

## 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

92     Wheeler

---

### Residential Real Property - Current

Number of Sales	21	COD	26.90
Total Sales Price	\$474,500	PRD	122.62
Total Adj. Sales Price	\$474,500	COV	48.48
Total Assessed Value	\$381,360	STD	47.78
Avg. Adj. Sales Price	\$22,595	Avg. Abs. Dev.	26.31
Avg. Assessed Value	\$18,160	Min	39.44
Median	97.82	Max	276.40
Wgt. Mean	80.37	95% Median C.I.	81.68 to 102.45
Mean	98.55	95% Wgt. Mean C.I.	63.76 to 96.98
		95% Mean C.I.	76.80 to 120.30
% of Value of the Class of all Real Property Value in the County			3.51
% of Records Sold in the Study Period			5.2
% of Value Sold in the Study Period			5.06
Average Assessed Value of the Base			18,649

---

### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	21	97.82	26.90	122.62
2007	27	91.73	56.07	129.05
2006	37	95.35	41.25	117.76
2005	41	94.83	50.04	134.18
2004	38	100.83	30.81	114.40
2003	31	98	32.31	113.8
2002	30	95	40.95	118.32
2001	28	92	33.95	113.49

## 2008 Commission Summary

92     Wheeler

### Commercial Real Property - Current

Number of Sales	7	COD	129.91
Total Sales Price	\$7,200,000	PRD	251.41
Total Adj. Sales Price	\$7,200,000	COV	117.13
Total Assessed Value	\$2,445,160	STD	100.01
Avg. Adj. Sales Price	\$1,028,571	Avg. Abs. Dev.	56.12
Avg. Assessed Value	\$349,309	Min	6.21
Median	43.20	Max	296.25
Wgt. Mean	33.96	95% Median C.I.	6.21 to 296.25
Mean	85.38	95% Wgt. Mean C.I.	8.74 to 59.18
		95% Mean C.I.	-7.11 to 177.87
% of Value of the Class of all Real Property Value in the County			0.42
% of Records Sold in the Study Period			15.22
% of Value Sold in the Study Period			271.46
Average Assessed Value of the Base			19,581

### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	7	43.20	129.91	251.41
2007	6	47.09	90.93	212.82
2006	3	50.97	84.30	192.34
2005	3	165.20	49.41	165.26
2004	1	96.68	0.00	100.00
2003	3	64	8.26	95.19
2002	7	60	44.77	142.01
2001	7	60	44.77	142.01



## 2008 Commission Summary

### 92      Wheeler

#### Agricultural Land - Current

<b>Number of Sales</b>	<b>36</b>	<b>COD</b>	<b>15.00</b>
Total Sales Price	\$9,339,744	<b>PRD</b>	<b>100.18</b>
Total Adj. Sales Price	\$8,899,744	COV	20.96
Total Assessed Value	\$6,665,300	STD	15.73
Avg. Adj. Sales Price	\$247,215	Avg. Abs. Dev.	10.71
Avg. Assessed Value	\$185,147	Min	50.23
<b>Median</b>	<b>71.41</b>	Max	127.81
Wgt. Mean	74.89	95% Median C.I.	65.60 to 77.27
Mean	75.03	95% Wgt. Mean C.I.	69.95 to 79.83
		95% Mean C.I.	69.89 to 80.16
% of Value of the Class of all Real Property Value in the County			96.07
% of Records Sold in the Study Period			2.57
% of Value Sold in the Study Period			8.99
Average Assessed Value of the Base			147,082

#### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
<b>2008</b>	<b>36</b>	<b>71.41</b>	<b>15.00</b>	<b>100.18</b>
<b>2007</b>	<b>35</b>	<b>73.04</b>	<b>17.89</b>	<b>101.29</b>
<b>2006</b>	40	76.10	22.73	100.42
<b>2005</b>	31	75.72	17.39	99.97
<b>2004</b>	28	75.99	19.47	97.92
<b>2003</b>	27	77	22.91	101.58
<b>2002</b>	22	74	17.65	98.61
<b>2001</b>	21	65	23.54	98.66



## **2008 Opinions of the Property Tax Administrator for Wheeler 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 Wheeler County is 98% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Wheeler County is not 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 Wheeler County is 100% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Wheeler County is not 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 Wheeler County is 71% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Wheeler County is in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2008.



A handwritten signature in cursive script, reading "Ruth A. Sorensen".

Ruth A. Sorensen  
Property Tax Administrator



## PAD 2008 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	22	<b>MEDIAN:</b>	<b>96</b>	COV:	50.56	95% Median C.I.:	68.30 to 113.49
TOTAL Sales Price:	498,400	WGT. MEAN:	81	STD:	49.44	95% Wgt. Mean C.I.:	63.58 to 99.21
TOTAL Adj.Sales Price:	498,400	MEAN:	98	AVG.ABS.DEV:	31.61	95% Mean C.I.:	75.85 to 119.71
TOTAL Assessed Value:	405,680						
AVG. Adj. Sales Price:	22,654	COD:	32.80	MAX Sales Ratio:	276.40		
AVG. Assessed Value:	18,440	PRD:	120.13	MIN Sales Ratio:	39.44		

Printed: 02/09/2008 13:14:25

DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
_____Qrtrs_____												
07/01/05 TO 09/30/05	3	68.30	68.12	55.05	21.70	123.76	45.80	90.27	N/A		32,166	17,706
10/01/05 TO 12/31/05	2	54.74	54.74	57.29	8.19	95.53	50.25	59.22	N/A		55,700	31,912
01/01/06 TO 03/31/06												
04/01/06 TO 06/30/06	5	99.75	96.55	99.87	8.80	96.68	70.36	113.49	N/A		22,000	21,971
07/01/06 TO 09/30/06	6	90.79	97.14	88.42	29.64	109.85	51.30	142.93	51.30 to 142.93		18,083	15,990
10/01/06 TO 12/31/06	2	184.97	184.97	144.33	49.43	128.15	93.54	276.40	N/A		4,500	6,495
01/01/07 TO 03/31/07												
04/01/07 TO 06/30/07	4	116.99	100.46	111.03	21.90	90.47	39.44	128.41	N/A		15,750	17,487
_____Study Years_____												
07/01/05 TO 06/30/06	10	80.32	79.66	71.34	25.99	111.65	45.80	113.49	50.25 to 99.94		31,790	22,680
07/01/06 TO 06/30/07	12	105.06	112.88	99.10	37.08	113.90	39.44	276.40	77.71 to 129.30		15,041	14,906
_____Calendar Yrs_____												
01/01/06 TO 12/31/06	13	99.75	110.42	96.17	29.93	114.82	51.30	276.40	77.71 to 129.30		17,500	16,829
_____ALL_____												
	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49		22,654	18,440

ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
BARTLETT	4	80.92	119.42	83.46	81.01	143.08	39.44	276.40	N/A		7,000	5,842
ERICSON	2	105.49	105.49	106.10	22.57	99.42	81.68	129.30	N/A		9,750	10,345
LAKE ERICSON	12	99.92	100.54	100.94	19.27	99.60	50.25	142.93	77.71 to 123.75		19,908	20,095
RURAL	4	55.26	64.02	56.83	27.99	112.65	45.80	99.75	N/A		53,000	30,118
_____ALL_____												
	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49		22,654	18,440

LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	6	87.61	114.78	92.76	58.94	123.74	39.44	276.40	39.44 to 276.40		7,916	7,343
3	16	99.47	91.41	80.20	23.52	113.97	45.80	142.93	59.22 to 113.49		28,181	22,601
_____ALL_____												
	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49		22,654	18,440

STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	19	93.54	98.11	80.77	36.98	121.47	39.44	276.40	59.22 to 123.75		24,757	19,995
2	3	99.20	95.71	92.00	10.92	104.03	77.71	110.22	N/A		9,333	8,586
_____ALL_____												
	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49		22,654	18,440

## 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:	22	<b>MEDIAN:</b>	<b>96</b>	COV:	50.56	95% Median C.I.:	68.30 to 113.49
TOTAL Sales Price:	498,400	WGT. MEAN:	81	STD:	49.44	95% Wgt. Mean C.I.:	63.58 to 99.21
TOTAL Adj.Sales Price:	498,400	MEAN:	98	AVG.ABS.DEV:	31.61	95% Mean C.I.:	75.85 to 119.71
TOTAL Assessed Value:	405,680						
AVG. Adj. Sales Price:	22,654	COD:	32.80	MAX Sales Ratio:	276.40		
AVG. Assessed Value:	18,440	PRD:	120.13	MIN Sales Ratio:	39.44		

Printed: 02/09/2008 13:14:25

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49	22,654	18,440
06											
07											
____ALL____	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49	22,654	18,440

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49	22,654	18,440
NonValid School											
____ALL____	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49	22,654	18,440

## 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	5	77.71	79.39	77.15	25.64	102.90	39.44	110.22	N/A	9,650	7,445
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	93.54	150.54	112.16	69.39	134.22	81.68	276.40	N/A	6,166	6,916
1920 TO 1939	3	50.25	79.66	59.96	64.43	132.85	45.80	142.93	N/A	36,800	22,066
1940 TO 1949	1	90.27	90.27	90.27			90.27	90.27	N/A	15,000	13,540
1950 TO 1959	2	114.16	114.16	111.44	12.49	102.44	99.90	128.41	N/A	21,000	23,402
1960 TO 1969	3	99.75	93.45	77.52	26.07	120.54	51.30	129.30	N/A	21,000	16,280
1970 TO 1979	4	106.72	99.10	86.53	18.29	114.53	59.22	123.75	N/A	47,812	41,372
1980 TO 1989	1	68.30	68.30	68.30			68.30	68.30	N/A	10,000	6,830
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49	22,654	18,440

## PAD 2008 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	22	<b>MEDIAN:</b>	<b>96</b>	COV:	50.56	95% Median C.I.:	68.30 to 113.49
TOTAL Sales Price:	498,400	WGT. MEAN:	81	STD:	49.44	95% Wgt. Mean C.I.:	63.58 to 99.21
TOTAL Adj.Sales Price:	498,400	MEAN:	98	AVG.ABS.DEV:	31.61	95% Mean C.I.:	75.85 to 119.71
TOTAL Assessed Value:	405,680						
AVG. Adj. Sales Price:	22,654	COD:	32.80	MAX Sales Ratio:	276.40		
AVG. Assessed Value:	18,440	PRD:	120.13	MIN Sales Ratio:	39.44		

Printed: 02/09/2008 13:14:25

## 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	276.40	276.40	276.40			276.40	276.40	N/A	2,500	6,910
5000 TO 9999	5	93.54	84.82	82.74	18.88	102.50	39.44	110.22	N/A	7,800	6,454
Total \$											
1 TO 9999	6	96.37	116.75	94.41	46.90	123.66	39.44	276.40	39.44 to 276.40	6,916	6,530
10000 TO 29999	12	99.83	99.54	100.52	23.47	99.02	50.25	142.93	70.36 to 128.41	17,637	17,730
30000 TO 59999	2	75.62	75.62	80.20	32.16	94.29	51.30	99.94	N/A	43,125	34,587
60000 TO 99999	2	52.51	52.51	53.19	12.78	98.73	45.80	59.22	N/A	79,500	42,282
ALL											
	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49	22,654	18,440

## 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	2	69.32	69.32	60.79	43.10	114.04	39.44	99.20	N/A	7,000	4,255
5000 TO 9999	6	87.61	116.75	93.16	49.43	125.32	68.30	276.40	68.30 to 276.40	8,125	7,569
Total \$											
1 TO 9999	8	87.61	104.89	85.94	45.60	122.06	39.44	276.40	39.44 to 276.40	7,843	6,740
10000 TO 29999	10	99.83	98.33	91.85	24.52	107.05	50.25	142.93	51.30 to 129.30	19,740	18,132
30000 TO 59999	4	79.58	82.18	71.54	37.28	114.88	45.80	123.75	N/A	59,562	42,608
ALL											
	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49	22,654	18,440

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	74.04	77.54	75.63	24.54	102.52	39.44	110.22	39.44 to 110.22	9,708	7,342
10	6	96.74	100.89	98.03	23.64	102.91	50.25	142.93	50.25 to 142.93	21,441	21,020
20	7	99.75	112.02	70.69	46.81	158.46	45.80	276.40	45.80 to 276.40	24,500	17,319
30	1	113.49	113.49	113.49			113.49	113.49	N/A	24,500	27,805
40	2	91.49	91.49	74.86	35.27	122.21	59.22	123.75	N/A	57,750	43,232
ALL											
	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49	22,654	18,440

## STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	74.04	77.54	75.63	24.54	102.52	39.44	110.22	39.44 to 110.22	9,708	7,342
100	4	118.62	116.62	111.30	8.35	104.78	99.94	129.30	N/A	28,437	31,651
101	12	91.91	101.62	72.00	41.93	141.13	45.80	276.40	51.30 to 128.41	27,200	19,585
ALL											
	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49	22,654	18,440

**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:	22	<b>MEDIAN:</b>	<b>96</b>	COV:	50.56	95% Median C.I.:	68.30 to 113.49
TOTAL Sales Price:	498,400	WGT. MEAN:	81	STD:	49.44	95% Wgt. Mean C.I.:	63.58 to 99.21
TOTAL Adj.Sales Price:	498,400	MEAN:	98	AVG.ABS.DEV:	31.61	95% Mean C.I.:	75.85 to 119.71
TOTAL Assessed Value:	405,680						
AVG. Adj. Sales Price:	22,654	COD:	32.80	MAX Sales Ratio:	276.40		
AVG. Assessed Value:	18,440	PRD:	120.13	MIN Sales Ratio:	39.44		

Printed: 02/09/2008 13:14:25

CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	6	74.04	77.54	75.63	24.54	102.52	39.44	110.22	39.44 to 110.22	9,708	7,342
20	3	113.49	146.71	91.80	66.42	159.82	50.25	276.40	N/A	16,966	15,575
30	7	99.94	99.41	76.90	29.35	129.27	45.80	142.93	45.80 to 142.93	38,178	29,360
40	6	96.65	91.65	89.65	16.71	102.23	51.30	123.75	51.30 to 123.75	20,333	18,229
ALL	22	96.37	97.78	81.40	32.80	120.13	39.44	276.40	68.30 to 113.49	22,654	18,440



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

### **Residential**

For assessment year 2008, all improvements and land at Lake Ericson were physically reappraised by the contract appraiser. A complete sales study was performed with new depreciation and Marshall-Swift costing put on.

