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## 2009 Commission Summary

### 07 Box Butte

#### Residential Real Property - Current

Number of Sales	385	COD	12.25
Total Sales Price	\$32,925,738	PRD	103.66
Total Adj. Sales Price	\$32,907,238	COV	26.53
Total Assessed Value	\$31,782,660	STD	26.56
Avg. Adj. Sales Price	\$85,473	Avg. Absolute Deviation	12.08
Avg. Assessed Value	\$82,552	Average Assessed Value of the Base	\$64,649
Median	99	Wgt. Mean	97
Mean	100	Max	277
Min	25.00		

#### Confidence Interval - Current

95% Median C.I	98.10 to 98.85
95% Mean C.I	97.46 to 102.77
95% Wgt. Mean C.I	94.95 to 98.22

% of Value of the Class of all Real Property Value in the County	45.18
% of Records Sold in the Study Period	8.63
% of Value Sold in the Study Period	11.02

#### Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	434	99	15.49	106.09
2007	402	97	22.63	109
2006	323	99	15.15	105.15
2005	275	99	9.39	103.66

## 2009 Commission Summary

### 07 Box Butte

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#### Commercial Real Property - Current

Number of Sales	48	COD	23.72
Total Sales Price	\$8,231,249	PRD	97.58
Total Adj. Sales Price	\$8,231,249	COV	33.92
Total Assessed Value	\$8,146,291	STD	32.76
Avg. Adj. Sales Price	\$171,484	Avg. Absolute Deviation	22.61
Avg. Assessed Value	\$169,714	Average Assessed Value of the Base	\$110,698
Median	95	Wgt. Mean	99
Mean	97	Max	200
Min	22		

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#### Confidence Interval - Current

95% Median C.I	87.24 to 100.03
95% Mean C.I	87.31 to 105.84
95% Wgt. Mean C.I	88.86 to 109.08

% of Value of the Class of all Real Property Value in the County 14.11

% of Records Sold in the Study Period 5.90

% of Value Sold in the Study Period 9.04

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#### Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	60	97	27.99	107.75
2007	58	98	39.86	127.03
2006	56	99	17.68	109.75
2005	42	99	25.07	98.09

## 2009 Commission Summary

### 07 Box Butte

#### Agricultural Land - Current

Number of Sales	37	COD	23.34
Total Sales Price	\$4,708,302	PRD	111.17
Total Adj. Sales Price	\$4,425,802	COV	31.41
Total Assessed Value	\$2,874,330	STD	22.67
Avg. Adj. Sales Price	\$119,616	Avg. Absolute Deviation	16.02
Avg. Assessed Value	\$77,685	Average Assessed Value of the Base	\$92,935
Median	69	Wgt. Mean	65
Mean	72	Max	156.48
Min	35.40		

#### Confidence Interval - Current

95% Median C.I	63.49 to 75.99
95% Mean C.I	64.89 to 79.50
95% Wgt. Mean C.I	58.58 to 71.31

% of Value of the Class of all Real Property Value in the County	40.71
% of Records Sold in the Study Period	1.32
% of Value Sold in the Study Period	2.99

#### Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	34	70	16.97	107.25
2007	46	73	15.14	104.45
2006	53	76	15.08	104.86
2005	57	77	13.87	103.51



## **2009 Opinions of the Property Tax Administrator for Box Butte County**

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My opinions and recommendations are stated as a conclusion based on all of the factors known to me regarding the assessment practices and statistical analysis for this county. See, Neb. Rev. Stat. §77-5027 (R. S. Supp., 2005). While the median assessment sales ratio from the Qualified Statistical Reports for each class of real property is considered, my opinion of the level of value for a class of real property may be determined from other evidence contained within this Reports and Opinions of the Property Tax Administrator. The resource used regarding the quality of assessment for each class of real property in this county are the performance standards issued by the International Association of Assessing Officers (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 Box Butte County is 98.57% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Box Butte County is in compliance with generally accepted mass appraisal practices.

### **Commercial Real Property**

It is my opinion that the level of value of the class of commercial real property in Box Butte County is 95.31% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Box Butte County is not in compliance with generally accepted mass appraisal practices.

### **Agricultural Land or Special Valuation of Agricultural Land**

It is my opinion that the level of value of the class of agricultural or special value land in Box Butte County is 68.64% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Box Butte County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



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

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Ruth A. Sorensen  
Property Tax Administrator





## PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	383	<b>MEDIAN:</b>	<b>98</b>	COV:	29.66	95% Median C.I.:	97.80 to 98.71
TOTAL Sales Price:	32,173,838	WGT. MEAN:	94	STD:	29.28	95% Wgt. Mean C.I.:	91.99 to 95.20
TOTAL Adj.Sales Price:	32,155,338	MEAN:	99	AVG.ABS.DEV:	14.48	95% Mean C.I.:	95.80 to 101.67
TOTAL Assessed Value:	30,096,290						
AVG. Adj. Sales Price:	83,956	COD:	14.72	MAX Sales Ratio:	277.35		
AVG. Assessed Value:	78,580	PRD:	105.49	MIN Sales Ratio:	25.00		

