percent increase to the land valuation groups to achieve an acceptable range. The above table will further demonstrate that the county achieved an acceptable level of value.

County 90 - Wayne

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,741	Value 796,727,995	Total Growth 4,507,665 (Sum 17, 25, & 41)
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Schedule I: Non-Agricultural Records (Res and Rec)

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
1. Res UnImp Land	163	2,229,800	31	292,180	0	0	194	2,521,980	
2. Res Improv Land	1,931	16,222,865	99	1,585,600	0	0	2,030	17,808,465	
3. Res Improvements	2,021	143,327,585	103	9,813,060	22	470,075	2,146	153,610,720	
4. Res Total	2,184	161,780,250	134	11,690,840	22	470,075	2,340	173,941,165	1,914,500
% of Total	93.33	93.00	5.72	6.72	0.94	0.27	40.75	21.83	42.47
5. Rec UnImp Land	0	0	0	0	0	0	0	0	
6. Rec Improv Land	0	0	0	0	0	0	0	0	
7. Rec Improvements	0	0	0	0	0	0	0	0	
8. Rec Total	0	0	0	0	0	0	0	0	0
% of Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Res+Rec Total	2,184	161,780,250	134	11,690,840	22	470,075	2,340	173,941,165	1,914,500
% of Total	93.33	93.00	5.72	6.72	0.94	0.27	40.75	21.83	42.47

County 90 - Wayne

Total Real Property Value (Sum Lines 17, 25, & 30)	Records 5,741	Value 796,727,995	Total Growth 4,507,665 (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	64	1,345,470	4	25,165	5	123,335	73	1,493,970	
10. Comm Improv Land	317	4,776,615	30	738,215	18	505,395	365	6,020,225	
11. Comm Improvements	324	35,283,205	30	2,448,750	24	8,133,885	378	45,865,840	
12. Comm Total	388	41,405,290	34	3,212,130	29	8,762,615	451	53,380,035	347,530
% of Total	86.03	77.56	7.53	6.01	6.43	16.41	7.85	6.69	7.70
13. Ind UnImp Land	0	0	1	36,600	0	0	1	36,600	
14. Ind Improv Land	0	0	8	368,405	1	38,795	9	407,200	
15. Ind Improvements	0	0	8	7,306,100	1	149,415	9	7,455,515	
16. Ind Total	0	0	9	7,711,105	1	188,210	10	7,899,315	0
% of Total	0.00	0.00	90.00	97.61	10.00	2.38	0.17	0.99	0.00
Comm+Ind Total	388	41,405,290	43	10,923,235	30	8,950,825	461	61,279,350	347,530
% of Total	84.16	67.56	9.32	17.82	6.50	14.60	8.02	7.69	7.70
17. Taxable Total	2,572	203,185,540	177	22,614,075	52	9,420,900	2,801	235,220,515	2,262,030
% of Total	91.82	86.38	6.31	4.97	1.85	0.19	48.78	29.52	50.18

County 90 - Wayne

2008 County Abstract of Assessment for Real Property, Form 45

Schedule II: Tax Increment Financing (TIF)

	Urban			SubUrban		
	Records	Value Base	Value Excess	Records	Value Base	Value Excess
18. Residential	0	0	0	0	0	0
19. Commercial	2	69,610	780,910	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	2	69,610	780,910
20. Industrial	0	0	0	0	0	0
21. Other	0	0	0	0	0	0
22. Total Sch II				2	69,610	780,910

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	234	7	98	339

Schedule V: Agricultural Records

	Urban		SubUrban		Rural		Total	
	Records	Value	Records	Value	Records	Value	Records	Value
27. Ag-Vacant Land	0	0	0	0	1,590	255,998,020	1,590	255,998,020
28. Ag-Improved Land	0	0	0	0	1,287	199,838,460	1,287	199,838,460
29. Ag-Improvements	0	0	0	0	1,350	105,671,000	1,350	105,671,000
30. Ag-Total Taxable							2,940	561,507,480

County 90 - Wayne

2008 County Abstract of Assessment for Real Property, Form 45

Schedule VI: Agricultural Records:

Non-Agricultural Detail	Urban			SubUrban			Growth Value
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.000	0	0	0.000	0	
32. HomeSite Improv Land	0	0.000	0	0	0.000	0	
33. HomeSite Improvements	0		0	0		0	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.000	0	0	0.000	0	
36. FarmSite Impr Land	0	0.000	0	0	0.000	0	
37. FarmSite Improv	0		0	0		0	
38. FarmSite Total							
39. Road & Ditches		0.000			0.000		
40. Other-Non Ag Use		0.000	0		0.000	0	
	Records	Rural Acres	Value	Records	Total Acres	Value	Growth Value
31. HomeSite UnImp Land	4	4.000	40,000	4	4.000	40,000	
32. HomeSite Improv Land	994	1,030.450	10,304,560	994	1,030.450	10,304,560	
33. HomeSite Improvements	999		84,972,415	999		84,972,415	1,770,555
34. HomeSite Total				1,003	1,034.450	95,316,975	
35. FarmSite UnImp Land	14	50.240	85,405	14	50.240	85,405	
36. FarmSite Impr Land	1,150	6,592.900	11,208,035	1,150	6,592.900	11,208,035	
37. FarmSite Improv	1,261		20,698,585	1,261		20,698,585	475,080
38. FarmSite Total				1,275	6,643.140	31,992,025	
39. Road & Ditches		6,074.420			6,074.420		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				2,278	13,752.010	127,309,000	2,245,635

Schedule VII: Agricultural Records:

Ag Land Detail-Game & Parks	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.000	0	0	0.000	0
	Records	Rural Acres	Value	Records	Total Acres	Value
42. Game & Parks	1	0.000	149,365	1	0.000	149,365

Schedule VIII: Agricultural Records:

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

County 90 - Wayne

2008 County Abstract of Assessment for Real Property, Form 45

Schedule IX: Agricultural Records: AgLand Market Area Detail

Market Area: 1

Irrigated:	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
45. 1A1	0.000	0	0.000	0	2,301.020	6,155,245	2,301.020	6,155,245
46. 1A	0.000	0	0.000	0	8,493.370	21,573,240	8,493.370	21,573,240
47. 2A1	0.000	0	0.000	0	2,422.360	5,692,575	2,422.360	5,692,575
48. 2A	0.000	0	0.000	0	2,399.260	5,122,480	2,399.260	5,122,480
49. 3A1	0.000	0	0.000	0	11,641.670	22,584,880	11,641.670	22,584,880
50. 3A	0.000	0	0.000	0	9,990.020	19,130,940	9,990.020	19,130,940
51. 4A1	0.000	0	0.000	0	3,854.860	4,452,385	3,854.860	4,452,385
52. 4A	0.000	0	0.000	0	163.000	150,775	163.000	150,775
53. Total	0.000	0	0.000	0	41,265.560	84,862,520	41,265.560	84,862,520
Dryland:								
54. 1D1	0.000	0	0.000	0	13,445.350	31,664,075	13,445.350	31,664,075
55. 1D	0.000	0	0.000	0	39,434.520	86,362,170	39,434.520	86,362,170
56. 2D1	0.000	0	0.000	0	9,745.020	17,979,675	9,745.020	17,979,675
57. 2D	0.000	0	0.000	0	8,070.020	14,526,120	8,070.020	14,526,120
58. 3D1	0.000	0	0.000	0	59,107.560	98,710,145	59,107.560	98,710,145
59. 3D	0.000	0	0.000	0	39,531.070	48,623,375	39,531.070	48,623,375
60. 4D1	0.000	0	0.000	0	21,086.360	20,032,230	21,086.360	20,032,230
61. 4D	0.000	0	0.000	0	1,065.680	815,255	1,065.680	815,255
62. Total	0.000	0	0.000	0	191,485.580	318,713,045	191,485.580	318,713,045
Grass:								
63. 1G1	0.000	0	0.000	0	1,492.200	2,358,065	1,492.200	2,358,065
64. 1G	0.000	0	0.000	0	3,436.010	5,283,335	3,436.010	5,283,335
65. 2G1	0.000	0	0.000	0	6,622.610	7,711,610	6,622.610	7,711,610
66. 2G	0.000	0	0.000	0	3,616.800	3,885,865	3,616.800	3,885,865
67. 3G1	0.000	0	0.000	0	5,022.740	5,183,595	5,022.740	5,183,595
68. 3G	0.000	0	0.000	0	3,819.910	3,054,970	3,819.910	3,054,970
69. 4G1	0.000	0	0.000	0	4,239.660	2,550,105	4,239.660	2,550,105
70. 4G	0.000	0	0.000	0	565.010	246,110	565.010	246,110
71. Total	0.000	0	0.000	0	28,814.940	30,273,655	28,814.940	30,273,655
72. Waste	0.000	0	0.000	0	2,793.110	349,260	2,793.110	349,260
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.000		0.000		0.000		0.000	
75. Total	0.000	0	0.000	0	264,359.190	434,198,480	264,359.190	434,198,480

Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76.Irrigated	0.000	0	0.000	0	41,265.560	84,862,520	41,265.560	84,862,520
77.Dry Land	0.000	0	0.000	0	191,485.580	318,713,045	191,485.580	318,713,045
78.Grass	0.000	0	0.000	0	28,814.940	30,273,655	28,814.940	30,273,655
79.Waste	0.000	0	0.000	0	2,793.110	349,260	2,793.110	349,260
80.Other	0.000	0	0.000	0	0.000	0	0.000	0
81.Exempt	0.000	0	0.000	0	0.000	0	0.000	0
82.Total	0.000	0	0.000	0	264,359.190	434,198,480	264,359.190	434,198,480

2008 Agricultural Land Detail

County 90 - Wayne

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	2,301.020	5.58%	6,155,245	7.25%	2,675.007
1A	8,493.370	20.58%	21,573,240	25.42%	2,540.009
2A1	2,422.360	5.87%	5,692,575	6.71%	2,350.011
2A	2,399.260	5.81%	5,122,480	6.04%	2,135.024
3A1	11,641.670	28.21%	22,584,880	26.61%	1,940.003
3A	9,990.020	24.21%	19,130,940	22.54%	1,915.005
4A1	3,854.860	9.34%	4,452,385	5.25%	1,155.005
4A	163.000	0.40%	150,775	0.18%	925.000
Irrigated Total	41,265.560	100.00%	84,862,520	100.00%	2,056.497

Dry:

1D1	13,445.350	7.02%	31,664,075	9.93%	2,355.020
1D	39,434.520	20.59%	86,362,170	27.10%	2,190.014
2D1	9,745.020	5.09%	17,979,675	5.64%	1,845.011
2D	8,070.020	4.21%	14,526,120	4.56%	1,800.010
3D1	59,107.560	30.87%	98,710,145	30.97%	1,670.008
3D	39,531.070	20.64%	48,623,375	15.26%	1,230.004
4D1	21,086.360	11.01%	20,032,230	6.29%	950.008
4D	1,065.680	0.56%	815,255	0.26%	765.009
Dry Total	191,485.580	100.00%	318,713,045	100.00%	1,664.423

Grass:

1G1	1,492.200	5.18%	2,358,065	7.79%	1,580.260
1G	3,436.010	11.92%	5,283,335	17.45%	1,537.636
2G1	6,622.610	22.98%	7,711,610	25.47%	1,164.436
2G	3,616.800	12.55%	3,885,865	12.84%	1,074.393
3G1	5,022.740	17.43%	5,183,595	17.12%	1,032.025
3G	3,819.910	13.26%	3,054,970	10.09%	799.749
4G1	4,239.660	14.71%	2,550,105	8.42%	601.488
4G	565.010	1.96%	246,110	0.81%	435.585
Grass Total	28,814.940	100.00%	30,273,655	100.00%	1,050.623

Irrigated Total	41,265.560	15.61%	84,862,520	19.54%	2,056.497
Dry Total	191,485.580	72.43%	318,713,045	73.40%	1,664.423
Grass Total	28,814.940	10.90%	30,273,655	6.97%	1,050.623
Waste	2,793.110	1.06%	349,260	0.08%	125.043
Other	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0.00%			
Market Area Total	264,359.190	100.00%	434,198,480	100.00%	1,642.456

As Related to the County as a Whole

Irrigated Total	41,265.560	100.00%	84,862,520	100.00%
Dry Total	191,485.580	100.00%	318,713,045	100.00%
Grass Total	28,814.940	100.00%	30,273,655	100.00%
Waste	2,793.110	100.00%	349,260	100.00%
Other	0.000	0.00%	0	0.00%
Exempt	0.000	0.00%		
Market Area Total	264,359.190	100.00%	434,198,480	100.00%