The Wheeler County Assessor reviews all residential sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However; the assessor also serves as the county clerk, many times when deeds are filed questions are asked at this time regarding the sales of properties eliminating the need to mail a questionnaire. If there still is a question with the sale a physical inspection of the property is performed.

Pickup work was completed and placed on the 2008 assessment roll.

## 2008 Assessment Survey for Wheeler County

### Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b>
	Assessor and Staff
2.	<b>Valuation done by:</b>
	Assessor and Staff
3.	<b>Pickup work done by whom:</b>
	Contract Appraiser
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	December 2007 Marshall-Swift for Lake Ericson June 1996 Marshall-Swift for Bartlett, Ericson and Rural properties
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	2007 for Lake Ericson 1999 for the villages of Bartlett and Ericson 2000-2001 for rural residential
6.	<b>What was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b>
	The assessor does not currently use the sales comparison approach.
7.	<b>Number of market areas/neighborhoods for this property class:</b>
	4 – Bartlett, Ericson, Lake Ericson and Rural
8.	<b>How are these defined?</b>
	These market areas are defined by location, specifically by town, Lake Ericson and Rural.
9.	<b>Is “Assessor Location” a usable valuation identity?</b>
	Yes
10.	<b>Does the assessor location “suburban” mean something other than rural residential? (that is, does the “suburban” location have its own market?)</b>
	No, the assessor location “suburban” is not used by the County.

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

**Residential Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>10</b>	<b>0</b>	<b>0</b>	<b>10</b>

## PAD 2008 R&amp;O Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	21	<b>MEDIAN:</b>	<b>98</b>	COV:	48.48	95% Median C.I.:	81.68 to 102.45
TOTAL Sales Price:	474,500	WGT. MEAN:	80	STD:	47.78	95% Wgt. Mean C.I.:	63.76 to 96.98
TOTAL Adj.Sales Price:	474,500	MEAN:	99	AVG.ABS.DEV:	26.31	95% Mean C.I.:	76.80 to 120.30
TOTAL Assessed Value:	381,360						
AVG. Adj. Sales Price:	22,595	COD:	26.90	MAX Sales Ratio:	276.40		
AVG. Assessed Value:	18,160	PRD:	122.62	MIN Sales Ratio:	39.44		

Printed: 03/31/2008 19:02:31

DATE OF SALE *											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
____Qrtrs____												
07/01/05 TO 09/30/05	3	68.30	67.01	54.91	19.43	122.04	46.45	86.27	N/A		32,166	17,661
10/01/05 TO 12/31/05	1	59.22	59.22	59.22			59.22	59.22	N/A		87,500	51,815
01/01/06 TO 03/31/06												
04/01/06 TO 06/30/06	5	99.75	101.87	99.82	7.88	102.05	85.60	122.00	N/A		22,000	21,960
07/01/06 TO 09/30/06	6	97.81	97.87	88.36	21.41	110.76	51.30	129.30	51.30 to 129.30		18,083	15,978
10/01/06 TO 12/31/06	2	184.97	184.97	144.33	49.43	128.15	93.54	276.40	N/A		4,500	6,495
01/01/07 TO 03/31/07												
04/01/07 TO 06/30/07	4	99.38	85.73	91.90	17.01	93.28	39.44	104.71	N/A		15,750	14,475
____Study Years____												
07/01/05 TO 06/30/06	9	86.27	85.51	72.99	21.14	117.15	46.45	122.00	59.22 to 102.45		32,666	23,844
07/01/06 TO 06/30/07	12	98.01	108.34	92.39	32.04	117.26	39.44	276.40	81.68 to 129.29		15,041	13,896
____Calendar Yrs____												
01/01/06 TO 12/31/06	13	99.54	112.81	96.11	27.16	117.37	51.30	276.40	85.60 to 129.29		17,500	16,820
____ALL____												
	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45		22,595	18,160

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
BARTLETT	4	80.92	119.42	83.46	81.01	143.08	39.44	276.40	N/A		7,000	5,842
ERICSON	2	105.49	105.49	106.10	22.57	99.42	81.68	129.30	N/A		9,750	10,345
LAKE ERICSON	11	99.54	102.20	100.63	8.52	101.56	85.60	129.29	86.27 to 122.00		19,545	19,669
RURAL	4	55.26	64.18	57.05	27.70	112.50	46.45	99.75	N/A		53,000	30,235
____ALL____												
	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45		22,595	18,160

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
1	6	87.61	114.78	92.76	58.94	123.74	39.44	276.40	39.44 to 276.40		7,916	7,343
3	15	98.21	92.06	78.99	15.87	116.55	46.45	129.29	85.60 to 102.45		28,466	22,486
____ALL____												
	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45		22,595	18,160

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
1	18	95.67	95.43	77.96	28.70	122.41	39.44	276.40	68.30 to 99.75		24,805	19,339
2	3	122.00	117.28	118.75	7.85	98.76	100.56	129.29	N/A		9,333	11,083
____ALL____												
	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45		22,595	18,160

## PAD 2008 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	21	<b>MEDIAN:</b>	<b>98</b>	COV:	48.48	95% Median C.I.:	81.68 to 102.45
TOTAL Sales Price:	474,500	WGT. MEAN:	80	STD:	47.78	95% Wgt. Mean C.I.:	63.76 to 96.98
TOTAL Adj.Sales Price:	474,500	MEAN:	99	AVG.ABS.DEV:	26.31	95% Mean C.I.:	76.80 to 120.30
TOTAL Assessed Value:	381,360						
AVG. Adj. Sales Price:	22,595	COD:	26.90	MAX Sales Ratio:	276.40		
AVG. Assessed Value:	18,160	PRD:	122.62	MIN Sales Ratio:	39.44		

Printed: 03/31/2008 19:02:31

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45	22,595	18,160
06											
07											
____ALL____	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45	22,595	18,160

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45	22,595	18,160
NonValid School											
____ALL____	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45	22,595	18,160

## 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	5	100.56	95.38	96.23	25.11	99.12	39.44	129.29	N/A	9,650	9,286
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	3	93.54	150.54	112.16	69.39	134.22	81.68	276.40	N/A	6,166	6,916
1920 TO 1939	2	72.13	72.13	55.36	35.60	130.29	46.45	97.80	N/A	43,250	23,942
1940 TO 1949	1	86.27	86.27	86.27			86.27	86.27	N/A	15,000	12,940
1950 TO 1959	2	101.27	101.27	100.61	3.40	100.65	97.82	104.71	N/A	21,000	21,127
1960 TO 1969	3	99.75	93.45	77.52	26.07	120.54	51.30	129.30	N/A	21,000	16,280
1970 TO 1979	4	98.88	89.86	81.27	11.27	110.56	59.22	102.45	N/A	47,812	38,857
1980 TO 1989	1	68.30	68.30	68.30			68.30	68.30	N/A	10,000	6,830
1990 TO 1994											
1995 TO 1999											
2000 TO Present											
____ALL____	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45	22,595	18,160

## PAD 2008 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	21	<b>MEDIAN:</b>	<b>98</b>	COV:	48.48	95% Median C.I.:	81.68 to 102.45
TOTAL Sales Price:	474,500	WGT. MEAN:	80	STD:	47.78	95% Wgt. Mean C.I.:	63.76 to 96.98
TOTAL Adj.Sales Price:	474,500	MEAN:	99	AVG.ABS.DEV:	26.31	95% Mean C.I.:	76.80 to 120.30
TOTAL Assessed Value:	381,360						
AVG. Adj. Sales Price:	22,595	COD:	26.90	MAX Sales Ratio:	276.40		
AVG. Assessed Value:	18,160	PRD:	122.62	MIN Sales Ratio:	39.44		

Printed: 03/31/2008 19:02:31

## 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	276.40	276.40	276.40			276.40	276.40	N/A	2,500	6,910
5000 TO 9999	5	93.54	87.44	83.44	21.69	104.80	39.44	122.00	N/A	7,800	6,508
Total \$											
1 TO 9999	6	97.05	118.94	95.06	48.82	125.12	39.44	276.40	39.44 to 276.40	6,916	6,575
10000 TO 29999	11	98.21	99.95	100.09	12.01	99.87	68.30	129.30	85.60 to 129.29	17,068	17,082
30000 TO 59999	2	75.42	75.42	79.97	31.98	94.32	51.30	99.54	N/A	43,125	34,485
60000 TO 99999	2	52.84	52.84	53.48	12.08	98.80	46.45	59.22	N/A	79,500	42,515
ALL											
	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45	22,595	18,160

## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	39.44	39.44	39.44			39.44	39.44	N/A	9,000	3,550
5000 TO 9999	7	93.54	118.30	97.41	40.22	121.44	68.30	276.40	68.30 to 276.40	7,678	7,480
Total \$											
1 TO 9999	8	89.57	108.44	89.10	44.31	121.71	39.44	276.40	39.44 to 276.40	7,843	6,988
10000 TO 29999	10	98.98	99.69	94.00	13.55	106.06	51.30	129.30	86.27 to 129.29	20,150	18,940
30000 TO 59999	3	59.22	68.40	64.71	29.88	105.71	46.45	99.54	N/A	70,083	45,348
ALL											
	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45	22,595	18,160

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	93.08	90.86	91.43	28.38	99.38	39.44	129.29	39.44 to 129.29	9,708	8,876
10	5	97.80	96.37	97.86	5.00	98.48	86.27	104.71	N/A	20,950	20,501
20	7	97.82	111.81	70.66	47.61	158.25	46.45	276.40	46.45 to 276.40	24,500	17,311
30	1	102.45	102.45	102.45			102.45	102.45	N/A	24,500	25,100
40	2	78.72	78.72	68.67	24.77	114.63	59.22	98.21	N/A	57,750	39,657
ALL											
	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45	22,595	18,160

## STYLE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	6	93.08	90.86	91.43	28.38	99.38	39.44	129.29	39.44 to 129.29	9,708	8,876
100	4	101.00	107.38	102.46	8.42	104.80	98.21	129.30	N/A	28,437	29,136
101	11	93.54	99.54	69.94	34.17	142.33	46.45	276.40	51.30 to 104.71	27,500	19,232
ALL											
	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45	22,595	18,160

**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:	21	<b>MEDIAN:</b>	<b>98</b>	COV:	48.48	95% Median C.I.:	81.68 to 102.45
TOTAL Sales Price:	474,500	WGT. MEAN:	80	STD:	47.78	95% Wgt. Mean C.I.:	63.76 to 96.98
TOTAL Adj.Sales Price:	474,500	MEAN:	99	AVG.ABS.DEV:	26.31	95% Mean C.I.:	76.80 to 120.30
TOTAL Assessed Value:	381,360						
AVG. Adj. Sales Price:	22,595	COD:	26.90	MAX Sales Ratio:	276.40		
AVG. Assessed Value:	18,160	PRD:	122.62	MIN Sales Ratio:	39.44		

Printed: 03/31/2008 19:02:31

CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	6	93.08	90.86	91.43	28.38	99.38	39.44	129.29	39.44 to 129.29	9,708	8,876
20	2	189.43	189.43	118.56	45.92	159.78	102.45	276.40	N/A	13,500	16,005
30	7	97.80	89.04	72.74	20.69	122.42	46.45	129.30	46.45 to 129.30	38,178	27,769
40	6	95.68	87.05	83.36	12.06	104.42	51.30	99.75	51.30 to 99.75	20,333	16,950
ALL	21	97.82	98.55	80.37	26.90	122.62	39.44	276.40	81.68 to 102.45	22,595	18,160





**2008 Correlation Section  
for Wheeler County**

---

**Residential Real Property**

**I. Correlation**

RESIDENTIAL: As the tables and narratives below will show, two of the three measures of central tendency are within the acceptable range, while the weighted mean is below the lower limit of acceptable range. The removal of two high dollar sales from the statistical profile brings this measure into compliance. Both qualitative statistical measures are outside of their respective limit of acceptable range, the hypothetical removal of outlier sales would still leave both measures above the acceptable range. The county has used an acceptable portion of the available sales and the relationship between the trended preliminary ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner. The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the residential class of property. The presented statistics support an acceptable level of value that is best indicated by the median measure of central tendency.

**2008 Correlation Section  
for Wheeler County**

---

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>33</b>	<b>21</b>	<b>63.64</b>
<b>2007</b>	<b>32</b>	<b>27</b>	<b>84.38</b>
<b>2006</b>	<b>46</b>	<b>37</b>	<b>80.43</b>
<b>2005</b>	<b>51</b>	<b>41</b>	<b>80.39</b>
<b>2004</b>	<b>49</b>	<b>38</b>	<b>77.55</b>
<b>2003</b>	<b>42</b>	<b>31</b>	<b>73.81</b>
<b>2002</b>	<b>41</b>	<b>30</b>	<b>73.17</b>
<b>2001</b>	<b>37</b>	<b>28</b>	<b>75.68</b>

RESIDENTIAL: Analysis of the Table II indicates that the assessor deemed approximately 64% (rounded) of all residential sales qualified for the sales study period.