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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____												
07/01/06 TO 09/30/06	55	98.66	97.09	95.53	11.86	101.64	58.82	192.67	97.97 to 99.08		76,020	72,621
10/01/06 TO 12/31/06	56	98.48	104.81	94.66	21.53	110.72	53.15	266.03	95.25 to 99.22		82,183	77,795
01/01/07 TO 03/31/07	39	99.19	103.40	97.18	13.35	106.40	65.40	277.35	97.77 to 99.41		84,258	81,885
04/01/07 TO 06/30/07	67	98.63	96.71	96.18	6.39	100.56	57.90	146.19	97.38 to 99.18		90,019	86,577
07/01/07 TO 09/30/07	57	98.84	96.92	94.16	12.49	102.94	25.00	160.95	98.16 to 99.36		80,426	75,727
10/01/07 TO 12/31/07	34	98.06	98.93	91.38	14.91	108.26	56.15	254.51	93.25 to 98.99		93,101	85,077
01/01/08 TO 03/31/08	36	88.77	96.61	88.53	21.88	109.12	55.99	250.00	83.80 to 102.67		74,416	65,883
04/01/08 TO 06/30/08	39	87.85	95.56	87.44	20.31	109.28	52.45	213.69	82.30 to 94.61		92,967	81,291
____Study Years____												
07/01/06 TO 06/30/07	217	98.68	100.10	95.82	12.94	104.46	53.15	277.35	98.20 to 98.95		83,414	79,930
07/01/07 TO 06/30/08	166	96.77	96.95	90.73	17.17	106.85	25.00	254.51	92.06 to 98.40		84,665	76,815
____Calendar Yrs____												
01/01/07 TO 12/31/07	197	98.75	98.48	94.94	11.02	103.73	25.00	277.35	98.16 to 99.02		86,635	82,250
____ALL____												
	383	98.33	98.73	93.60	14.72	105.49	25.00	277.35	97.80 to 98.71		83,956	78,580
<b>ASSESSOR LOCATION</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
ALLIANCE RES	310	98.67	99.69	95.83	11.81	104.03	25.00	266.03	98.23 to 98.86		80,086	76,742
HEMINGFORD RES	30	86.87	102.22	89.82	27.82	113.80	61.79	277.35	82.78 to 95.61		67,871	60,960
RAINBOW SUBDV	2	76.26	76.26	75.51	3.27	100.99	73.77	78.75	N/A		101,500	76,643
RURAL RES1	35	83.58	93.24	86.91	28.55	107.28	53.15	250.00	73.44 to 106.90		123,985	107,752
RURAL RES2	6	67.64	71.43	73.67	17.50	96.96	58.15	94.26	58.15 to 94.26		125,000	92,089
____ALL____												
	383	98.33	98.73	93.60	14.72	105.49	25.00	277.35	97.80 to 98.71		83,956	78,580
<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	340	98.48	99.91	95.37	13.23	104.76	25.00	277.35	98.07 to 98.83		79,008	75,350
3	43	82.07	89.40	84.59	26.56	105.69	53.15	250.00	73.44 to 94.26		123,081	104,119
____ALL____												
	383	98.33	98.73	93.60	14.72	105.49	25.00	277.35	97.80 to 98.71		83,956	78,580
<b>STATUS: IMPROVED, UNIMPROVED &amp; IOLL</b>											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	370	98.31	96.95	93.71	12.40	103.45	50.34	277.35	97.79 to 98.70		85,914	80,513
2	13	106.16	149.61	83.49	74.20	179.20	25.00	266.03	65.71 to 252.28		28,230	23,569
____ALL____												
	383	98.33	98.73	93.60	14.72	105.49	25.00	277.35	97.80 to 98.71		83,956	78,580

## PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

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## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	382	98.32	98.73	93.57	14.76	105.51	25.00	277.35	97.80 to 98.70	83,835	78,447
06											
07	1	99.49	99.49	99.49			99.49	99.49	N/A	130,000	129,336
ALL	383	98.33	98.73	93.60	14.72	105.49	25.00	277.35	97.80 to 98.71	83,956	78,580

## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	329	98.49	98.58	94.70	12.73	104.10	25.00	266.03	98.10 to 98.83	82,878	78,484
07-0010	54	86.86	99.65	87.46	27.31	113.94	53.15	277.35	82.34 to 94.26	90,521	79,167
62-0021											
62-0063											
NonValid School											
ALL	383	98.33	98.73	93.60	14.72	105.49	25.00	277.35	97.80 to 98.71	83,956	78,580

## 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	18	102.69	134.81	92.13	64.26	146.32	25.00	266.03	65.40 to 218.20	14,083	12,975
Prior TO 1860											
1860 TO 1899	6	99.51	99.46	97.47	4.63	102.04	87.85	107.04	87.85 to 107.04	71,112	69,313
1900 TO 1919	70	98.52	100.25	94.71	15.52	105.85	54.33	254.51	97.34 to 99.13	63,569	60,207
1920 TO 1939	85	98.20	99.60	93.19	15.93	106.87	56.15	213.69	94.61 to 99.22	65,682	61,211
1940 TO 1949	49	98.05	94.72	90.06	14.89	105.17	50.34	277.35	91.63 to 98.75	70,747	63,715
1950 TO 1959	25	96.33	93.13	91.42	12.02	101.88	69.29	131.97	84.75 to 99.05	82,632	75,541
1960 TO 1969	14	99.51	101.45	100.34	6.23	101.11	88.81	117.86	92.91 to 109.60	103,110	103,456
1970 TO 1979	77	98.79	94.66	93.53	6.15	101.21	58.15	117.70	97.05 to 99.02	114,650	107,236
1980 TO 1989	22	91.07	89.84	90.28	8.79	99.51	53.15	107.33	85.23 to 97.52	114,440	103,316
1990 TO 1994	6	96.94	90.26	89.47	10.61	100.88	67.40	103.25	67.40 to 103.25	194,250	173,796
1995 TO 1999	8	99.10	97.31	98.64	6.15	98.65	73.44	107.26	73.44 to 107.26	166,625	164,354
2000 TO Present	3	101.19	111.03	109.75	11.06	101.17	99.17	132.73	N/A	207,333	227,538
ALL	383	98.33	98.73	93.60	14.72	105.49	25.00	277.35	97.80 to 98.71	83,956	78,580

## PAD 2009 Preliminary Statistics

Base Stat

PAGE:3 of 5

Type: Qualified

State Stat Run

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TOTAL Adj.Sales Price:	32,155,338	MEAN:	99	AVG.ABS.DEV:	14.48	95% Mean C.I.:	95.80 to 101.67
TOTAL Assessed Value:	30,096,290						
AVG. Adj. Sales Price:	83,956	COD:	14.72	MAX Sales Ratio:	277.35		
AVG. Assessed Value:	78,580	PRD:	105.49	MIN Sales Ratio:	25.00		

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	4	237.25	205.55	204.50	23.44	100.51	81.67	266.03	N/A		2,525	5,163
5000 TO 9999	9	152.05	158.97	156.37	38.76	101.66	54.33	252.28	99.22 to 250.00		6,711	10,494
Total \$												
1 TO 9999	13	188.58	173.30	163.27	34.62	106.15	54.33	266.03	99.22 to 252.28		5,423	8,854
10000 TO 29999	23	114.50	130.73	124.83	36.41	104.73	58.82	277.35	100.66 to 155.19		19,565	24,423
30000 TO 59999	93	98.69	95.97	96.14	12.40	99.81	25.00	146.19	96.33 to 99.13		43,505	41,828
60000 TO 99999	141	98.14	94.15	94.13	8.84	100.02	52.45	131.97	97.66 to 98.49		79,516	74,849
100000 TO 149999	76	97.37	91.66	91.70	8.73	99.96	56.15	117.39	92.91 to 98.94		121,578	111,483
150000 TO 249999	33	97.34	92.01	91.57	10.25	100.47	61.80	132.73	83.58 to 98.79		181,742	166,429
250000 TO 499999	4	92.94	88.25	88.69	13.95	99.49	60.21	106.90	N/A		284,875	252,664
ALL												
	383	98.33	98.73	93.60	14.72	105.49	25.00	277.35	97.80 to 98.71		83,956	78,580
ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
1 TO 4999	3	81.67	118.07	75.71	66.88	155.94	54.33	218.20	N/A		3,833	2,902
5000 TO 9999	8	104.22	109.82	71.35	45.50	153.92	25.00	256.29	25.00 to 256.29		10,450	7,455
Total \$												
1 TO 9999	11	99.22	112.07	71.87	51.38	155.92	25.00	256.29	54.33 to 218.20		8,645	6,213
10000 TO 29999	35	99.19	117.76	91.75	45.82	128.35	50.34	266.03	78.12 to 116.76		23,615	21,666
30000 TO 59999	101	97.97	98.66	92.56	15.88	106.59	52.45	277.35	94.61 to 98.87		49,229	45,565
60000 TO 99999	140	98.25	95.05	93.26	8.39	101.91	56.15	144.29	97.75 to 98.68		85,160	79,422
100000 TO 149999	68	98.85	95.97	94.76	6.43	101.28	61.80	131.97	97.38 to 99.26		127,780	121,084
150000 TO 249999	25	97.66	94.82	93.55	8.58	101.35	60.21	132.73	94.26 to 99.17		190,520	178,240
250000 TO 499999	3	95.52	97.59	96.80	5.78	100.81	90.35	106.90	N/A		295,666	286,210
ALL												
	383	98.33	98.73	93.60	14.72	105.49	25.00	277.35	97.80 to 98.71		83,956	78,580

## PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

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(!: Derived)

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QUALITY											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	10	65.56	95.82	77.26	62.40	124.02	25.00	250.00	58.82 to 160.95		20,400	15,761
0	8	203.39	183.55	153.43	31.78	119.63	81.67	266.03	81.67 to 266.03		6,187	9,493
10	6	100.11	111.82	85.17	28.66	131.28	76.99	192.67	76.99 to 192.67		84,250	71,758
15	3	99.68	91.02	94.86	12.80	95.95	67.55	105.82	N/A		40,666	38,576
20	67	98.05	102.69	93.21	23.44	110.17	54.33	277.35	91.63 to 101.17		53,403	49,777
25	81	98.47	97.00	93.87	12.35	103.33	50.34	201.82	97.80 to 98.97		66,484	62,412
30	180	98.15	95.05	93.82	7.80	101.31	58.15	146.19	97.36 to 98.68		99,820	93,647
35	15	98.92	93.33	93.04	8.86	100.32	71.02	120.41	85.55 to 99.43		127,933	119,025
40	13	98.35	92.19	94.21	8.40	97.86	53.15	104.94	79.25 to 100.02		186,492	175,694
ALL	383	98.33	98.73	93.60	14.72	105.49	25.00	277.35	97.80 to 98.71		83,956	78,580

STYLE											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	10	65.56	95.82	77.26	62.40	124.02	25.00	250.00	58.82 to 160.95		20,400	15,761
0	8	203.39	183.55	153.43	31.78	119.63	81.67	266.03	81.67 to 266.03		6,187	9,493
100	5	78.75	76.47	73.88	12.81	103.51	53.15	91.80	N/A		73,500	54,300
101	231	98.16	96.49	92.14	13.36	104.72	50.34	277.35	97.36 to 98.69		80,138	73,842
102	17	98.35	95.64	95.51	5.78	100.13	71.77	117.39	91.66 to 99.42		102,323	97,728
103	22	98.58	98.91	97.74	7.01	101.20	81.84	131.97	93.25 to 99.87		111,877	109,345
104	40	98.52	100.07	96.33	15.38	103.89	52.45	155.19	94.60 to 99.35		86,204	83,038
106	4	98.55	95.32	93.42	7.13	102.04	79.25	104.94	N/A		178,850	167,078
111	34	99.06	95.82	95.31	5.64	100.54	70.98	117.70	95.94 to 99.44		110,810	105,612
301	5	98.68	118.99	104.29	21.51	114.09	96.99	201.82	N/A		75,600	78,845
302	3	97.85	97.61	97.56	0.92	100.06	96.15	98.84	N/A		89,833	87,640
304	3	97.88	101.45	98.05	4.07	103.47	97.27	109.21	N/A		63,833	62,590
305	1	79.79	79.79	79.79			79.79	79.79	N/A		51,500	41,090
ALL	383	98.33	98.73	93.60	14.72	105.49	25.00	277.35	97.80 to 98.71		83,956	78,580

# PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	383	<b>MEDIAN:</b>	<b>98</b>	COV:	29.66	95% Median C.I.:	97.80 to 98.71
TOTAL Sales Price:	32,173,838	WGT. MEAN:	94	STD:	29.28	95% Wgt. Mean C.I.:	91.99 to 95.20
TOTAL Adj.Sales Price:	32,155,338	MEAN:	99	AVG.ABS.DEV:	14.48	95% Mean C.I.:	95.80 to 101.67
TOTAL Assessed Value:	30,096,290						
AVG. Adj. Sales Price:	83,956	COD:	14.72	MAX Sales Ratio:	277.35		
AVG. Assessed Value:	78,580	PRD:	105.49	MIN Sales Ratio:	25.00		

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CONDITION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	10	65.56	95.82	77.26	62.40	124.02	25.00	250.00	58.82 to 160.95		20,400	15,761
0	8	203.39	183.55	153.43	31.78	119.63	81.67	266.03	81.67 to 266.03		6,187	9,493
10	20	85.68	99.62	81.68	40.29	121.96	54.33	213.69	67.55 to 111.40		36,075	29,467
15	4	106.12	106.92	106.05	6.63	100.82	95.67	119.75	N/A		45,000	47,721
20	96	98.23	99.51	94.15	14.34	105.70	50.34	254.51	95.46 to 98.87		55,201	51,971
25	22	98.44	96.15	92.52	12.24	103.92	62.44	141.97	81.50 to 99.34		76,938	71,185
30	210	98.34	95.67	93.78	9.23	102.01	53.15	277.35	97.75 to 98.84		102,824	96,427
35	2	90.35	90.35	92.67	9.56	97.50	81.72	98.99	N/A		102,500	94,988
40	11	95.61	93.55	94.44	6.79	99.06	67.40	106.90	87.85 to 101.19		200,925	189,763
ALL	383	98.33	98.73	93.60	14.72	105.49	25.00	277.35	97.80 to 98.71		83,956	78,580

## **Box Butte County 2009 Assessment Actions taken to address the following property classes/subclasses:**

### **Residential**

For assessment year 2009, the assessment actions taken to address the residential property class included: re-pricing all rural residential and agricultural dwellings with the June, 2008 cost index, and a 2009 market-derived depreciation schedule was developed and implemented.