2008 Agricultural Land Detail

County 90 - Wayne

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	41,265.560	84,862,520
Dry	0.000	0	0.000	0	191,485.580	318,713,045
Grass	0.000	0	0.000	0	28,814.940	30,273,655
Waste	0.000	0	0.000	0	2,793.110	349,260
Other	0.000	0	0.000	0	0.000	0
Exempt	0.000	0	0.000	0	0.000	0
Total	0.000	0	0.000	0	264,359.190	434,198,480

AgLand	Total Acres	Total Value	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	41,265.560	84,862,520	41,265.560	15.61%	84,862,520	19.54%	2,056.497
Dry	191,485.580	318,713,045	191,485.580	72.43%	318,713,045	73.40%	1,664.423
Grass	28,814.940	30,273,655	28,814.940	10.90%	30,273,655	6.97%	1,050.623
Waste	2,793.110	349,260	2,793.110	1.06%	349,260	0.08%	125.043
Other	0.000	0	0.000	0.00%	0	0.00%	0.000
Exempt	0.000	0	0.000	0.00%	0	0.00%	0.000
Total	264,359.190	434,198,480	264,359.190	100.00%	434,198,480	100.00%	1,642.456

* Department of Property Assessment & Taxation Calculates

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

90 Wayne

	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	158,932,375	173,725,190	14,792,815	9.31	1,801,695	8.17
2. Recreational	0	0	0		0	
3. Ag-Homesite Land, Ag-Res Dwellings	84,129,070	95,021,665	10,892,595	12.95	*-----	12.95
4. Total Residential (sum lines 1-3)	243,061,445	268,746,855	25,685,410	10.57	1,801,695	9.83
5. Commercial	48,297,605	53,016,215	4,718,610	9.77	347,530	9.05
6. Industrial	7,934,135	7,934,135	0	0	0	0
7. Ag-Farmsite Land, Outbuildings	31,712,665	32,066,635	353,970	1.12	2,175,140	-5.74
8. Minerals	0	0	0		0	
9. Total Commercial (sum lines 5-8)	87,944,405	93,016,985	5,072,580	5.77	822,610	4.83
10. Total Non-Agland Real Property	331,005,850	361,763,840	30,757,990	9.29	4,324,365	7.99
11. Irrigated	72,759,775	84,862,520	12,102,745	16.63		
12. Dryland	292,240,455	318,789,740	26,549,285	9.08		
13. Grassland	28,462,940	30,273,655	1,810,715	6.36		
14. Wasteland	355,425	349,260	-6,165	-1.73		
15. Other Agland	0	0	0			
16. Total Agricultural Land	393,818,595	434,275,175	40,456,580	10.27		
17. Total Value of All Real Property (Locally Assessed)	724,824,445	796,039,015	71,214,570	9.83	4,324,365	9.23

*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 Wayne County

County Assessor – Joyce Reeg

This Plan of assessment is required by law, pursuant to Neb. Laws 2005, LB 263, Section 9, Chapter 77-1311.02. On or before June 15 each year the county assessor shall prepare a plan of assessment and shall present the plan of assessment to the county board of equalization on or before July 31. The plan of assessment prepared each year, shall describe the assessment actions the county assessor plans to make for the next assessment year and two years thereafter.

2008

Dawn will be the data entry clerk for the GIS program. The cadastrals have been scanned and were to be in our office in September. We have a computer ordered and I have taken applications for a full time clerk/lister. I hope to have one person entering data 24/7.

Review of the **residential** properties in the villages and towns in Wayne County has been completed. I will start the process again beginning with Wakefield, then Hoskins, Winside, Carroll and finally Wayne.

The quality, condition and depreciation on all the residences in the towns were determined by the assessor so that there was consistency throughout the county. We have developed a depreciation schedule for the CAMA program and plan on implementing it for 2008 values.

Rural residential properties will be monitored using the sales/assessment ratio and new 8 x10 photos. New photos were taken May through August 2007 by four college students. The photos have been printed off and placed in the correct parcel cards. Reviewing these photos has already begun but will continue into 2009. When necessary we will go out to the property and do the listing.

Commercials will be monitored using the sales/assessment ratio, building permits and drive by reviews. A review of the economic depreciation was done by the assessor and

will be implemented for 2008 or 2009. Three Section 42 properties will be valued for 2008 using the income approach to value.

Agricultural lands will be adjusted according to the assessment sales ratio. Land use will be studied using the depreciation worksheets, drive-bys, road men and individuals in the county that inform us of changes.