**2008 Correlation Section  
for Wheeler 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.

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

**2008 Correlation Section  
for Wheeler County**

---

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>96.37</b>	<b>0.28</b>	<b>96.64</b>	<b>97.82</b>
<b>2007</b>	<b>67.51</b>	<b>24.18</b>	<b>83.83</b>	<b>91.73</b>
<b>2006</b>	<b>77.56</b>	<b>10.55</b>	<b>85.75</b>	<b>95.35</b>
<b>2005</b>	<b>79.24</b>	<b>13.21</b>	<b>89.71</b>	<b>94.83</b>
<b>2004</b>	<b>100.83</b>	<b>-5.3</b>	<b>95.49</b>	<b>100.83</b>
<b>2003</b>	<b>79</b>	<b>15.55</b>	<b>91.28</b>	<b>98</b>
<b>2002</b>	<b>95</b>	<b>-0.9</b>	<b>94.15</b>	<b>95</b>
<b>2001</b>	<b>92</b>	<b>0.03</b>	<b>92.03</b>	<b>92</b>

RESIDENTIAL: After review of the Trended Preliminary Ratio and the Reports and Opinion Median, it is apparent that the two statistics are similar and support a level of value within the acceptable range.

## 2008 Correlation Section for Wheeler 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.

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section  
for Wheeler County**

---

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>-6.77</b>	<b>2008</b>	<b>0.28</b>
<b>22.87</b>	<b>2007</b>	<b>24.18</b>
<b>21.43</b>	<b>2006</b>	<b>10.55</b>
<b>11.66</b>	<b>2005</b>	<b>13.21</b>
<b>0</b>	<b>2004</b>	<b>-5.3</b>
<b>13.75</b>	<b>2003</b>	<b>16</b>
<b>-0.45</b>	<b>2002</b>	<b>-0.9</b>
<b>0.15</b>	<b>2001</b>	<b>2.99</b>

RESIDENTIAL: The difference between the percent change to the sales file and the percent change to the assessed value base is 7.05%. The assessment actions for 2008 consisted of a physical reappraisal and revalue of Lake Ericson land and improvements. Fifty-Two percent of the parcels and fifty-seven percent of value represented in the sales file are parcels at Lake Ericson. These properties may have been disproportionately represented in the sales file than in the assessed base.

## 2008 Correlation Section for Wheeler 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 Wheeler County**

---

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>97.82</b>	<b>80.37</b>	<b>98.55</b>

RESIDENTIAL: The median and mean measures of central tendency are within the acceptable range. The weighted mean is significantly below the acceptable range. The removal of two high dollar sales from the statistical profile brings this measure into compliance.



**2008 Correlation Section  
for Wheeler County**

---

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>26.90</b>	<b>122.62</b>
<b>Difference</b>	<b>11.9</b>	<b>19.62</b>

RESIDENTIAL: Both qualitative statistical measures are quite outside of their respective limit of acceptable range. The hypothetical removal of outliers would still leave both measures above the acceptable range.

**2008 Correlation Section  
for Wheeler County**

---

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>22</b>	<b>21</b>	<b>-1</b>
<b>Median</b>	<b>96.37</b>	<b>97.82</b>	<b>1.45</b>
<b>Wgt. Mean</b>	<b>81.40</b>	<b>80.37</b>	<b>-1.03</b>
<b>Mean</b>	<b>97.78</b>	<b>98.55</b>	<b>0.77</b>
<b>COD</b>	<b>32.80</b>	<b>26.90</b>	<b>-5.9</b>
<b>PRD</b>	<b>120.13</b>	<b>122.62</b>	<b>2.49</b>
<b>Min Sales Ratio</b>	<b>39.44</b>	<b>39.44</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>276.40</b>	<b>276.40</b>	<b>0</b>

RESIDENTIAL: The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the residential class of property. The difference in the number of qualified sales is a result of one sale sustaining substantial physical changes for 2008 and being removed from the qualified sales roster.



## PAD 2008 Preliminary Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	7	<b>MEDIAN:</b>	<b>43</b>	COV:	117.13	95% Median C.I.:	6.21 to 296.25
TOTAL Sales Price:	7,200,000	WGT. MEAN:	34	STD:	100.01	95% Wgt. Mean C.I.:	8.74 to 59.18
TOTAL Adj.Sales Price:	7,200,000	MEAN:	85	AVG.ABS.DEV:	56.12	95% Mean C.I.:	-7.11 to 177.87
TOTAL Assessed Value:	2,445,160						
AVG. Adj. Sales Price:	1,028,571	COD:	129.91	MAX Sales Ratio:	296.25		
AVG. Assessed Value:	349,308	PRD:	251.41	MIN Sales Ratio:	6.21		

Printed: 02/09/2008 13:14:31

## DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	2	84.82	84.82	74.41	49.07	113.98	43.20	126.43	N/A	20,000	14,882
04/01/06 TO 06/30/06	1	6.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	1	296.25	296.25	296.25			296.25	296.25	N/A	10,000	29,625
01/01/07 TO 03/31/07	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
04/01/07 TO 06/30/07											
____Study Years____	_____										
07/01/04 TO 06/30/05	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
07/01/05 TO 06/30/06	3	43.20	58.61	7.59	92.76	771.85	6.21	126.43	N/A	656,666	49,866
07/01/06 TO 06/30/07	2	167.28	167.28	49.52	77.10	337.78	38.31	296.25	N/A	115,000	56,952
____Calendar Yrs____	_____										
01/01/05 TO 12/31/05	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
01/01/06 TO 12/31/06	4	84.82	118.02	9.05	110.02	1303.86	6.21	296.25	N/A	495,000	44,806
____ALL____	_____										
	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ERICSON	4	40.76	53.54	10.68	76.75	501.31	6.21	126.43	N/A	547,500	58,470
RURAL	3	50.97	127.84	44.14	170.01	289.63	36.29	296.25	N/A	1,670,000	737,093
____ALL____	_____										
	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	4	40.76	53.54	10.68	76.75	501.31	6.21	126.43	N/A	547,500	58,470
3	3	50.97	127.84	44.14	170.01	289.63	36.29	296.25	N/A	1,670,000	737,093
____ALL____	_____										
	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

## 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:	7	<b>MEDIAN:</b>	<b>43</b>	COV:	117.13	95% Median C.I.:	6.21 to 296.25
TOTAL Sales Price:	7,200,000	WGT. MEAN:	34	STD:	100.01	95% Wgt. Mean C.I.:	8.74 to 59.18
TOTAL Adj.Sales Price:	7,200,000	MEAN:	85	AVG.ABS.DEV:	56.12	95% Mean C.I.:	-7.11 to 177.87
TOTAL Assessed Value:	2,445,160						
AVG. Adj. Sales Price:	1,028,571	COD:	129.91	MAX Sales Ratio:	296.25		
AVG. Assessed Value:	349,308	PRD:	251.41	MIN Sales Ratio:	6.21		

Printed: 02/09/2008 13:14:31

**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	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308
____ALL____	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

**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	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308
04											
____ALL____	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308
NonValid School											
____ALL____	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

## PAD 2008 Preliminary Statistics

Base Stat

PAGE:3 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	7	<b>MEDIAN:</b>	<b>43</b>	COV:	117.13	95% Median C.I.:	6.21 to 296.25
TOTAL Sales Price:	7,200,000	WGT. MEAN:	34	STD:	100.01	95% Wgt. Mean C.I.:	8.74 to 59.18
TOTAL Adj.Sales Price:	7,200,000	MEAN:	85	AVG.ABS.DEV:	56.12	95% Mean C.I.:	-7.11 to 177.87
TOTAL Assessed Value:	2,445,160						
AVG. Adj. Sales Price:	1,028,571	COD:	129.91	MAX Sales Ratio:	296.25		
AVG. Assessed Value:	349,308	PRD:	251.41	MIN Sales Ratio:	6.21		

Printed: 02/09/2008 13:14:31

## 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											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	2	66.32	66.32	7.14	90.64	929.34	6.21	126.43	N/A	972,500	69,400
1970 TO 1979	1	43.20	43.20	43.20			43.20	43.20	N/A	25,000	10,800
1980 TO 1989	1	296.25	296.25	296.25			296.25	296.25	N/A	10,000	29,625
1990 TO 1994	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
1995 TO 1999	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
2000 TO Present											
ALL	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

## 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	3	126.43	155.29	118.78	66.72	130.74	43.20	296.25	N/A	16,666	19,796
150000 TO 249999	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
500000 +	3	36.29	31.16	33.21	41.11	93.82	6.21	50.97	N/A	2,310,000	767,163
ALL	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

## 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	126.43	155.29	118.78	66.72	130.74	43.20	296.25	N/A	16,666	19,796
60000 TO 99999	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
100000 TO 149999	1	6.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
500000 +	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
ALL	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

# 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:	7	<b>MEDIAN:</b>	<b>43</b>	COV:	117.13	95% Median C.I.:	6.21 to 296.25
TOTAL Sales Price:	7,200,000	WGT. MEAN:	34	STD:	100.01	95% Wgt. Mean C.I.:	8.74 to 59.18
TOTAL Adj.Sales Price:	7,200,000	MEAN:	85	AVG.ABS.DEV:	56.12	95% Mean C.I.:	-7.11 to 177.87
TOTAL Assessed Value:	2,445,160						
AVG. Adj. Sales Price:	1,028,571	COD:	129.91	MAX Sales Ratio:	296.25		
AVG. Assessed Value:	349,308	PRD:	251.41	MIN Sales Ratio:	6.21		

Printed: 02/09/2008 13:14:31

COST RANK										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
10	1	126.43	126.43	126.43			126.43	126.43	N/A	15,000	18,965
20	6	40.76	78.54	33.77	126.61	232.59	6.21	296.25	6.21 to 296.25	1,197,500	404,365
ALL	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308
OCCUPANCY CODE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
232	1	43.20	43.20	43.20			43.20	43.20	N/A	25,000	10,800
343	1	126.43	126.43	126.43			126.43	126.43	N/A	15,000	18,965
531	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
556	1	296.25	296.25	296.25			296.25	296.25	N/A	10,000	29,625
883	1	6.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
896	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
ALL	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

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

**Commercial**

Overall, no action was taken in the commercial class of property for 2008 unless any changes were found through sales verification or pick up work.

All sales are reviewed by the Assessor to find out as much information about the sale as possible.



## 2008 Assessment Survey for Wheeler County

### Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	Assessor and Staff
2.	<b>Valuation done by:</b>
	Assessor and Staff
3.	<b>Pickup work done by whom:</b>
	Contract Appraiser
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	1996 – Marshall-Swift
5.	<b>What was the last year the depreciation schedule for this property class was developed using market-derived information?</b>
	1999
6.	<b>When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	The income approach is not utilized.
7.	<b>When was the last year that the Market or Sales Comparison Approach was used to estimate the market value of the properties in this class?</b>
	The assessor does not currently use the sales comparison approach.
8.	<b>Number of market areas/neighborhoods for this property class?</b>
	3 – Bartlett, Ericson and Rural
9.	<b>How are these defined?</b>
	These are defined by location, specifically by town and rural.
10.	<b>Is “Assessor Location” a usable valuation identity?</b>
	Yes
11.	<b>Does the assessor location “suburban” mean something other than rural commercial? (<i>that is, does the “suburban” location have its own market?</i>)</b>
	No, assessor location “suburban” is not used.

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

**Commercial Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

## PAD 2008 R&amp;O Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	7	<b>MEDIAN:</b>	<b>43</b>	COV:	117.13	95% Median C.I.:	6.21 to 296.25
TOTAL Sales Price:	7,200,000	WGT. MEAN:	34	STD:	100.01	95% Wgt. Mean C.I.:	8.74 to 59.18
TOTAL Adj.Sales Price:	7,200,000	MEAN:	85	AVG.ABS.DEV:	56.12	95% Mean C.I.:	-7.11 to 177.87
TOTAL Assessed Value:	2,445,160						
AVG. Adj. Sales Price:	1,028,571	COD:	129.91	MAX Sales Ratio:	296.25		
AVG. Assessed Value:	349,308	PRD:	251.41	MIN Sales Ratio:	6.21		

Printed: 03/31/2008 19:02:33

## DATE OF SALE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04											
01/01/05 TO 03/31/05	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
04/01/05 TO 06/30/05											
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	2	84.82	84.82	74.41	49.07	113.98	43.20	126.43	N/A	20,000	14,882
04/01/06 TO 06/30/06	1	6.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	1	296.25	296.25	296.25			296.25	296.25	N/A	10,000	29,625
01/01/07 TO 03/31/07	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
04/01/07 TO 06/30/07											
____Study Years____	_____										
07/01/04 TO 06/30/05	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
07/01/05 TO 06/30/06	3	43.20	58.61	7.59	92.76	771.85	6.21	126.43	N/A	656,666	49,866
07/01/06 TO 06/30/07	2	167.28	167.28	49.52	77.10	337.78	38.31	296.25	N/A	115,000	56,952
____Calendar Yrs____	_____										
01/01/05 TO 12/31/05	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
01/01/06 TO 12/31/06	4	84.82	118.02	9.05	110.02	1303.86	6.21	296.25	N/A	495,000	44,806
____ALL____	_____										
	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
ERICSON	4	40.76	53.54	10.68	76.75	501.31	6.21	126.43	N/A	547,500	58,470
RURAL	3	50.97	127.84	44.14	170.01	289.63	36.29	296.25	N/A	1,670,000	737,093
____ALL____	_____										
	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

## LOCATIONS: URBAN, SUBURBAN &amp; RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	4	40.76	53.54	10.68	76.75	501.31	6.21	126.43	N/A	547,500	58,470
3	3	50.97	127.84	44.14	170.01	289.63	36.29	296.25	N/A	1,670,000	737,093
____ALL____	_____										
	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