The Assessor reviewed the Alliance residential market-derived depreciation schedule and adjusted this to match current market information; also revalued 2-story homes in Alliance to closer match market. Vacant lots in several Alliance subdivisions were also revalued to closer match 100% of market. Also, the good and excellent quality homes were reviewed and revalued to match the market.

Hemingford: Improvements in eight subdivisions were increase by 10%.

## Residential Appraisal Information

*(Includes Urban, Suburban and Rural Residential)*

1.	<b>Data collection done by:</b>
	The contracted appraisal firm (Stanard Appraisal) and sometimes office staff.
2.	<b>Valuation done by:</b>
	Assessor, assisted by the contracted appraisal company.
3.	<b>Pickup work done by whom:</b>
	Contracted appraisal firm and sometimes office staff.
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	Alliance: June, 2004; Hemingford: June, 1999; Rural: June, 2008. Rural will have June, 2008 for assessment year 2009. For Box Butte County, the cost index remains until the next reappraisal of the subclass—the cycle is: Rural, Hemingford, Alliance Residential and Alliance Commercial. Therefore, Hemingford will be next.
5.	<b>What was the last year a depreciation schedule for this property class was developed using market-derived information?</b>
	Alliance: 2008; Hemingford: 2001; Rural: 2009
6.	<b>What approach to value is used in this class or subclasses to estimate the market value of properties?</b>
	The Cost Approach
7.	<b>Number of Market Areas/Neighborhoods/Assessor Locations?</b>
	Alliance has 6 neighborhoods; Hemingford has 7 neighborhoods; Rural has 3 neighborhoods. Hemingford's neighborhoods will be fewer when reappraised.
8.	<b>How are these Market Areas/Neighborhoods/Assessor Locations defined?</b>
	Mostly by geographic location and similar physical characteristics.
9.	<b>Is "Market Area/Neighborhoods/Assessor Locations" a unique usable valuation grouping? If not, what is a unique usable valuation grouping?</b>
	Yes, since the neighborhoods were originally based on vacant land sales. The "Assessor Locations" are based on improved residential sales, and can act as a unique usable valuation grouping.
10.	<b>Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (Suburban shall mean a parcel of real estate property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.)</b>
	No, suburban does not constitute a unique market "area," and valuation of those parcels is based on the town/village they are adjacent to.
11.	<b>Are dwellings on agricultural parcels and dwellings on rural residential parcels valued in a manner that would provide the same relationship to the market? Explain?</b>
	Yes—for assessment year 2009, dwellings on both are priced with the same cost index and depreciation schedule.



**Residential Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>165</b>	<b>0</b>	<b>0</b>	<b>165</b>

Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	385	<b>MEDIAN:</b>	<b>99</b>	COV:	26.53	95% Median C.I.:	98.10 to 98.85
TOTAL Sales Price:	32,925,738	WGT. MEAN:	97	STD:	26.56	95% Wgt. Mean C.I.:	94.95 to 98.22
TOTAL Adj.Sales Price:	32,907,238	MEAN:	100	AVG.ABS.DEV:	12.08	95% Mean C.I.:	97.46 to 102.77
TOTAL Assessed Value:	31,782,660						
AVG. Adj. Sales Price:	85,473	COD:	12.25	MAX Sales Ratio:	277.35		
AVG. Assessed Value:	82,552	PRD:	103.66	MIN Sales Ratio:	25.00		

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DATE OF SALE *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
____Qrtrs____											
07/01/06 TO 09/30/06	56	98.72	102.25	98.85	13.22	103.44	58.82	271.91	98.35 to 99.30	76,447	75,566
10/01/06 TO 12/31/06	56	98.48	98.49	98.48	9.99	100.02	51.75	218.20	96.42 to 99.06	82,183	80,932
01/01/07 TO 03/31/07	38	99.31	107.04	100.18	13.55	106.85	69.98	277.35	98.37 to 99.87	82,002	82,148
04/01/07 TO 06/30/07	67	98.95	98.09	98.53	5.84	99.55	57.90	146.19	97.38 to 99.42	90,019	88,699
07/01/07 TO 09/30/07	58	98.95	99.99	96.82	11.44	103.28	25.00	170.01	98.33 to 99.43	91,108	88,206
10/01/07 TO 12/31/07	35	98.07	102.63	95.64	12.13	107.31	67.48	254.51	96.89 to 99.49	93,927	89,830
01/01/08 TO 03/31/08	36	92.76	97.09	89.62	19.54	108.34	55.99	250.00	85.41 to 100.12	74,416	66,690
04/01/08 TO 06/30/08	39	91.36	96.83	90.83	18.07	106.61	52.45	213.69	83.85 to 96.99	92,967	84,443
____Study Years____											
07/01/06 TO 06/30/07	217	98.82	100.83	98.88	10.18	101.98	51.75	277.35	98.39 to 99.17	83,091	82,158
07/01/07 TO 06/30/08	168	98.05	99.19	93.80	14.92	105.74	25.00	254.51	96.15 to 98.83	88,550	83,060
____Calendar Yrs____											
01/01/07 TO 12/31/07	198	98.90	101.17	97.77	10.08	103.47	25.00	277.35	98.40 to 99.21	89,490	87,497
____ALL____											
	385	98.57	100.11	96.58	12.25	103.66	25.00	277.35	98.10 to 98.85	85,473	82,552
<b>ASSESSOR LOCATION</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
ALLIANCE RES	310	98.71	99.68	96.95	10.86	102.81	25.00	271.91	98.35 to 98.95	80,086	77,646
HEMINGFORD RES	30	93.00	107.03	96.09	24.73	111.39	67.29	277.35	90.19 to 101.91	67,871	65,215
RAINBOW SUBDV	2	97.25	97.25	97.73	1.65	99.51	95.65	98.85	N/A	101,500	99,197
RURAL RES1	37	97.82	100.03	95.16	15.11	105.12	60.11	250.00	95.96 to 100.12	137,605	130,950
RURAL RES2	6	94.19	89.54	94.97	7.73	94.28	58.82	99.28	58.82 to 99.28	125,000	118,713
____ALL____											
	385	98.57	100.11	96.58	12.25	103.66	25.00	277.35	98.10 to 98.85	85,473	82,552
<b>LOCATIONS: URBAN, SUBURBAN &amp; RURAL</b>										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	340	98.68	100.33	96.89	12.04	103.55	25.00	277.35	98.23 to 98.92	79,008	76,549
3	45	96.89	98.51	95.23	13.76	103.45	58.82	250.00	95.65 to 99.28	134,320	127,907
____ALL____											
	385	98.57	100.11	96.58	12.25	103.66	25.00	277.35	98.10 to 98.85	85,473	82,552