2009

Residences will continue to review the 8x10 photos of the residences in Wayne, the villages and in the rural areas which were taken this past summer. When necessary we will go to the property and list the changes.

Commercials will continue to be monitored and adjusted using the sales assessment ratio. New construction will be monitored using building permits and realtor's web sites.

Agriculture land will be adjusted using the sales assessment ratio. Land use will be updated as it is every year.

2010

.The office will continue working diligently to get the data entered into the GIS system.

The assessor will be reviewing residential and commercial properties in the small towns. We will continue to review the 8x10 photos taken in 2007 and make the necessary changes to the parcels.

We will continue to follow state statutes and property tax directives at all times.

Staff, Budgeting and Training

The staff of the Wayne County Assessor's office consists of the assessor, who is a registered appraiser, the deputy, also a registered appraiser and one clerk. The Deputy Clerk of the District Court works in our office 2 hours a day. At this time neither the assessor nor the deputy assessor are planning on upgrading their appraiser licenses. The clerk/lister will become the GIS data entry clerk in October 2007 and a new full time individual will be hired to replace her.

The deputy has been in the office about 15 years. The deeds and cadastral maps are her primary concern as well as making sure we meet deadlines throughout the year. The clerk is a December 2002 graduate of WSC and has been employed in the office since January 2003. Her job is to list and value property. We will be training a new person to list and value property for 2008.

The budget for the assessor's office has always been adequate to handle our needs. The commissioners have budgeted and approved a GIS system for my office. They have given me their complete support both financially and emotionally.

The assessor's budget pays for all continuing ed. Appraisal licenses are renewed and paid with the assessor's budget as well as workshops and meetings.

Definitions

Review – physically walking around the property. Taking notes on various aspects of the property so as to make pricing-out possible. Not necessarily an interior inspection.

Drive-by – We do not get out of the car. We take adequate notes so it is possible to price out the property. It is best to have a driver and a passenger but that is not always the case.

Conclusion

In **2008, 2009 & 2010** I will work to improve the quality of assessment to stay in compliance with generally accepted mass appraisal practices. It is my goal to follow the five subsystems of mass appraisal; data collection and maintenance, market analysis, the development of mass appraisal models and tables, quality control, and defense of values. All five subsystems are in place in Wayne County

The sales comparison approach to value is used in determining yearly adjustments to individual villages and neighborhoods. The cost approach to value is used in arriving at the assessed value of the individual properties and the income approach in the valuation system is used in the valuation process of the Section 42 properties. The Marshall & Swift manual is used for costing as well as the CAMA system we have in place and the market analysis statistics are used in the sales comparison approach.

If Wayne County sticks to the plan of assessment that is outlined in this proposal, we should be able to accomplish better quality of value, better uniformity of value and consistency in valuations over the next three years.

2008 Assessment Survey for Wayne County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	1
2.	Appraiser(s) on staff
	1 (The Assessor)
3.	Other full-time employees
	2
4.	Other part-time employees
	0
5.	Number of shared employees
	1
6.	Assessor's requested budget for current fiscal year
	\$127,750
7.	Part of the budget that is dedicated to the computer system
	\$0
8.	Adopted budget, or granted budget if different from above
	\$127,750
9.	Amount of the total budget set aside for appraisal work
	\$0
10.	Amount of the total budget set aside for education/workshops
	\$1,400
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$41,000
12.	Other miscellaneous funds
	40

13.	Total budget
	\$168,750 (General and Appraisal)
a.	Was any of last year's budget not used:
	Yes

B. Computer, Automation Information and GIS

1.	Administrative software
	MIPS Inc.
2.	CAMA software
	CAMA 2000
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Deputy
5.	Does the county have GIS software?
	Yes
6.	Who maintains the GIS software and maps?
	Clerk, Haven't started yet, just purchased 2007
7.	Personal Property software:
	MIPS Inc.

C. Zoning Information

1.	Does the county have zoning?
	No
2.	If so, is the zoning countywide?
	N/A
3.	What municipalities in the county are zoned?
	Wayne, Winside, Carroll, Wakefield, and Hoskins

4.	When was zoning implemented?
	N/A

D. Contracted Services

1.	Appraisal Services
	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 Wayne County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5197.

Dated this 7th day of April, 2008.



Department of Revenue, Property Assessment Division

Valuation History Charts