**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:	7	<b>MEDIAN:</b>	<b>43</b>	COV:	117.13	95% Median C.I.:	6.21 to 296.25
TOTAL Sales Price:	7,200,000	WGT. MEAN:	34	STD:	100.01	95% Wgt. Mean C.I.:	8.74 to 59.18
TOTAL Adj.Sales Price:	7,200,000	MEAN:	85	AVG.ABS.DEV:	56.12	95% Mean C.I.:	-7.11 to 177.87
TOTAL Assessed Value:	2,445,160						
AVG. Adj. Sales Price:	1,028,571	COD:	129.91	MAX Sales Ratio:	296.25		
AVG. Assessed Value:	349,308	PRD:	251.41	MIN Sales Ratio:	6.21		

Printed: 03/31/2008 19:02:33

**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	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308
____ALL____	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

**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	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308
04											
____ALL____	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
02-0006											
02-0018											
39-0055											
45-0029											
45-0137											
92-0045	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308
NonValid School											
____ALL____	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

## PAD 2008 R&amp;O Statistics

Base Stat

PAGE:3 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	7	<b>MEDIAN:</b>	<b>43</b>	COV:	117.13	95% Median C.I.:	6.21 to 296.25
TOTAL Sales Price:	7,200,000	WGT. MEAN:	34	STD:	100.01	95% Wgt. Mean C.I.:	8.74 to 59.18
TOTAL Adj.Sales Price:	7,200,000	MEAN:	85	AVG.ABS.DEV:	56.12	95% Mean C.I.:	-7.11 to 177.87
TOTAL Assessed Value:	2,445,160						
AVG. Adj. Sales Price:	1,028,571	COD:	129.91	MAX Sales Ratio:	296.25		
AVG. Assessed Value:	349,308	PRD:	251.41	MIN Sales Ratio:	6.21		

Printed: 03/31/2008 19:02:33

## 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											
1900 TO 1919											
1920 TO 1939											
1940 TO 1949											
1950 TO 1959											
1960 TO 1969	2	66.32	66.32	7.14	90.64	929.34	6.21	126.43	N/A	972,500	69,400
1970 TO 1979	1	43.20	43.20	43.20			43.20	43.20	N/A	25,000	10,800
1980 TO 1989	1	296.25	296.25	296.25			296.25	296.25	N/A	10,000	29,625
1990 TO 1994	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
1995 TO 1999	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
2000 TO Present											
ALL	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

## 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	3	126.43	155.29	118.78	66.72	130.74	43.20	296.25	N/A	16,666	19,796
150000 TO 249999	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
500000 +	3	36.29	31.16	33.21	41.11	93.82	6.21	50.97	N/A	2,310,000	767,163
ALL	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

## 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	126.43	155.29	118.78	66.72	130.74	43.20	296.25	N/A	16,666	19,796
60000 TO 99999	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
100000 TO 149999	1	6.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
500000 +	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
ALL	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308

**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:	7	<b>MEDIAN:</b>	<b>43</b>	COV:	117.13	95% Median C.I.:	6.21 to 296.25
TOTAL Sales Price:	7,200,000	WGT. MEAN:	34	STD:	100.01	95% Wgt. Mean C.I.:	8.74 to 59.18
TOTAL Adj.Sales Price:	7,200,000	MEAN:	85	AVG.ABS.DEV:	56.12	95% Mean C.I.:	-7.11 to 177.87
TOTAL Assessed Value:	2,445,160						
AVG. Adj. Sales Price:	1,028,571	COD:	129.91	MAX Sales Ratio:	296.25		
AVG. Assessed Value:	349,308	PRD:	251.41	MIN Sales Ratio:	6.21		

Printed: 03/31/2008 19:02:33

<b>COST RANK</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
10	1	126.43	126.43	126.43			126.43	126.43	N/A	15,000	18,965
20	6	40.76	78.54	33.77	126.61	232.59	6.21	296.25	6.21 to 296.25	1,197,500	404,365
ALL	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308
<b>OCCUPANCY CODE</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
232	1	43.20	43.20	43.20			43.20	43.20	N/A	25,000	10,800
343	1	126.43	126.43	126.43			126.43	126.43	N/A	15,000	18,965
531	1	38.31	38.31	38.31			38.31	38.31	N/A	220,000	84,280
556	1	296.25	296.25	296.25			296.25	296.25	N/A	10,000	29,625
883	1	6.21	6.21	6.21			6.21	6.21	N/A	1,930,000	119,835
896	2	43.63	43.63	43.63	16.82	99.99	36.29	50.97	N/A	2,500,000	1,090,827
ALL	7	43.20	85.38	33.96	129.91	251.41	6.21	296.25	6.21 to 296.25	1,028,571	349,308



**2008 Correlation Section  
for Wheeler County**

---

**Commerical Real Property**

**I. Correlation**

COMMERCIAL: With only seven sales in the commercial sales file it is believed that with the diversity of the sales, the representativeness of the sample to the population is unreliable. There is no other information available that would indicate that Wheeler County has not met an acceptable level of value for the commercial class of property for assessment year 2008.



**2008 Correlation Section  
for Wheeler County**

---

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>12</b>	<b>7</b>	<b>58.33</b>
<b>2007</b>	<b>13</b>	<b>6</b>	<b>46.15</b>
<b>2006</b>	<b>8</b>	<b>3</b>	<b>37.5</b>
<b>2005</b>	<b>5</b>	<b>3</b>	<b>60</b>
<b>2004</b>	<b>1</b>	<b>1</b>	<b>100</b>
<b>2003</b>	<b>3</b>	<b>3</b>	<b>100</b>
<b>2002</b>	<b>8</b>	<b>7</b>	<b>87.5</b>
<b>2001</b>	<b>9</b>	<b>7</b>	<b>77.78</b>

COMMERCIAL: Analysis of the Table II indicates that the assessor deemed approximately 58% of all commercial sales qualified for the sales study period.

**2008 Correlation Section  
for Wheeler 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.

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

**2008 Correlation Section  
for Wheeler County**

---

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>43.20</b>	<b>-0.59</b>	<b>42.95</b>	<b>43.20</b>
<b>2007</b>	<b>47.09</b>	<b>0</b>	<b>47.09</b>	<b>47.09</b>
<b>2006</b>	<b>50.97</b>	<b>-2.08</b>	<b>49.91</b>	<b>50.97</b>
<b>2005</b>	<b>165.20</b>	<b>-15.66</b>	<b>139.33</b>	<b>165.20</b>
<b>2004</b>	<b>96.68</b>	<b>0.61</b>	<b>97.27</b>	<b>96.68</b>
<b>2003</b>	<b>56</b>	<b>8.51</b>	<b>60.77</b>	<b>64</b>
<b>2002</b>	<b>60</b>	<b>0</b>	<b>60</b>	<b>60</b>
<b>2001</b>	<b>60</b>	<b>-4.32</b>	<b>57.41</b>	<b>60</b>

COMMERCIAL: The relationship between the Trended Preliminary Ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

## 2008 Correlation Section for Wheeler 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.

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section  
for Wheeler County**

---

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>0</b>	<b>2008</b>	<b>-0.59</b>
<b>0</b>	<b>2007</b>	<b>0</b>
<b>0</b>	<b>2006</b>	<b>-2.08</b>
<b>0</b>	<b>2005</b>	<b>-15.66</b>
<b>N/A</b>	<b>2004</b>	<b>0.61</b>
<b>14.2</b>	<b>2003</b>	<b>8.5</b>
<b>0</b>	<b>2002</b>	<b>0</b>
<b>0</b>	<b>2001</b>	<b>-4.32</b>

COMMERCIAL: The percent change in assessed value for both sold and unsold properties is similar and suggests there is little difference in the valuation.

## 2008 Correlation Section for Wheeler 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 Wheeler County**

---

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>43.20</b>	<b>33.96</b>	<b>85.38</b>

COMMERCIAL: All three measures of central tendency are outside of the acceptable range. The sample consists of seven qualified sales and its representativeness to the population is unreliable.

**2008 Correlation Section  
for Wheeler County**

---

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>129.91</b>	<b>251.41</b>
<b>Difference</b>	<b>109.91</b>	<b>148.41</b>

COMMERCIAL: The qualitative measures have exceeded their acceptable parameters, but the sampling is small and does not represent the commercial class as a whole.



**2008 Correlation Section  
for Wheeler County**

---

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>7</b>	<b>7</b>	<b>0</b>
<b>Median</b>	<b>43.20</b>	<b>43.20</b>	<b>0</b>
<b>Wgt. Mean</b>	<b>33.96</b>	<b>33.96</b>	<b>0</b>
<b>Mean</b>	<b>85.38</b>	<b>85.38</b>	<b>0</b>
<b>COD</b>	<b>129.91</b>	<b>129.91</b>	<b>0</b>
<b>PRD</b>	<b>251.41</b>	<b>251.41</b>	<b>0</b>
<b>Min Sales Ratio</b>	<b>6.21</b>	<b>6.21</b>	<b>0</b>
<b>Max Sales Ratio</b>	<b>296.25</b>	<b>296.25</b>	<b>0</b>

COMMERCIAL: The changes in the statistics coincide with the assessor's reported action that there were no overall valuation changes to the commercial property class 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:	36	<b>MEDIAN:</b>	<b>66</b>	COV:	22.69	95% Median C.I.:	60.53 to 72.43	(! : Derived)
(AgLand) TOTAL Sales Price:	9,339,744	WGT. MEAN:	69	STD:	15.81	95% Wgt. Mean C.I.:	63.88 to 74.31	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,899,744	MEAN:	70	AVG.ABS.DEV:	11.07	95% Mean C.I.:	64.53 to 74.87	
(AgLand) TOTAL Assessed Value:	6,149,200							
AVG. Adj. Sales Price:	247,215	COD:	16.78	MAX Sales Ratio:	126.06			
AVG. Assessed Value:	170,811	PRD:	100.88	MIN Sales Ratio:	47.82			

Printed: 02/09/2008 13:14:53

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	107.66	107.66	107.66			107.66	107.66	N/A	270,000	290,695
01/01/05 TO 03/31/05	8	75.06	76.49	78.06	10.40	98.00	62.23	90.73	62.23 to 90.73	263,284	205,509
04/01/05 TO 06/30/05	4	70.97	69.07	66.79	6.44	103.41	60.09	74.24	N/A	281,900	188,273
07/01/05 TO 09/30/05	2	59.14	59.14	59.11	1.23	100.04	58.41	59.87	N/A	260,000	153,697
10/01/05 TO 12/31/05	2	62.15	62.15	60.72	12.29	102.35	54.51	69.78	N/A	227,500	138,135
01/01/06 TO 03/31/06	6	60.69	59.39	59.85	4.81	99.23	51.52	64.35	51.52 to 64.35	139,233	83,330
04/01/06 TO 06/30/06	2	73.05	73.05	66.85	18.79	109.27	59.32	86.77	N/A	379,000	253,360
07/01/06 TO 09/30/06	4	65.18	79.22	65.09	28.01	121.72	60.47	126.06	N/A	147,665	96,112
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	6	67.72	66.75	68.74	14.01	97.11	47.82	85.45	47.82 to 85.45	324,967	223,378
04/01/07 TO 06/30/07	1	50.96	50.96	50.96			50.96	50.96	N/A	287,000	146,245
____Study Years____	_____										
07/01/04 TO 06/30/05	13	73.97	76.61	76.71	12.09	99.86	60.09	107.66	67.26 to 85.94	269,528	206,758
07/01/05 TO 06/30/06	12	60.20	62.08	61.92	8.72	100.26	51.52	86.77	57.36 to 64.35	214,033	132,530
07/01/06 TO 06/30/07	11	64.60	69.85	66.17	20.21	105.56	47.82	126.06	50.96 to 85.45	257,042	170,087
____Calendar Yrs____	_____										
01/01/05 TO 12/31/05	16	70.53	70.67	70.82	11.40	99.79	54.51	90.73	60.09 to 76.14	263,054	186,302
01/01/06 TO 12/31/06	12	61.15	68.28	63.70	16.25	107.19	51.52	126.06	59.32 to 68.90	182,005	115,929
____ALL____	_____										
	36	65.93	69.70	69.09	16.78	100.88	47.82	126.06	60.53 to 72.43	247,215	170,811

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1479	1	85.45	85.45	85.45			85.45	85.45	N/A	575,000	491,340
1483	2	87.56	87.56	86.83	3.62	100.84	84.39	90.73	N/A	477,621	414,725
1485	3	74.24	85.89	71.56	30.85	120.03	57.36	126.06	N/A	41,666	29,815
1569	5	72.43	72.69	70.75	7.95	102.74	62.23	85.94	N/A	184,087	130,247
1573	1	47.82	47.82	47.82			47.82	47.82	N/A	300,000	143,455
1761	3	60.09	62.40	59.40	13.97	105.05	50.96	76.14	N/A	296,600	176,173
1763	10	61.60	67.23	68.05	10.87	98.79	59.36	107.66	60.47 to 71.28	224,606	152,848
1765	3	69.78	69.29	69.17	1.71	100.18	67.26	70.84	N/A	214,200	148,165
1853	1	51.52	51.52	51.52			51.52	51.52	N/A	88,000	45,335
1855	6	59.60	62.34	62.42	8.27	99.87	54.51	73.04	54.51 to 73.04	324,933	202,826
1857	1	86.77	86.77	86.77			86.77	86.77	N/A	208,000	180,480
____ALL____	_____										
	36	65.93	69.70	69.09	16.78	100.88	47.82	126.06	60.53 to 72.43	247,215	170,811