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:2 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	385	<b>MEDIAN:</b>	<b>99</b>	COV:	26.53	95% Median C.I.:	98.10 to 98.85
TOTAL Sales Price:	32,925,738	WGT. MEAN:	97	STD:	26.56	95% Wgt. Mean C.I.:	94.95 to 98.22
TOTAL Adj.Sales Price:	32,907,238	MEAN:	100	AVG.ABS.DEV:	12.08	95% Mean C.I.:	97.46 to 102.77
TOTAL Assessed Value:	31,782,660						
AVG. Adj. Sales Price:	85,473	COD:	12.25	MAX Sales Ratio:	277.35		
AVG. Assessed Value:	82,552	PRD:	103.66	MIN Sales Ratio:	25.00		

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RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	367	98.63	99.72	96.56	11.10	103.28	52.45	277.35	98.14 to 98.85	87,239	84,239
2	17	97.03	107.85	95.55	37.50	112.87	25.00	250.00	65.71 to 112.55	46,500	44,429
3	1	111.73	111.73	111.73			111.73	111.73	N/A	99,900	111,623
____ALL____	385	98.57	100.11	96.58	12.25	103.66	25.00	277.35	98.10 to 98.85	85,473	82,552

**PROPERTY TYPE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
01	382	98.56	100.11	96.53	12.29	103.71	25.00	277.35	98.10 to 98.84	85,411	82,451
06											
07	3	99.49	100.46	102.20	7.22	98.30	90.17	111.73	N/A	93,300	95,348
____ALL____	385	98.57	100.11	96.58	12.25	103.66	25.00	277.35	98.10 to 98.85	85,473	82,552

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	329	98.68	99.16	96.34	10.94	102.93	25.00	271.91	98.32 to 98.87	84,489	81,399
07-0010	56	96.69	105.70	97.89	20.02	107.98	67.29	277.35	93.20 to 99.08	91,250	89,323
62-0021											
62-0063											
NonValid School											
____ALL____	385	98.57	100.11	96.58	12.25	103.66	25.00	277.35	98.10 to 98.85	85,473	82,552

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:3 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	385	<b>MEDIAN:</b>	<b>99</b>	COV:	26.53	95% Median C.I.:	98.10 to 98.85
TOTAL Sales Price:	32,925,738	WGT. MEAN:	97	STD:	26.56	95% Wgt. Mean C.I.:	94.95 to 98.22
TOTAL Adj.Sales Price:	32,907,238	MEAN:	100	AVG.ABS.DEV:	12.08	95% Mean C.I.:	97.46 to 102.77
TOTAL Assessed Value:	31,782,660						
AVG. Adj. Sales Price:	85,473	COD:	12.25	MAX Sales Ratio:	277.35		
AVG. Assessed Value:	82,552	PRD:	103.66	MIN Sales Ratio:	25.00		

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## YEAR BUILT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
0 OR Blank	18	97.63	116.39	91.59	51.52	127.07	25.00	271.91	65.71 to 164.15	14,083	12,899
Prior TO 1860											
1860 TO 1899	6	100.66	100.10	98.35	4.71	101.77	89.35	107.04	89.35 to 107.04	71,112	69,939
1900 TO 1919	71	98.69	100.44	93.03	14.29	107.96	54.33	254.51	97.79 to 99.42	72,533	67,480
1920 TO 1939	86	98.31	101.83	97.24	14.22	104.73	57.90	261.30	96.54 to 99.13	66,337	64,503
1940 TO 1949	49	98.33	97.81	93.28	12.90	104.85	52.45	277.35	97.36 to 99.18	70,747	65,991
1950 TO 1959	25	96.33	94.94	94.03	10.73	100.96	71.16	131.97	85.91 to 99.05	82,632	77,699
1960 TO 1969	14	99.51	100.95	100.48	4.47	100.47	88.81	112.44	98.32 to 108.66	103,110	103,607
1970 TO 1979	77	98.86	97.19	96.75	4.17	100.46	70.15	119.06	98.05 to 99.28	114,650	110,918
1980 TO 1989	22	96.71	98.43	99.89	7.02	98.53	83.15	170.01	93.20 to 98.39	114,440	114,316
1990 TO 1994	5	100.02	100.67	100.93	3.52	99.74	95.16	107.21	N/A	199,100	200,951
1995 TO 1999	9	99.95	100.89	101.00	3.40	99.89	90.96	111.73	98.63 to 104.27	159,211	160,802
2000 TO Present	3	100.43	106.63	105.82	7.01	100.77	99.17	120.28	N/A	207,333	219,393
ALL	385	98.57	100.11	96.58	12.25	103.66	25.00	277.35	98.10 to 98.85	85,473	82,552

## 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	4	90.12	112.55	86.85	50.86	129.59	51.75	218.20	N/A	2,525	2,193
5000 TO 9999	9	111.40	140.11	138.48	45.79	101.18	54.33	250.00	84.70 to 213.69	6,711	9,293
Total \$											
1 TO 9999	13	109.21	131.63	131.08	46.90	100.42	51.75	250.00	81.67 to 213.69	5,423	7,108
10000 TO 29999	23	114.50	140.31	130.16	42.13	107.80	58.82	277.35	100.66 to 164.15	19,565	25,466
30000 TO 59999	93	98.69	97.47	97.70	11.29	99.77	25.00	146.19	96.82 to 99.13	43,505	42,503
60000 TO 99999	142	98.18	95.60	95.59	7.22	100.01	52.45	131.97	97.75 to 98.68	79,660	76,147
100000 TO 149999	77	98.63	94.54	94.64	6.51	99.89	70.15	123.29	95.94 to 99.08	121,584	115,065
150000 TO 249999	32	98.80	100.27	99.79	6.05	100.48	78.20	170.01	97.66 to 99.65	182,109	181,731
250000 TO 499999	4	100.52	100.98	100.91	4.21	100.07	95.68	107.21	N/A	284,875	287,471
500000 +	1	73.35	73.35	73.35			73.35	73.35	N/A	700,000	513,436
ALL	385	98.57	100.11	96.58	12.25	103.66	25.00	277.35	98.10 to 98.85	85,473	82,552

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:4 of 5

Type: Qualified

State Stat Run

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales: 385 **MEDIAN: 99** COV: 26.53 95% Median C.I.: 98.10 to 98.85  
TOTAL Sales Price: 32,925,738 WGT. MEAN: 97 STD: 26.56 95% Wgt. Mean C.I.: 94.95 to 98.22  
TOTAL Adj.Sales Price: 32,907,238 MEAN: 100 AVG.ABS.DEV: 12.08 95% Mean C.I.: 97.46 to 102.77  
TOTAL Assessed Value: 31,782,660  
AVG. Adj. Sales Price: 85,473 COD: 12.25 MAX Sales Ratio: 277.35  
AVG. Assessed Value: 82,552 PRD: 103.66 MIN Sales Ratio: 25.00

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## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	5	81.67	100.90	72.99	51.60	138.24	51.75	218.20	N/A	3,520	2,569
5000 TO 9999	7	97.03	91.36	67.92	29.87	134.51	25.00	152.05	25.00 to 152.05	11,128	7,558
Total \$											
1 TO 9999	12	90.87	95.34	68.86	39.33	138.46	25.00	218.20	54.33 to 111.40	7,958	5,479
10000 TO 29999	33	94.65	115.71	94.24	43.78	122.78	55.99	271.91	76.04 to 109.45	23,610	22,250
30000 TO 59999	94	98.62	102.50	96.89	14.93	105.79	52.45	277.35	96.82 to 99.13	47,065	45,601
60000 TO 99999	142	98.26	95.94	94.84	6.60	101.16	67.48	122.23	97.75 to 98.71	82,953	78,675
100000 TO 149999	71	98.99	98.61	98.01	4.69	100.61	80.71	131.97	98.63 to 99.40	123,879	121,416
150000 TO 249999	28	98.76	98.99	98.72	3.26	100.27	78.20	120.28	97.72 to 99.65	188,982	186,563
250000 TO 499999	4	105.21	119.03	111.94	18.61	106.33	95.68	170.01	N/A	260,500	291,601
500000 +	1	73.35	73.35	73.35			73.35	73.35	N/A	700,000	513,436
ALL											
	385	98.57	100.11	96.58	12.25	103.66	25.00	277.35	98.10 to 98.85	85,473	82,552

## QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	10	84.11	116.83	87.71	72.42	133.20	25.00	271.91	58.82 to 250.00	20,400	17,893
0	8	97.80	115.83	107.60	37.88	107.66	51.75	218.20	51.75 to 218.20	6,187	6,657
10	6	102.77	115.60	97.26	21.65	118.85	88.81	192.67	88.81 to 192.67	84,250	81,940
15	3	105.82	94.70	100.48	13.60	94.25	67.55	110.74	N/A	40,666	40,860
20	67	98.35	103.90	96.94	18.87	107.19	54.33	277.35	94.65 to 100.12	52,687	51,072
25	81	98.54	99.71	96.26	12.10	103.58	52.45	261.30	97.88 to 99.05	66,484	63,995
30	182	98.44	97.30	96.28	6.65	101.06	70.15	170.01	97.88 to 98.83	103,118	99,283
35	15	98.99	94.70	94.52	7.57	100.19	71.02	120.41	92.09 to 99.44	127,933	120,920
40	13	99.76	100.28	100.95	3.27	99.34	90.96	107.21	97.66 to 104.94	186,492	188,260
ALL											
	385	98.57	100.11	96.58	12.25	103.66	25.00	277.35	98.10 to 98.85	85,473	82,552

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:5 of 5

State Stat Run

Type: Qualified

Date Range: 07/01/2006 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	385	<b>MEDIAN:</b>	<b>99</b>	COV:	26.53	95% Median C.I.:	98.10 to 98.85
TOTAL Sales Price:	32,925,738	WGT. MEAN:	97	STD:	26.56	95% Wgt. Mean C.I.:	94.95 to 98.22
TOTAL Adj.Sales Price:	32,907,238	MEAN:	100	AVG.ABS.DEV:	12.08	95% Mean C.I.:	97.46 to 102.77
TOTAL Assessed Value:	31,782,660						
AVG. Adj. Sales Price:	85,473	COD:	12.25	MAX Sales Ratio:	277.35		
AVG. Assessed Value:	82,552	PRD:	103.66	MIN Sales Ratio:	25.00		

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

Printed: 03/18/2009 13:51:45

STYLE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	10	84.11	116.83	87.71	72.42	133.20	25.00	271.91	58.82 to 250.00	20,400	17,893
0	8	97.80	115.83	107.60	37.88	107.66	51.75	218.20	51.75 to 218.20	6,187	6,657
100	6	94.43	96.36	97.16	5.20	99.17	90.17	111.73	90.17 to 111.73	77,900	75,690
101	230	98.51	99.35	96.89	11.38	102.54	54.33	277.35	97.98 to 98.87	79,747	77,266
102	17	99.02	97.21	97.41	6.70	99.79	71.77	123.29	91.66 to 101.59	102,323	99,672
103	22	98.51	97.84	97.01	6.10	100.86	81.84	131.97	93.25 to 99.87	111,877	108,527
104	42	98.45	99.59	93.14	12.06	106.92	52.45	155.38	95.96 to 99.34	101,670	94,696
106	4	102.35	102.45	102.20	3.09	100.25	98.81	106.30	N/A	178,850	182,777
111	34	99.22	96.80	96.50	4.80	100.32	70.15	119.06	96.71 to 99.44	110,810	106,927
301	5	98.68	130.89	107.76	33.57	121.47	96.99	261.30	N/A	75,600	81,462
302	3	97.85	97.61	97.56	0.92	100.06	96.15	98.84	N/A	89,833	87,640
304	3	97.88	101.45	98.05	4.07	103.47	97.27	109.21	N/A	63,833	62,590
305	1	79.79	79.79	79.79			79.79	79.79	N/A	51,500	41,090
ALL	385	98.57	100.11	96.58	12.25	103.66	25.00	277.35	98.10 to 98.85	85,473	82,552

CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	10	84.11	116.83	87.71	72.42	133.20	25.00	271.91	58.82 to 250.00	20,400	17,893
0	8	97.80	115.83	107.60	37.88	107.66	51.75	218.20	51.75 to 218.20	6,187	6,657
10	20	94.30	102.23	87.48	33.06	116.86	54.33	213.69	70.44 to 111.40	36,075	31,558
15	4	99.71	100.92	100.24	3.53	100.67	95.67	108.59	N/A	45,000	45,108
20	98	98.47	101.17	96.17	13.23	105.20	52.45	261.30	96.82 to 99.06	56,339	54,181
25	22	98.57	97.68	95.90	9.96	101.86	71.82	141.97	85.55 to 99.34	76,938	73,782
30	211	98.71	98.37	96.72	7.37	101.71	69.60	277.35	98.07 to 99.02	105,654	102,192
35	2	93.91	93.91	95.27	5.41	98.57	88.83	98.99	N/A	102,500	97,656
40	10	99.55	99.29	100.38	5.05	98.92	89.35	107.21	89.91 to 106.30	204,017	204,795
ALL	385	98.57	100.11	96.58	12.25	103.66	25.00	277.35	98.10 to 98.85	85,473	82,552



**2009 Correlation Section  
for Box Butte County**

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**Residential Real Property**

**I. Correlation**

RESIDENTIAL: The following tables will reveal that all three measures of central tendency are within acceptable range, and any one of these could be used as a point estimate of overall value for the residential property class. Since the coefficient of dispersion indicates little average spread of the sample around the median, this measure of central tendency will be used to act as the representative of overall level of value. Table VIII indicates that both the trended median and mean are within acceptable range, with only the weighted mean lying two points below the limit of acceptable range. More emphasis will be placed on the R&O three measures of central tendency for reasons explained in the narrative for Table VIII.