## PAD 2008 Preliminary Statistics

Base Stat

PAGE:2 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	36	<b>MEDIAN:</b>	<b>66</b>	COV:	22.69	95% Median C.I.:	60.53 to 72.43	(! : Derived)
(AgLand) TOTAL Sales Price:	9,339,744	WGT. MEAN:	69	STD:	15.81	95% Wgt. Mean C.I.:	63.88 to 74.31	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,899,744	MEAN:	70	AVG.ABS.DEV:	11.07	95% Mean C.I.:	64.53 to 74.87	
(AgLand) TOTAL Assessed Value:	6,149,200							
AVG. Adj. Sales Price:	247,215	COD:	16.78	MAX Sales Ratio:	126.06			
AVG. Assessed Value:	170,811	PRD:	100.88	MIN Sales Ratio:	47.82			

Printed: 02/09/2008 13:14:53

## AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	36	65.93	69.70	69.09	16.78	100.88	47.82	126.06	60.53 to 72.43	247,215	170,811
____ALL____											
	36	65.93	69.70	69.09	16.78	100.88	47.82	126.06	60.53 to 72.43	247,215	170,811

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	36	65.93	69.70	69.09	16.78	100.88	47.82	126.06	60.53 to 72.43	247,215	170,811
____ALL____											
	36	65.93	69.70	69.09	16.78	100.88	47.82	126.06	60.53 to 72.43	247,215	170,811

## MAJORITY LAND USE &gt; 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY-N/A	3	90.73	97.01	90.51	19.04	107.18	74.24	126.06	N/A	141,333	127,916
GRASS	18	68.08	68.86	70.46	11.32	97.74	51.52	86.77	61.46 to 73.97	201,896	142,253
GRASS-N/A	2	66.64	66.64	72.55	28.24	91.85	47.82	85.45	N/A	437,500	317,397
IRRGTD-N/A	13	59.87	65.03	64.79	13.57	100.36	50.96	107.66	57.36 to 71.28	305,123	197,698
____ALL____											
	36	65.93	69.70	69.09	16.78	100.88	47.82	126.06	60.53 to 72.43	247,215	170,811

## MAJORITY LAND USE &gt; 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	74.24	74.24	74.24			74.24	74.24	N/A	40,000	29,695
DRY-N/A	2	108.40	108.40	92.20	16.30	117.56	90.73	126.06	N/A	192,000	177,027
GRASS	20	68.08	68.64	70.86	12.95	96.86	47.82	86.77	61.46 to 73.97	225,457	159,768
IRRGTD	12	59.98	65.58	65.26	14.48	100.49	50.96	107.66	57.36 to 71.28	308,050	201,031
IRRGTD-N/A	1	58.41	58.41	58.41			58.41	58.41	N/A	270,000	157,710
____ALL____											
	36	65.93	69.70	69.09	16.78	100.88	47.82	126.06	60.53 to 72.43	247,215	170,811

## MAJORITY LAND USE &gt; 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	90.73	97.01	90.51	19.04	107.18	74.24	126.06	N/A	141,333	127,916
GRASS	20	68.08	68.64	70.86	12.95	96.86	47.82	86.77	61.46 to 73.97	225,457	159,768
IRRGTD	13	59.87	65.03	64.79	13.57	100.36	50.96	107.66	57.36 to 71.28	305,123	197,698
____ALL____											
	36	65.93	69.70	69.09	16.78	100.88	47.82	126.06	60.53 to 72.43	247,215	170,811

# PAD 2008 Preliminary Statistics

Base Stat

PAGE:3 of 4

State Stat Run

Type: Qualified

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

NUMBER of Sales:	36	<b>MEDIAN:</b>	<b>66</b>	COV:	22.69	95% Median C.I.:	60.53 to 72.43	(! : Derived)
(AgLand) TOTAL Sales Price:	9,339,744	WGT. MEAN:	69	STD:	15.81	95% Wgt. Mean C.I.:	63.88 to 74.31	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,899,744	MEAN:	70	AVG.ABS.DEV:	11.07	95% Mean C.I.:	64.53 to 74.87	
(AgLand) TOTAL Assessed Value:	6,149,200							
AVG. Adj. Sales Price:	247,215	COD:	16.78	MAX Sales Ratio:	126.06			
AVG. Assessed Value:	170,811	PRD:	100.88	MIN Sales Ratio:	47.82			

Printed: 02/09/2008 13:14:53

SCHOOL DISTRICT *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)											
02-0006	1	57.36	57.36	57.36			57.36	57.36	N/A	69,000	39,580
02-0018											
39-0055											
45-0029	1	74.24	74.24	74.24			74.24	74.24	N/A	40,000	29,695
45-0137											
92-0045	34	65.93	69.93	69.16	17.02	101.11	47.82	126.06	60.53 to 72.43	258,551	178,821
NonValid School											
____ALL____											
	36	65.93	69.70	69.09	16.78	100.88	47.82	126.06	60.53 to 72.43	247,215	170,811

ACRES IN SALE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
30.01 TO 50.00	3	74.24	85.89	71.56	30.85	120.03	57.36	126.06	N/A	41,666	29,815
100.01 TO 180.00	10	60.67	60.40	59.86	8.49	100.89	50.96	71.28	51.52 to 68.90	180,554	108,086
180.01 TO 330.00	9	72.43	73.07	69.40	15.40	105.29	58.41	107.66	59.32 to 85.94	311,887	216,448
330.01 TO 650.00	11	67.26	66.31	64.97	10.59	102.06	47.82	86.77	60.47 to 73.97	239,270	155,460
650.01 +	3	85.45	86.86	86.31	2.47	100.63	84.39	90.73	N/A	510,081	440,263
____ALL____											
	36	65.93	69.70	69.09	16.78	100.88	47.82	126.06	60.53 to 72.43	247,215	170,811

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	126.06	126.06	126.06			126.06	126.06	N/A	16,000	20,170
30000 TO 59999	1	74.24	74.24	74.24			74.24	74.24	N/A	40,000	29,695
60000 TO 99999	5	61.46	59.29	59.06	5.60	100.39	51.52	64.35	N/A	76,908	45,421
100000 TO 149999	3	76.14	78.17	77.84	5.91	100.43	72.43	85.94	N/A	133,127	103,625
150000 TO 249999	9	69.78	70.95	70.78	5.89	100.24	60.84	86.77	67.26 to 73.97	206,486	146,142
250000 TO 499999	14	60.28	65.02	65.33	15.20	99.52	47.82	107.66	54.51 to 73.04	320,656	209,495
500000 +	3	84.39	76.39	76.69	10.32	99.60	59.32	85.45	N/A	570,747	437,715
____ALL____											
	36	65.93	69.70	69.09	16.78	100.88	47.82	126.06	60.53 to 72.43	247,215	170,811

# 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:	36	<b>MEDIAN:</b>	<b>66</b>	COV:	22.69	95% Median C.I.:	60.53 to 72.43	(!: Derived)
(AgLand) TOTAL Sales Price:	9,339,744	WGT. MEAN:	69	STD:	15.81	95% Wgt. Mean C.I.:	63.88 to 74.31	(!: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,899,744	MEAN:	70	AVG.ABS.DEV:	11.07	95% Mean C.I.:	64.53 to 74.87	
(AgLand) TOTAL Assessed Value:	6,149,200							
AVG. Adj. Sales Price:	247,215	COD:	16.78	MAX Sales Ratio:	126.06			
AVG. Assessed Value:	170,811	PRD:	100.88	MIN Sales Ratio:	47.82			

Printed: 02/09/2008 13:14:53

## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	100.15	100.15	89.04	25.87	112.47	74.24	126.06	N/A	28,000	24,932
30000 TO 59999	5	61.46	59.29	59.06	5.60	100.39	51.52	64.35	N/A	76,908	45,421
60000 TO 99999	1	76.14	76.14	76.14			76.14	76.14	N/A	124,800	95,025
100000 TO 149999	11	68.90	65.12	62.45	13.12	104.28	47.82	85.94	50.96 to 73.97	214,033	133,657
150000 TO 249999	9	62.23	66.09	65.16	9.82	101.41	58.41	86.77	59.36 to 70.84	256,910	167,413
250000 TO 499999	8	78.72	78.16	76.35	17.66	102.38	59.32	107.66	59.32 to 107.66	458,480	350,030
ALL	36	65.93	69.70	69.09	16.78	100.88	47.82	126.06	60.53 to 72.43	247,215	170,811

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

### **Agricultural**

For the assessment year 2008, the assessor completed a spreadsheet analysis of unimproved agricultural land valuation and adjusted values accordingly. Irrigated values increased 15% while grass values increased 5% based on the analysis.

The Wheeler County Assessor is constantly working with the local Farm Service Agency office for information regarding land use and acres.

All agricultural sales are plotted on a county map in the office for the public to view.

The Wheeler County Assessor reviewed all agricultural sales by sending questionnaires to the seller and buyer to gather as much information about the sales as possible. However; the assessor also serves as the county clerk, many times when deeds are filed questions are asked at this time regarding the sales of properties eliminating the need to mail a questionnaire. When necessary, if there is no response from the questionnaire, an interview in person or by telephone with the buyer, seller, broker or banker is conducted.

The Natural Resource District has required that all irrigated acres be certified to them by December 31, 2007. Upon the property owners request FSA maps are reviewed and changes are made accordingly. The certification is then sent with the property owner to deliver to the NRD office. In the review of irrigated acres, the office also reviewed all uses of the parcel. Dry, grass and irrigated acres were all reviewed and corrected where needed.

Pick up work was completed and placed on the 2008 assessment roll.

## 2008 Assessment Survey for Wheeler County

### Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	Assessor and Staff
2.	<b>Valuation done by:</b>
	Assessor and Staff
3.	<b>Pickup work done by whom:</b>
	Assessor and Staff
4.	<b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>
	Currently the county doesn't have a written policy or standard to specifically define agricultural land versus rural residential acreages.
a.	<b>How is agricultural land defined in this county?</b>
	Agricultural land is defined according to Neb. Rev. Stat. 77-1359.
5.	<b>When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?</b>
	The income approach is not utilized.
6.	<b>What is the date of the soil survey currently used?</b>
	1988
7.	<b>What date was the last countywide land use study completed?</b>
	1999
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	FSA maps and physical inspections
b.	<b>By whom?</b>
	Assessor and Staff
c.	<b>What proportion is complete / implemented at this time?</b>
	100% of the 1999 study is complete
8.	<b>Number of market areas/neighborhoods in the agricultural property class:</b>
	1



9.	<b>How are market areas/neighborhoods defined in this property class?</b>
	Wheeler County has determined there are not different market areas for agricultural land in the county.
10.	<b>Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?</b>
	No

**Agricultural Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

# PAD 2008 R&O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	36	<b>MEDIAN:</b>	<b>71</b>	COV:	20.96	95% Median C.I.:	65.60 to 77.27	(! : Derived)
(AgLand) TOTAL Sales Price:	9,339,744	WGT. MEAN:	75	STD:	15.73	95% Wgt. Mean C.I.:	69.95 to 79.83	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,899,744	MEAN:	75	AVG.ABS.DEV:	10.71	95% Mean C.I.:	69.89 to 80.16	
(AgLand) TOTAL Assessed Value:	6,665,300							
AVG. Adj. Sales Price:	247,215	COD:	15.00	MAX Sales Ratio:	127.81			
AVG. Assessed Value:	185,147	PRD:	100.18	MIN Sales Ratio:	50.23			

Printed: 03/31/2008 19:02:40

DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____											
07/01/04 TO 09/30/04											
10/01/04 TO 12/31/04	1	119.71	119.71	119.71			119.71	119.71	N/A	270,000	323,205
01/01/05 TO 03/31/05	8	83.38	81.24	82.35	9.43	98.65	65.18	91.81	65.18 to 91.81	263,284	216,816
04/01/05 TO 06/30/05	4	76.49	76.76	76.77	5.47	99.99	70.82	83.24	N/A	281,900	216,403
07/01/05 TO 09/30/05	2	66.47	66.47	66.39	3.17	100.13	64.36	68.58	N/A	260,000	172,605
10/01/05 TO 12/31/05	2	69.01	69.01	68.18	6.49	101.22	64.53	73.49	N/A	227,500	155,102
01/01/06 TO 03/31/06	6	64.49	63.32	63.37	4.14	99.92	54.24	67.51	54.24 to 67.51	139,233	88,235
04/01/06 TO 06/30/06	2	79.41	79.41	73.94	15.28	107.40	67.28	91.54	N/A	379,000	280,222
07/01/06 TO 09/30/06	4	68.28	81.97	68.12	26.25	120.33	63.52	127.81	N/A	147,665	100,590
10/01/06 TO 12/31/06											
01/01/07 TO 03/31/07	6	73.26	71.11	72.93	10.78	97.50	50.23	86.77	50.23 to 86.77	324,967	237,008
04/01/07 TO 06/30/07	1	60.02	60.02	60.02			60.02	60.02	N/A	287,000	172,265
____Study Years____											
07/01/04 TO 06/30/05	13	80.05	82.82	83.43	11.73	99.27	65.18	119.71	71.01 to 89.62	269,528	224,873
07/01/05 TO 06/30/06	12	65.23	67.48	67.95	7.45	99.30	54.24	91.54	64.12 to 68.58	214,033	145,439
07/01/06 TO 06/30/07	11	71.82	74.05	70.62	16.57	104.86	50.23	127.81	60.02 to 86.77	257,042	181,515
____Calendar Yrs____											
01/01/05 TO 12/31/05	16	75.80	76.75	77.35	10.17	99.22	64.36	91.81	68.58 to 86.71	263,054	203,472
01/01/06 TO 12/31/06	12	65.23	72.22	68.32	14.92	105.70	54.24	127.81	63.59 to 71.98	182,005	124,351
____ALL____											
	36	71.41	75.03	74.89	15.00	100.18	50.23	127.81	65.60 to 77.27	247,215	185,147

GEO CODE / TOWNSHIP #	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1479	1	86.77	86.77	86.77			86.77	86.77	N/A	575,000	498,900
1483	2	90.05	90.05	89.65	1.95	100.45	88.29	91.81	N/A	477,621	428,167
1485	3	74.33	89.25	76.36	27.90	116.88	65.60	127.81	N/A	41,666	31,815
1569	5	75.53	75.92	73.92	7.87	102.70	65.18	89.62	N/A	184,087	136,072
1573	1	50.23	50.23	50.23			50.23	50.23	N/A	300,000	150,685
1761	3	70.82	70.30	68.63	9.43	102.43	60.02	80.05	N/A	296,600	203,563
1763	10	66.19	73.40	74.76	14.00	98.18	63.52	119.71	63.59 to 86.71	224,606	167,912
1765	3	73.49	73.07	72.95	1.68	100.16	71.01	74.71	N/A	214,200	156,258
1853	1	54.24	54.24	54.24			54.24	54.24	N/A	88,000	47,735
1855	6	67.93	71.11	71.14	8.42	99.96	64.36	83.24	64.36 to 83.24	324,933	231,142
1857	1	91.54	91.54	91.54			91.54	91.54	N/A	208,000	190,400
____ALL____											
	36	71.41	75.03	74.89	15.00	100.18	50.23	127.81	65.60 to 77.27	247,215	185,147

## PAD 2008 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

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

NUMBER of Sales:	36	<b>MEDIAN:</b>	<b>71</b>	COV:	20.96	95% Median C.I.:	65.60 to 77.27	(! : Derived)
(AgLand) TOTAL Sales Price:	9,339,744	WGT. MEAN:	75	STD:	15.73	95% Wgt. Mean C.I.:	69.95 to 79.83	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,899,744	MEAN:	75	AVG.ABS.DEV:	10.71	95% Mean C.I.:	69.89 to 80.16	
(AgLand) TOTAL Assessed Value:	6,665,300							
AVG. Adj. Sales Price:	247,215	COD:	15.00	MAX Sales Ratio:	127.81			
AVG. Assessed Value:	185,147	PRD:	100.18	MIN Sales Ratio:	50.23			

Printed: 03/31/2008 19:02:40

## AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	36	71.41	75.03	74.89	15.00	100.18	50.23	127.81	65.60 to 77.27	247,215	185,147
____ALL____	36	71.41	75.03	74.89	15.00	100.18	50.23	127.81	65.60 to 77.27	247,215	185,147

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
2	36	71.41	75.03	74.89	15.00	100.18	50.23	127.81	65.60 to 77.27	247,215	185,147
____ALL____	36	71.41	75.03	74.89	15.00	100.18	50.23	127.81	65.60 to 77.27	247,215	185,147

## MAJORITY LAND USE &gt; 95%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY-N/A	3	91.81	97.98	91.52	19.42	107.07	74.33	127.81	N/A	141,333	129,343
GRASS	18	71.50	72.28	73.94	11.18	97.75	54.24	91.54	64.57 to 77.27	201,896	149,290
GRASS-N/A	2	68.50	68.50	74.24	26.67	92.27	50.23	86.77	N/A	437,500	324,792
IRRGTD-N/A	13	68.58	74.53	74.13	13.64	100.54	60.02	119.71	64.53 to 83.24	305,123	226,189
____ALL____	36	71.41	75.03	74.89	15.00	100.18	50.23	127.81	65.60 to 77.27	247,215	185,147

## MAJORITY LAND USE &gt; 80%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	1	74.33	74.33	74.33			74.33	74.33	N/A	40,000	29,730
DRY-N/A	2	109.81	109.81	93.31	16.39	117.69	91.81	127.81	N/A	192,000	179,150
GRASS	20	71.50	71.90	74.00	12.62	97.17	50.23	91.54	64.57 to 77.27	225,457	166,840
IRRGTD	12	69.70	75.38	74.84	14.03	100.71	60.02	119.71	65.60 to 83.24	308,050	230,557
IRRGTD-N/A	1	64.36	64.36	64.36			64.36	64.36	N/A	270,000	173,770
____ALL____	36	71.41	75.03	74.89	15.00	100.18	50.23	127.81	65.60 to 77.27	247,215	185,147

## MAJORITY LAND USE &gt; 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	3	91.81	97.98	91.52	19.42	107.07	74.33	127.81	N/A	141,333	129,343
GRASS	20	71.50	71.90	74.00	12.62	97.17	50.23	91.54	64.57 to 77.27	225,457	166,840
IRRGTD	13	68.58	74.53	74.13	13.64	100.54	60.02	119.71	64.53 to 83.24	305,123	226,189
____ALL____	36	71.41	75.03	74.89	15.00	100.18	50.23	127.81	65.60 to 77.27	247,215	185,147

**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:	36	<b>MEDIAN:</b>	<b>71</b>	COV:	20.96	95% Median C.I.:	65.60 to 77.27	(! : Derived)
(AgLand) TOTAL Sales Price:	9,339,744	WGT. MEAN:	75	STD:	15.73	95% Wgt. Mean C.I.:	69.95 to 79.83	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,899,744	MEAN:	75	AVG.ABS.DEV:	10.71	95% Mean C.I.:	69.89 to 80.16	
(AgLand) TOTAL Assessed Value:	6,665,300							
AVG. Adj. Sales Price:	247,215	COD:	15.00	MAX Sales Ratio:	127.81			
AVG. Assessed Value:	185,147	PRD:	100.18	MIN Sales Ratio:	50.23			

Printed: 03/31/2008 19:02:40

<b>SCHOOL DISTRICT *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)											
02-0006	1	65.60	65.60	65.60			65.60	65.60	N/A	69,000	45,265
02-0018											
39-0055											
45-0029	1	74.33	74.33	74.33			74.33	74.33	N/A	40,000	29,730
45-0137											
92-0045	34	71.41	75.32	74.97	15.53	100.47	50.23	127.81	65.18 to 78.65	258,551	193,832
NonValid School											
____ALL____											
	36	71.41	75.03	74.89	15.00	100.18	50.23	127.81	65.60 to 77.27	247,215	185,147

<b>ACRES IN SALE</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
30.01 TO 50.00	3	74.33	89.25	76.36	27.90	116.88	65.60	127.81	N/A	41,666	31,815
100.01 TO 180.00	10	66.19	67.72	68.63	9.19	98.68	54.24	86.71	60.02 to 78.65	180,554	123,918
180.01 TO 330.00	9	75.53	80.27	77.59	14.47	103.45	64.36	119.71	67.28 to 89.62	311,887	242,006
330.01 TO 650.00	11	71.01	69.69	68.29	10.54	102.06	50.23	91.54	63.52 to 77.27	239,270	163,398
650.01 +	3	88.29	88.96	88.56	1.90	100.44	86.77	91.81	N/A	510,081	451,745
____ALL____											
	36	71.41	75.03	74.89	15.00	100.18	50.23	127.81	65.60 to 77.27	247,215	185,147

<b>SALE PRICE *</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
____Low \$____											
____Total \$____											
10000 TO 29999	1	127.81	127.81	127.81			127.81	127.81	N/A	16,000	20,450
30000 TO 59999	1	74.33	74.33	74.33			74.33	74.33	N/A	40,000	29,730
60000 TO 99999	5	64.86	63.36	63.01	4.41	100.54	54.24	67.51	N/A	76,908	48,464
100000 TO 149999	3	80.05	81.73	81.37	5.87	100.44	75.53	89.62	N/A	133,127	108,330
150000 TO 249999	9	74.71	76.61	76.45	7.97	100.21	64.12	91.54	71.01 to 86.71	206,486	157,856
250000 TO 499999	14	66.38	71.79	72.17	15.29	99.47	50.23	119.71	63.52 to 83.24	320,656	231,405
500000 +	3	86.77	80.78	81.03	8.07	99.69	67.28	88.29	N/A	570,747	462,476
____ALL____											
	36	71.41	75.03	74.89	15.00	100.18	50.23	127.81	65.60 to 77.27	247,215	185,147

**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:	36	<b>MEDIAN:</b>	<b>71</b>	COV:	20.96	95% Median C.I.:	65.60 to 77.27	(! : Derived)
(AgLand) TOTAL Sales Price:	9,339,744	WGT. MEAN:	75	STD:	15.73	95% Wgt. Mean C.I.:	69.95 to 79.83	(! : land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	8,899,744	MEAN:	75	AVG.ABS.DEV:	10.71	95% Mean C.I.:	69.89 to 80.16	
(AgLand) TOTAL Assessed Value:	6,665,300							
AVG. Adj. Sales Price:	247,215	COD:	15.00	MAX Sales Ratio:	127.81			
AVG. Assessed Value:	185,147	PRD:	100.18	MIN Sales Ratio:	50.23			

Printed: 03/31/2008 19:02:40

**ASSESSED VALUE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$ _____											
Total \$ _____											
10000 TO 29999	2	101.07	101.07	89.61	26.46	112.79	74.33	127.81	N/A	28,000	25,090
30000 TO 59999	5	64.86	63.36	63.01	4.41	100.54	54.24	67.51	N/A	76,908	48,464
60000 TO 99999	1	80.05	80.05	80.05			80.05	80.05	N/A	124,800	99,900
100000 TO 149999	6	74.51	75.33	74.10	7.34	101.66	64.12	89.62	64.12 to 89.62	174,560	129,355
150000 TO 249999	14	66.38	69.30	68.03	11.55	101.86	50.23	91.54	63.52 to 78.65	258,513	175,873
250000 TO 499999	7	83.24	84.49	81.67	15.17	103.45	67.28	119.71	67.28 to 119.71	440,085	359,435
500000 +	1	88.29	88.29	88.29			88.29	88.29	N/A	587,243	518,485
ALL _____	36	71.41	75.03	74.89	15.00	100.18	50.23	127.81	65.60 to 77.27	247,215	185,147

## Agricultural Correlation

**2008 Correlation Section  
for Wheeler County**

---

**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: A review of the statistical profile reveals that all three measures of central tendency are within the acceptable range. The qualitative statistical measures are both within their respective parameters; indicating this class of property has been valued uniformly and proportionately. For purposes of direct equalization, the median will be utilized to represent the level of value for the agricultural property since there is strong support by the Trended Preliminary Ratio. The change between the preliminary statistics and the Reports and Opinion statistics is consistent with the assessment actions reported by the County for the agricultural class of property.

**2008 Correlation Section  
for Wheeler County**

---

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

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

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

	<b>Total Sales</b>	<b>Qualified Sales</b>	<b>Percent Used</b>
<b>2008</b>	<b>53</b>	<b>36</b>	<b>67.92</b>
<b>2007</b>	<b>56</b>	<b>35</b>	<b>62.5</b>
<b>2006</b>	<b>59</b>	<b>40</b>	<b>67.8</b>
<b>2005</b>	<b>53</b>	<b>31</b>	<b>58.49</b>
<b>2004</b>	<b>48</b>	<b>28</b>	<b>58.33</b>
<b>2003</b>	<b>45</b>	<b>27</b>	<b>60</b>
<b>2002</b>	<b>42</b>	<b>22</b>	<b>52.38</b>
<b>2001</b>	<b>44</b>	<b>21</b>	<b>47.73</b>

AGRICULTURAL UNIMPROVED: Analysis of the Table II indicates that the assessor deemed approximately 68% (rounded) of all agricultural unimproved sales qualified for the sales study period.



**2008 Correlation Section  
for Wheeler 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.

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

**2008 Correlation Section  
for Wheeler County**

---

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

	<b>Preliminary Median</b>	<b>% Change in Assessed Value (excl. growth)</b>	<b>Trended Preliminary Ratio</b>	<b>R&amp;O Median</b>
<b>2008</b>	<b>65.93</b>	<b>8.54</b>	<b>71.56</b>	<b>71.41</b>
<b>2007</b>	<b>68.88</b>	<b>4.26</b>	<b>71.81</b>	<b>73.04</b>
<b>2006</b>	<b>68.70</b>	<b>10.3</b>	<b>75.78</b>	<b>76.10</b>
<b>2005</b>	<b>65.81</b>	<b>16.2</b>	<b>76.47</b>	<b>75.72</b>
<b>2004</b>	<b>75.99</b>	<b>0.27</b>	<b>76.2</b>	<b>75.99</b>
<b>2003</b>	<b>70</b>	<b>12.94</b>	<b>79.06</b>	<b>77</b>
<b>2002</b>	<b>74</b>	<b>0</b>	<b>74</b>	<b>74</b>
<b>2001</b>	<b>59</b>	<b>14.53</b>	<b>67.57</b>	<b>65</b>

AGRICULTURAL UNIMPROVED: The relationship between the Trended Preliminary Ratio and the R&O ratio suggests the assessment practices are applied to the sales file and population in a similar manner.

## 2008 Correlation Section for Wheeler 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.

Gloudemans, Robert J., Mass Appraisal of Real Property, International Association of Assessing Officers, (1999), p. 311.

**2008 Correlation Section  
for Wheeler County**

---

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

<b>% Change in Total Assessed Value in the Sales</b>		<b>% Change in Assessed Value (excl. growth)</b>
<b>6.73</b>	<b>2008</b>	<b>8.54</b>
<b>4.42</b>	<b>2007</b>	<b>4.26</b>
<b>10.76</b>	<b>2006</b>	<b>10.3</b>
<b>17.08</b>	<b>2005</b>	<b>16.2</b>
<b>0</b>	<b>2004</b>	<b>0.27</b>
<b>1.75</b>	<b>2003</b>	<b>12.94</b>
<b>0</b>	<b>2002</b>	<b>0</b>
<b>11.17</b>	<b>2001</b>	<b>14.53</b>

AGRICULTURAL UNIMPROVED: Comparison of the percent change in the sale file to the percent change to the agricultural base reveals an approximate 1.81 points difference between the two figures. The assessor was very aggressive in valuing agricultural land for 2008. It appears Wheeler County has appraised sold parcels similarly to unsold parcels.