Of the two qualitative statistical measures, only the price-related differential appears to be less than one point above the upper limit of range (the COD is well within its acceptable range). However, the removal of extreme outliers would move the PRD to 101.29. Therefore, assessment quality and uniformity for the residential property class are in compliance. The trended measures of uniformity are both outside of their respective ranges as shown in Table VIII, but preference will be given to the COD and PRD as shown in the R&O statistical profile.



**2009 Correlation Section  
for Box Butte County**

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## **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>2009</b>	<b>479</b>	<b>385</b>	<b>80.38</b>
<b>2008</b>	<b>534</b>	<b>434</b>	<b>81.27</b>
<b>2007</b>	<b>510</b>	<b>402</b>	<b>78.82</b>
<b>2006</b>	<b>417</b>	<b>323</b>	<b>77.46</b>
<b>2005</b>	<b>381</b>	<b>275</b>	<b>72.18</b>

RESIDENTIAL: Analysis of the percent of qualified sales utilized by the County for assessment year 2009 indicates that the Assessor does not excessively trim the residential sales file. This is further reflected by the following description of her sales review and qualification process: All residential, commercial and agricultural sales (not those excluded by reference to the IAAO standards) are verified by a mailed questionnaire to both the buyer and the seller of the property. Approximately 50% of the questionnaires are returned. The Assessor's office then attempts to contact those who did not return the questionnaire, and this raises the response rate to about 75%. It is the Assessor's policy to qualify those remaining sales that are not verified, due to lack of any evidence to the contrary. If however, future evidence indicates that a sale is not truly arm's-length, the Assessor will disqualify that sale. Documentation of the verification information is kept in the form of notebooks with the questionnaire attached to the Assessor's copy of the Form 521.

**2009 Correlation Section**  
**for Box Butte County**

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**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.

**2009 Correlation Section  
for Box Butte County**

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**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>2009</b>	<b>98</b>	<b>2.66</b>	<b>101</b>	<b>99</b>
<b>2008</b>	<b>88.86</b>	<b>7.90</b>	<b>96</b>	<b>98.85</b>
<b>2007</b>	<b>96</b>	<b>1.57</b>	<b>98</b>	<b>97</b>
<b>2006</b>	<b>99</b>	<b>0.98</b>	<b>100</b>	<b>99</b>
<b>2005</b>	<b>93</b>	<b>12.26</b>	<b>105</b>	<b>99</b>

RESIDENTIAL:As shown in the above table, there is moderate support provided to the R&O median by the Trended Preliminary Ratio, since there is almost a two-point difference between the two figures.

**2009 Correlation Section**  
**for Box Butte County**

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**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 2009 Preliminary Statistical Reports and the 2009 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 2008 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.

**2009 Correlation Section  
for Box Butte County**

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**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 File</b>		<b>% Change in Total Assessed Value (excl. growth)</b>
<b>3.3</b>	<b>2009</b>	<b>2.66</b>
<b>13.08</b>	<b>2008</b>	<b>6.71</b>
<b>2.00</b>	<b>2007</b>	<b>1.57</b>
<b>0.59</b>	<b>2006</b>	<b>0.98</b>
<b>6.50</b>	<b>2005</b>	<b>12.26</b>

RESIDENTIAL: Comparison of the percent change in the sales file with the percent change in residential assessed value (excluding growth) is less than one point, and is therefore statistically insignificant.

**2009 Correlation Section**  
**for Box Butte County**

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**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.

**2009 Correlation Section  
for Box Butte County**

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**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>99</b>	<b>97</b>	<b>100</b>

RESIDENTIAL: All three measures of central tendency are within acceptable range, and any could be used to act as the point estimate for the overall level of value for residential property within Box Butte County. However, since the coefficient of dispersion indicates little average spread of the sample, the median will be used to act as the representative level of value.

**2009 Correlation Section  
for Box Butte County**

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

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

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

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

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

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

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

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

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

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

	<b>COD</b>	<b>PRD</b>
<b>R&amp;O Statistics</b>	<b>12.25</b>	<b>103.66</b>
<b>Difference</b>	<b>0.00</b>	<b>0.66</b>

RESIDENTIAL:As indicated by table six, the coefficient of dispersion is well within acceptable range, and the price-related differential is less than one point above the upper limit of range. The removal of extreme outliers would move the PRD to 101.29 and within acceptable range. Therefore, assessment quality and uniformity for the residential property class are in compliance.



**2009 Correlation Section  
for Box Butte County**

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

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

	Preliminary Statistics	R&O Statistics	Change
<b>Number of Sales</b>	<b>383</b>	<b>385</b>	<b>2</b>
<b>Median</b>	<b>98</b>	<b>99</b>	<b>1</b>
<b>Wgt. Mean</b>	<b>94</b>	<b>97</b>	<b>3</b>
<b>Mean</b>	<b>99</b>	<b>100</b>	<b>1</b>
<b>COD</b>	<b>14.72</b>	<b>12.25</b>	<b>-2.47</b>
<b>PRD</b>	<b>105.49</b>	<b>103.66</b>	<b>-1.83</b>
<b>Minimum</b>	<b>25.00</b>	<b>25.00</b>	<b>0.00</b>
<b>Maximum</b>	<b>277.35</b>	<b>277.35</b>	<b>0.00</b>

RESIDENTIAL: The two sale difference between the Preliminary and the R&O statistics is due to having two sales coded as belonging to the Rural Res 1 subclass from the agricultural file. The above table appears to reflect the following assessment actions:

All rural residential and agricultural dwelling were re-priced with the June, 2008 cost index, and the Assessor developed and implemented a 2009 market-derived depreciation schedule.

The Assessor reviewed the Alliance residential market-derived depreciation schedule and adjusted this to match current market information; she also revalued 2-story homes in Alliance to closer match market. Vacant lots in several Alliance subdivisions were also revalued to closer match 100% of market. Also, the good and excellent quality homes were reviewed and revalued to match the market.

In Hemingford, improvements in eight subdivisions were increase by 10%.

**2009 Correlation Section  
for Box Butte County**

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**VIII. Trended Ratio Analysis**

In order to be meaningful, statistical inferences must be based on a representative and proportionate sample of the population. If the sales are representative of the population and the sales have been appraised in a similar manner to the unsold properties, statistical inferences should be substantially the same as statistics developed from actual assessed value. This comparison is to provide additional information to the analyst in determining the reliability of the statistical inference.