## 2008 Correlation Section for Wheeler 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 Wheeler County**

---

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

	<b>Median</b>	<b>Wgt. Mean</b>	<b>Mean</b>
<b>R&amp;O Statistics</b>	<b>71.41</b>	<b>74.89</b>	<b>75.03</b>

AGRICULTURAL UNIMPROVED: The measures of central tendency are similar and within the acceptable range for the level of value. The similarity between the measures would indicate that the level of value has been attained.

**2008 Correlation Section  
for Wheeler County**

---

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>15.00</b>	<b>100.18</b>
<b>Difference</b>	<b>0</b>	<b>0</b>

AGRICULTURAL UNIMPROVED: Both qualitative statistical measures are within the acceptable range. It is believed the county has attained uniform and proportionate assessments.

**2008 Correlation Section  
for Wheeler County**

---

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

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

	<b>Preliminary Statistics</b>	<b>R&amp;O Statistics</b>	<b>Change</b>
<b>Number of Sales</b>	<b>36</b>	<b>36</b>	<b>0</b>
<b>Median</b>	<b>65.93</b>	<b>71.41</b>	<b>5.48</b>
<b>Wgt. Mean</b>	<b>69.09</b>	<b>74.89</b>	<b>5.8</b>
<b>Mean</b>	<b>69.70</b>	<b>75.03</b>	<b>5.33</b>
<b>COD</b>	<b>16.78</b>	<b>15.00</b>	<b>-1.78</b>
<b>PRD</b>	<b>100.88</b>	<b>100.18</b>	<b>-0.7</b>
<b>Min Sales Ratio</b>	<b>47.82</b>	<b>50.23</b>	<b>2.41</b>
<b>Max Sales Ratio</b>	<b>126.06</b>	<b>127.81</b>	<b>1.75</b>

AGRICULTURAL UNIMPROVED: The above table is reflective of the reported assessment actions from the Wheeler County Assessor for 2008.





County 92 - Wheeler

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 1,851	<b>Value</b> 214,496,022	<b>Total Growth</b> (Sum 17, 25, & 41)	549,840
--	----------------------	--------------------------	---	---------

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	32	110,565	0	0	55	428,075	87	538,640	
2. Res Improv Land	152	610,710	0	0	155	1,864,380	307	2,475,090	
3. Res Improvements	154	2,577,640	0	0	155	1,928,775	309	4,506,415	
4. Res Total	186	3,298,915	0	0	210	4,221,230	396	7,520,145	201,765
% of Total	46.96	43.86	0.00	0.00	53.03	56.13	21.39	3.50	36.69
5. Rec UnImp Land	0	0	0	0	8	13,950	8	13,950	
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	8	13,950	8	13,950	0
% of Total	0.00	0.00	0.00	0.00	***	***	0.43	0.00	0.00
Res+Rec Total	186	3,298,915	0	0	218	4,235,180	404	7,534,095	201,765
% of Total	46.03	43.78	0.00	0.00	53.96	56.21	21.82	3.51	36.69

County 92 - Wheeler

<b>Total Real Property Value</b> (Sum Lines 17, 25, & 30)	<b>Records</b> 1,851	<b>Value</b> 214,496,022	<b>Total Growth</b> 549,840 (Sum 17, 25, & 41)
--	----------------------	--------------------------	---

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

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
9. Comm UnImp Land	7	13,095	0	0	0	0	7	13,095	
10. Comm Improv Land	36	86,695	0	0	4	5,955	40	92,650	
11. Comm Improvements	35	582,385	0	0	4	212,605	39	794,990	
12. Comm Total	42	682,175	0	0	4	218,560	46	900,735	25,680
% of Total	91.30	75.73	0.00	0.00	8.69	24.26	2.48	0.41	4.67
13. Ind UnImp Land	0	0	0	0	0	0	0	0	
14. Ind Improv Land	0	0	0	0	0	0	0	0	
15. Ind Improvements	0	0	0	0	0	0	0	0	
16. Ind 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
Comm+Ind Total	42	682,175	0	0	4	218,560	46	900,735	25,680
% of Total	91.30	75.73	0.00	0.00	8.69	24.26	2.48	0.41	4.67
17. Taxable Total	228	3,981,090	0	0	222	4,453,740	450	8,434,830	227,445
% of Total	50.66	47.19	0.00	0.00	49.33	50.21	24.31	3.93	41.36

**County 92 - Wheeler**
**2008 County Abstract of Assessment for Real Property, Form 45**
**Schedule II: Tax Increment Financing (TIF)**

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

**Schedule III: Mineral Interest Records**

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				
23. Mineral Interest-Producing	0	0	0			
24. Mineral Interest-Non-Producing	0	0	0			
25. Mineral Interest Total	0	0	0			

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

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Exempt	32	0	51	83

**Schedule V: Agricultural Records**

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	0	0	1,023	122,770,235	1,023	122,770,235
28. Ag-Improved Land	0	0	0	0	391	56,104,570	391	56,104,570
29. Ag-Improvements	0	0	0	0	378	27,186,387	378	27,186,387
30. Ag-Total Taxable							1,401	206,061,192

**County 92 - Wheeler**

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

**Schedule VI: Agricultural Records:**

Non-Agricultural Detail	Urban			SubUrban		
	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	1	1.000	1,190	1	1.000	1,190	
32. HomeSite Improv Land	252	278.780	331,755	252	278.780	331,755	
33. HomeSite Improvements	245		6,961,485	245		6,961,485	170,020
34. HomeSite Total				246	279.780	7,294,430	
35. FarmSite UnImp Land	17	153.250	114,955	17	153.250	114,955	
36. FarmSite Impr Land	338	2,505.400	1,879,135	338	2,505.400	1,879,135	
37. FarmSite Improv	328		20,224,902	328		20,224,902	152,375
38. FarmSite Total				345	2,658.650	22,218,992	
39. Road & Ditches		1,870.950			1,870.950		
40. Other-Non Ag Use		0.000	0		0.000	0	
41. Total Section VI				591	4,809.380	29,513,422	322,395

**Schedule VII: Agricultural Records:**

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

**Schedule VIII: Agricultural Records:**

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

## County 92 - Wheeler

## 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	0.000	0	0.000	0
46. 1A	0.000	0	0.000	0	1,354.530	2,377,240	1,354.530	2,377,240
47. 2A1	0.000	0	0.000	0	545.700	862,205	545.700	862,205
48. 2A	0.000	0	0.000	0	1,169.570	1,748,580	1,169.570	1,748,580
49. 3A1	0.000	0	0.000	0	3,574.670	4,718,570	3,574.670	4,718,570
50. 3A	0.000	0	0.000	0	13,637.830	17,320,040	13,637.830	17,320,040
51. 4A1	0.000	0	0.000	0	26,781.460	32,004,245	26,781.460	32,004,245
52. 4A	0.000	0	0.000	0	13,398.680	15,006,510	13,398.680	15,006,510
53. Total	0.000	0	0.000	0	60,462.440	74,037,390	60,462.440	74,037,390
<b>Dryland:</b>								
54. 1D1	0.000	0	0.000	0	0.000	0	0.000	0
55. 1D	0.000	0	0.000	0	366.200	428,455	366.200	428,455
56. 2D1	0.000	0	0.000	0	221.710	202,875	221.710	202,875
57. 2D	0.000	0	0.000	0	422.810	382,680	422.810	382,680
58. 3D1	0.000	0	0.000	0	1,072.490	954,510	1,072.490	954,510
59. 3D	0.000	0	0.000	0	1,698.510	1,129,600	1,698.510	1,129,600
60. 4D1	0.000	0	0.000	0	2,617.070	1,426,390	2,617.070	1,426,390
61. 4D	0.000	0	0.000	0	1,424.540	591,230	1,424.540	591,230
62. Total	0.000	0	0.000	0	7,823.330	5,115,740	7,823.330	5,115,740
<b>Grass:</b>								
63. 1G1	0.000	0	0.000	0	0.000	0	0.000	0
64. 1G	0.000	0	0.000	0	419.340	308,235	419.340	308,235
65. 2G1	0.000	0	0.000	0	308.240	169,530	308.240	169,530
66. 2G	0.000	0	0.000	0	1,699.850	815,930	1,699.850	815,930
67. 3G1	0.000	0	0.000	0	4,467.990	2,180,535	4,467.990	2,180,535
68. 3G	0.000	0	0.000	0	30,336.070	13,756,285	30,336.070	13,756,285
69. 4G1	0.000	0	0.000	0	102,237.880	38,228,245	102,237.880	38,228,245
70. 4G	0.000	0	0.000	0	144,914.730	40,979,225	144,914.730	40,979,225
71. Total	0.000	0	0.000	0	284,384.100	96,437,985	284,384.100	96,437,985
72. Waste	0.000	0	0.000	0	8,720.720	956,655	8,720.720	956,655
73. Other	0.000	0	0.000	0	0.000	0	0.000	0
74. Exempt	0.280		0.000		521.590		521.870	
75. Total	0.000	0	0.000	0	361,390.590	176,547,770	361,390.590	176,547,770

## Schedule X: Agricultural Records: AgLand Market Area Totals

AgLand	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
<b>76.Irrigated</b>	0.000	0	0.000	0	60,462.440	74,037,390	60,462.440	74,037,390
<b>77.Dry Land</b>	0.000	0	0.000	0	7,823.330	5,115,740	7,823.330	5,115,740
<b>78.Grass</b>	0.000	0	0.000	0	284,384.100	96,437,985	284,384.100	96,437,985
<b>79.Waste</b>	0.000	0	0.000	0	8,720.720	956,655	8,720.720	956,655
<b>80.Other</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>81.Exempt</b>	0.000	0	0.000	0	0.000	0	0.000	0
<b>82.Total</b>	0.000	0	0.000	0	361,390.590	176,547,770	<b>361,390.590</b>	<b>176,547,770</b>

# 2008 Agricultural Land Detail

## County 92 - Wheeler

Market Area: 1

Irrigated:	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
1A1	0.000	0.00%	0	0.00%	0.000
1A	1,354.530	2.24%	2,377,240	3.21%	1,755.029
2A1	545.700	0.90%	862,205	1.16%	1,579.998
2A	1,169.570	1.93%	1,748,580	2.36%	1,495.062
3A1	3,574.670	5.91%	4,718,570	6.37%	1,320.001
3A	13,637.830	22.56%	17,320,040	23.39%	1,269.999
4A1	26,781.460	44.29%	32,004,245	43.23%	1,195.014
4A	13,398.680	22.16%	15,006,510	20.27%	1,119.999
Irrigated Total	60,462.440	100.00%	74,037,390	100.00%	1,224.518

### Dry:

1D1	0.000	0.00%	0	0.00%	0.000
1D	366.200	4.68%	428,455	8.38%	1,170.002
2D1	221.710	2.83%	202,875	3.97%	915.046
2D	422.810	5.40%	382,680	7.48%	905.087
3D1	1,072.490	13.71%	954,510	18.66%	889.994
3D	1,698.510	21.71%	1,129,600	22.08%	665.053
4D1	2,617.070	33.45%	1,426,390	27.88%	545.033
4D	1,424.540	18.21%	591,230	11.56%	415.032
Dry Total	7,823.330	100.00%	5,115,740	100.00%	653.908

### Grass:

1G1	0.000	0.00%	0	0.00%	0.000
1G	419.340	0.15%	308,235	0.32%	735.047
2G1	308.240	0.11%	169,530	0.18%	549.993
2G	1,699.850	0.60%	815,930	0.85%	480.001
3G1	4,467.990	1.57%	2,180,535	2.26%	488.034
3G	30,336.070	10.67%	13,756,285	14.26%	453.462
4G1	102,237.880	35.95%	38,228,245	39.64%	373.914
4G	144,914.730	50.96%	40,979,225	42.49%	282.781
Grass Total	284,384.100	100.00%	96,437,985	100.00%	339.111

Irrigated Total	60,462.440	16.73%	74,037,390	41.94%	1,224.518
Dry Total	7,823.330	2.16%	5,115,740	2.90%	653.908
Grass Total	284,384.100	78.69%	96,437,985	54.62%	339.111
Waste	8,720.720	2.41%	956,655	0.54%	109.699
Other	0.000	0.00%	0	0.00%	0.000
Exempt	521.870	0.14%			
Market Area Total	361,390.590	100.00%	176,547,770	100.00%	488.523

### As Related to the County as a Whole

Irrigated Total	60,462.440	100.00%	74,037,390	100.00%	
Dry Total	7,823.330	100.00%	5,115,740	100.00%	
Grass Total	284,384.100	100.00%	96,437,985	100.00%	
Waste	8,720.720	100.00%	956,655	100.00%	
Other	0.000	0.00%	0	0.00%	
Exempt	521.870	***.***%			
Market Area Total	361,390.590	100.00%	176,547,770	100.00%	



# 2008 Agricultural Land Detail

## County 92 - Wheeler

AgLand	Urban		SubUrban		Rural	
	Acres	Value	Acres	Value	Acres	Value
Irrigated	0.000	0	0.000	0	60,462.440	74,037,390
Dry	0.000	0	0.000	0	7,823.330	5,115,740
Grass	0.000	0	0.000	0	284,384.100	96,437,985
Waste	0.000	0	0.000	0	8,720.720	956,655
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	361,390.590	176,547,770

AgLand	Total						Average Assessed Value*
	Acres	Value	Acres	% of Acres*	Value	% of Value*	
Irrigated	60,462.440	74,037,390	60,462.440	16.73%	74,037,390	41.94%	1,224.518
Dry	7,823.330	5,115,740	7,823.330	2.16%	5,115,740	2.90%	653.908
Grass	284,384.100	96,437,985	284,384.100	78.69%	96,437,985	54.62%	339.111
Waste	8,720.720	956,655	8,720.720	2.41%	956,655	0.54%	109.699
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	361,390.590	176,547,770	361,390.590	100.00%	176,547,770	100.00%	488.523

\* 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)**

92 Wheeler

	<b>2007 CTL County Total</b>	<b>2008 Form 45 County Total</b>	<b>Value Difference (2007 Form 45 - 2006 CTL)</b>	<b>Percent Change</b>	<b>2008 Growth (New Construction Value)</b>	<b>% Change excl. Growth</b>
1. Residential	7,310,290	7,520,145	209,855	2.87	201,765	0.11
2. Recreational	1,750	13,950	12,200	697.14	0	697.14
3. Ag-Homesite Land, Ag-Res Dwellings	7,188,620	7,294,430	105,810	1.47	*-----	1.47
<b>4. Total Residential (sum lines 1-3)</b>	<b>14,500,660</b>	<b>14,828,525</b>	<b>327,865</b>	<b>2.26</b>	<b>201,765</b>	<b>0.87</b>
5. Commercial	880,250	900,735	20,485	2.33	25,680	-0.59
6. Industrial	0	0	0		0	
7. Ag-Farmsite Land, Outbuildings	22,052,182	22,218,992	166,810	0.76	322,395	-0.71
8. Minerals	0	0	0		0	
<b>9. Total Commercial (sum lines 5-8)</b>	<b>22,932,432</b>	<b>23,119,727</b>	<b>187,295</b>	<b>0.82</b>	<b>178,055</b>	<b>0.04</b>
<b>10. Total Non-Agland Real Property</b>	<b>37,433,092</b>	<b>37,948,252</b>	<b>515,160</b>	<b>1.38</b>	<b>549,840</b>	<b>-0.09</b>
11. Irrigated	64,670,895	74,037,390	9,366,495	14.48		
12. Dryland	5,514,570	5,115,740	-398,830	-7.23		
13. Grassland	91,513,575	96,437,985	4,924,410	5.38		
14. Wasteland	956,655	956,655	0	0		
15. Other Agland	0	0	0			
<b>16. Total Agricultural Land</b>	<b>162,655,695</b>	<b>176,547,770</b>	<b>13,892,075</b>	<b>8.54</b>		
<b>17. Total Value of All Real Property (Locally Assessed)</b>	<b>200,088,787</b>	<b>214,496,022</b>	<b>14,407,235</b>	<b>7.2</b>	<b>549,840</b>	<b>6.93</b>

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

# 2007 THREE YEAR ASSESSMENT PLAN FOR WHEELER COUNTY

## Assessment Years 2008, 2009 and 2010

### GENERAL DESCRIPTION OF COUNTY

Wheeler County is located in the Sandhills of Nebraska, and has a population of 886. There are two villages in the county, the county seat, Bartlett, population 113, and Ericson, population 104. The county economic base consists of mainly of Agricultural activities. The largest use of the land is raising cattle on grassland, row crops under center pivot irrigation and some dry land farming. One major cattle feedlot operation and several major swine facilities are located in the county. Countywide zoning was implemented in 1998. The County seat is located in Bartlett.

### **Real Property Assessment Requirements:**

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

Assessment levels required for real property are as follows:

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

### **General Description of Real Property in Wheeler County:**

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

	Parcels	% of Total Parcels	%of Taxable Value Base
Residential	642	33.82%	8.00%
Commercial	47	2.48%	.42%
Recreational	8	.4214%	less than .01%
Agricultural	1201	63.28%	90.58%

Agricultural land – 361,385. Total Taxable Acres

98.04% of County is agricultural and of that 79.36% consists primarily of grassland.

New Property: For assessment year 2007, an estimated 14 building permits and or information statements were filed for new property constructions/additions in the county. For more information see 2007 Reports & Opinions, Abstract and Assessor Survey.

**CURRENT RESOURCES:**

- A. **Staff/Budget/Training:** The Wheeler County Clerk serves also as the County Assessor, Clerk of District Court, Election Commissioner, Register of Deeds and Jury Commissioner. Her staff consists of one full time person. The Assessor & Staff both work on the assessment function. The assessor attends education classes on an annual basis to keep her Assessor's certificate current pursuant to requirement. The Assessor does her best to keep updated on all educational training, by means of attending classes, internet and manuals. The Assessor has 29 years working knowledge in the Assessor's office.
- B. **Maps:** The cadastral maps were done in 1966 and are still in good condition. The assessor & staff keep these maps updated routinely as to ownership and descriptions. Misc Maps used in the Assessor's office is a plat map of the County updated by ownership and displayed in the courthouse for the public, school district maps and precinct maps. Maps of Sales which are color coded are maintained. Aerial map is available.
- C. **Property Record Cards** –, current listings, photo, sketches, etc. There is a property card for every real estate property in the county. The real estate property cards are located in the recording room of the County Clerk/Ex-Officio Assessor office. The property record cards are maintained and kept current by the Assessor and Staff.

**RURAL:** The rural real estate and improvement parcels are color coded green and are organized in file cabinets by Section Twp and Rng, beginning with the northern most eastern corner of Wheeler County (Sec 1 Twp24 Rng 9) continuing through to the south western most corner of the county (Sec 31 Twp21 Rng 12).

**URBAN:** The County's village properties parcel cards are white colored coded and are organized in file cabinets by lot number and Vllg Additions.

**LAKE:** The Lake Ericson properties parcel cards are light green colored coded and organized in file cabinet beginning with the first Lake lot extending to the last lot according to the plat of Lake Ericson.

**COMMERICAL:** Commercial property cards are color coded white and are organized in file cabinets within the class of property the Commercial is located, ( i.e., rural, urban, Lake.

- D. Software – MIPS County Solution, Data entry and reports only, no appraisal software.
- E. Web based –None

**PROCEDURE MANUAL**

Wheeler County has written policies and procedures. The assessor and Staff work together in updating the County policies and procedures. The Assessor reviews the policies and procedures with the County Attorney and County Commissioners.

**APPRAISAL FUNCTIONS, CONTRACT WITH APPRAISER FOR THE DATA COLLECTION AND PRICING COLLECTION, REVIEW ASSESSMENT SALES RATIO STUDIES BEFORE ASSESSMENT ACTIONS: RECONCILIATION OF FINAL VALUE AND DOCUMENTATION.**

Wheeler County contracts with a certified appraiser in the appraisal of improvements and annual pickup work. The appraiser is certified and follows all Regulations and IA00 guide lines. Appraiser is contracted on an annual basis to do the County's pickup work. The Assessor maintains a continuous list of pick-up work throughout the year. The Assessor reviews with the contracted Appraiser the list of pick-up work properties, discussing their locations by virtue of maps, and provides a signed notice to the Appraiser to be presented to the owner for the reason of property inspection. New improvements in the county are located by means of owner reporting, zoning permits, word of mouth and Assessor and Commissioner's driving of the county. The pickup work involves on site inspection, measurements, interior inspection when ever possible and interviewing the owner. The pickup work is completed every year in a timely matter and the growth calculated. Every effort is made to insure that information on all new construction is collected and included in the assessment rolls on an annual basis. Values are updated on an Annual Basis based on sales.

There are no Industrial or Special Value classes in Wheeler County, yr 2007.

Level of Value, Quality, and Uniformity for assessment year 2006:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	92. %	56.07%	129.05%
Commercial	Not enough Sales to Determine		
Recreational	Not enough Sales to Determine		
Agricultural	73.00%	17.89%	101.29%

\*COD means coefficient of dispersion and PRD means price related differential. For more information regarding statistical measures see 2007 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2008.

**Residential:** Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. Inquire of appraisers for reappraisal of Lake Ericson residential and lake lots.

**Commercial:** Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

**Recreational:** Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

**Agricultural:** Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics.

Assessment Actions Planned for Assessment Year 2009.

**Residential:** Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. The Assessor plans to contract with an appraiser for an overall review of Lake Ericson, Ericson, NE for tax year 2009. Assessor is also looking in to purchase of appraisal package software for her office.

**Commercial:** Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

**Recreational:** Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

**Agricultural:** Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics.

Assessment Actions Planned for Assessment Year 2010.

**Residential:** Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll. Tentatively plan for new appraisal software and contracting with an appraiser for reappraisal of residential in the county.

**Commercial:** Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

**Recreational:** Annual Pickup work, send verification questionnaires to a person familiar with the sale, Assessor drive-by of sales location, studies of sales statistics for needed valuation changes, update property cards, place values on tax roll.

**Agricultural:** Annual Pickup work, studies of sales statistics for needed valuation changes, update property cards, maintain a spread sheet on excel of acres sold and other sales statistics.

Functions preformed by the assessor's office:

Record Maintenance, Mapping updates, & Ownership changes. All Property Record cards, i.e. Rural, Urban, Lake, Commercial, are maintained manually on the front of the card as well as electronic (MIPS) information on pages printed on demand and inserted in the card. Made record as part of the record card are, the Parcel number, Cadastral Information, Tax District Information, School District Codes, Legal Description, Status, Present Use, Zoning, Size, School District, Photos of Major Improvements, four or more prior year's history of the final assessed value of land and improvements, area of documentation ownership changes and noting of splits or additions. The current owner Name, Address is continually updated. Location of properties is found on area maps. Beginning year 2008, 911 physical locations will be added to the property cards. Annual functions of the County Assessor are but not limited to:

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

### **PERSONAL PROPERTY:**

The Assessor annually assesses all personal property in the County. Reminder post cards are sent at the January 1<sup>st</sup> of every year followed up by reminders March 1<sup>st</sup>. Penalties applied when statutorily required.

**Schedules 248 Values \$10,391,303.**

#### **Permissive Exemptions:**

Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board. A list of permissive exemptions published in the legal designated newspaper the month of September.

#### **HOMESTEAD EXEMPTION:**

The Assessor distributes homestead exemption forms for applicants of previous years (received by Dept. of Revenue) and also has available in her office pertinent information and forms for new applicants.

**Filings 32 Value Exempted \$ 662,910.**

#### **OTHER ASSESSOR FUNCTIONS, BUT NOT LIMITED TO:**

- a. Taxable Government Owned Property – annual review of government owned property not used for public purpose, send notices of intent to tax.
- b. Centrally Assessed – review of valuations as certified by PA&T for railroads and public service entities, establish assessment records and tax billing for tax list.
- c. No Tax Increment Financing in Wheeler County in 2007
- d. Tax Districts and Tax Rates – management of school district and other tax entity boundary changes necessary for correct assessment and tax information; input/review of tax rates used for tax billing process
- e. Tax Lists; prepare and certify tax lists to county treasurer for real property, personal property, and centrally assessed.
- f. Tax List Corrections – prepare tax list correction documents for county board approval.
- g. County Board of Equalization – attends taxpayer appeal hearings before TERC, defend valuation.



- h. TERC Appeals – prepare information and attend taxpayer appeal hearings before TERC, defend valuation.
- i. TERC Statewide Equalization – attend hearings if applicable to county, defend values and/or implement orders of the TERC.

## **Conclusion:**

### **CONCLUSION**

The Assessor is a Clerk-Ex officio who has numerous duties in addition to the Assessor's function. She has one employee to assist her in all her various duties. The county board, in the past, has authorized general appraisals by outside appraisers when the need arises. The Wheeler county will, of course, continue annually updating values based on market studies and sales, maintain & update all Assessor's records and to do the annual pickup work. In the event that a disparity in general valuations and values appear in any classification we will undertake a general professional revaluation study for that classification. Wheeler County will maintain the standards of Level of Value and Quality of Assessment as required by Nebraska Law and Regulations.

Respectfully submitted.      Date July 27, 2007  
Lorraine Woepffel  
Wheeler County Assessor

## 2008 Assessment Survey for Wheeler County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	0
2.	<b>Appraiser(s) on staff</b>
	0
3.	<b>Other full-time employees</b>
	1. The clerk assists with all functions of the ex-officio office.
4.	<b>Other part-time employees</b>
	0
5.	<b>Number of shared employees</b>
	0
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$6250
7.	<b>Part of the budget that is dedicated to the computer system</b>
	\$1,200 is budgeted for a new computer system.
8.	<b>Adopted budget, or granted budget if different from above</b>
	Same as above
9.	<b>Amount of the total budget set aside for appraisal work</b>
	\$0
10.	<b>Amount of the total budget set aside for education/workshops</b>
	\$1,000
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	\$8000
12.	<b>Other miscellaneous funds</b>
	\$3,100 this includes the cost for the MIPS software programs from the misc. general fund.
13.	<b>Total budget</b>
	\$6250
a.	<b>Was any of last year's budget not used:</b>
	\$3562

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

1.	<b>Administrative software</b>
	MIPS Inc. (Includes processing, but does not include forms.

2.	<b>CAMA software</b>
	None, the contract appraiser Great Plains Agribusiness prices all improvements with computer programs using Marshall Swift data.
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes
4.	<b>Who maintains the Cadastral Maps?</b>
	Assessor and Staff
5.	<b>Does the county have GIS software?</b>
	No
6.	<b>Who maintains the GIS software and maps?</b>
	N/A
7.	<b>Personal Property software :</b>
	MIPS Inc.

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes, with the exception of the villages.
3.	<b>What municipalities in the county are zoned?</b>
	None, the two villages fall under the village zoning ordinances and don't have to go through the County zoning administrator.
4.	<b>When was zoning implemented?</b>
	1998

### **D. Contracted Services**

1.	<b>Appraisal Services</b>
	Great Plains Agribusiness
2.	<b>Other services</b>

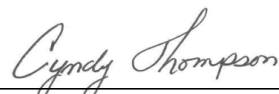


## **Certification**

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 Wheeler County Assessor, by certified mail, return receipt requested, 7006 2760 0000 6387 5210.

Dated this 7th day of April, 2008.

A handwritten signature in cursive script that reads "Cindy Thompson". The signature is written in dark ink and is positioned above a horizontal line.

Department of Revenue, Property Assessment Division



## Valuation History Charts