	<b>R&amp;O Statistics</b>	<b>Trended Ratio</b>	<b>Difference</b>
<b>Number of Sales</b>	<b>385</b>	<b>250</b>	<b>135</b>
<b>Median</b>	<b>99</b>	<b>92</b>	<b>7</b>
<b>Wgt. Mean</b>	<b>97</b>	<b>90</b>	<b>7</b>
<b>Mean</b>	<b>100</b>	<b>96</b>	<b>4</b>
<b>COD</b>	<b>12.25</b>	<b>17.80</b>	<b>-5.55</b>
<b>PRD</b>	<b>103.66</b>	<b>105.87</b>	<b>-2.21</b>
<b>Minimum</b>	<b>25.00</b>	<b>30.13</b>	<b>-5.13</b>
<b>Maximum</b>	<b>277.35</b>	<b>272.09</b>	<b>5.26</b>

Table VIII is a comparison of the R&O statistical profile (that uses the reported assessed values) to statistics generated by using the assessed value in place for the year prior to the same sale. This value is then trended by the annual percent change in the assessed base (excluding growth) for the successive years through assessment year 2009. Any county that had a number of residential sales significantly above 250 was represented in the Trended Ratio Analysis by selecting 250 sales that reflected both the composition of sales contained in the sales file and the calculated estimate of the residential population. As summarized in the above table, there is a roughly seven-point difference between the R&O median and the trended median. Both the trended median and mean are within acceptable range. The approximately seven-point difference between the two medians could be explained by the County's rotating assessment review and valuation cycle: Hemingford, Alliance and Rural. This year, rural residential was reviewed and revalued (as well as specific Alliance and Hemingford parcels as listed in the narrative for Table VII). Therefore, the percent change to the base for 2009 (and for previous assessment years) in the trending model is applied to all sales, not just the rural residential (and the other affected areas), and this could explain the seven-point difference.



## PAD 2009 Preliminary Statistics

Base Stat

PAGE:1 of 4

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>94</b>	COV:	30.04	95% Median C.I.:	86.28 to 100.00
TOTAL Sales Price:	8,231,249	WGT. MEAN:	98	STD:	28.49	95% Wgt. Mean C.I.:	88.01 to 108.34
TOTAL Adj.Sales Price:	8,231,249	MEAN:	95	AVG.ABS.DEV:	20.31	95% Mean C.I.:	86.79 to 102.91
TOTAL Assessed Value:	8,081,128						
AVG. Adj. Sales Price:	171,484	COD:	21.51	MAX Sales Ratio:	180.17		
AVG. Assessed Value:	168,356	PRD:	96.61	MIN Sales Ratio:	26.08		

Printed: 01/22/2009 21:18:33

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	1	180.17	180.17	180.17			180.17	180.17	N/A		30,000	54,051
10/01/05 TO 12/31/05	6	98.45	94.09	97.97	10.20	96.04	62.68	108.21	62.68 to 108.21		53,333	52,250
01/01/06 TO 03/31/06	2	70.70	70.70	58.56	17.82	120.71	58.10	83.29	N/A		295,500	173,056
04/01/06 TO 06/30/06	8	82.16	79.07	89.79	19.33	88.06	26.08	106.81	26.08 to 106.81		91,425	82,090
07/01/06 TO 09/30/06	6	96.50	99.08	99.60	8.90	99.47	84.25	124.00	84.25 to 124.00		330,543	329,236
10/01/06 TO 12/31/06	6	91.75	100.77	88.79	28.61	113.48	54.16	146.27	54.16 to 146.27		44,083	39,143
01/01/07 TO 03/31/07	2	102.25	102.25	105.99	10.99	96.46	91.01	113.48	N/A		22,500	23,848
04/01/07 TO 06/30/07	8	105.76	102.88	102.25	20.78	100.61	48.25	138.71	48.25 to 138.71		428,750	438,412
07/01/07 TO 09/30/07	5	95.83	98.11	118.73	13.89	82.63	79.61	134.81	N/A		148,368	176,162
10/01/07 TO 12/31/07												
01/01/08 TO 03/31/08	1	100.00	100.00	100.00			100.00	100.00	N/A		16,245	16,245
04/01/08 TO 06/30/08	3	65.00	72.27	62.07	44.17	116.44	32.84	118.98	N/A		26,000	16,137
____Study Years____												
07/01/05 TO 06/30/06	17	87.60	89.33	81.94	23.16	109.02	26.08	180.17	72.52 to 105.29		98,376	80,611
07/01/06 TO 06/30/07	22	96.87	101.21	100.74	20.05	100.46	48.25	146.27	88.71 to 123.11		260,125	262,057
07/01/07 TO 06/30/08	9	95.83	89.71	113.08	21.76	79.33	32.84	134.81	65.00 to 118.98		92,898	105,052
____Calendar Yrs____												
01/01/06 TO 12/31/06	22	88.16	89.68	90.00	20.56	99.65	26.08	146.27	78.05 to 99.12		162,280	146,050
01/01/07 TO 12/31/07	15	95.83	101.20	105.19	19.67	96.21	48.25	138.71	84.46 to 123.11		281,122	295,720
____ALL____												
	48	94.41	94.85	98.18	21.51	96.61	26.08	180.17	86.28 to 100.00		171,484	168,356

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
ALLIANCE COMM	43	94.04	94.18	98.29	22.72	95.82	26.08	180.17	84.46 to 100.00		184,029	180,882
HEMINGFORD COMM	4	103.67	102.40	104.97	10.80	97.55	83.29	118.98	N/A		14,500	15,221
RURAL COMM	1	93.19	93.19	93.19			93.19	93.19	N/A		260,000	242,296
____ALL____												
	48	94.41	94.85	98.18	21.51	96.61	26.08	180.17	86.28 to 100.00		171,484	168,356

## 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	47	94.78	94.88	98.34	21.84	96.48	26.08	180.17	86.28 to 100.00		169,601	166,783
3	1	93.19	93.19	93.19			93.19	93.19	N/A		260,000	242,296
____ALL____												
	48	94.41	94.85	98.18	21.51	96.61	26.08	180.17	86.28 to 100.00		171,484	168,356

**PAD 2009 Preliminary Statistics**

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>94</b>	COV:	30.04	95% Median C.I.:	86.28 to 100.00
TOTAL Sales Price:	8,231,249	WGT. MEAN:	98	STD:	28.49	95% Wgt. Mean C.I.:	88.01 to 108.34
TOTAL Adj.Sales Price:	8,231,249	MEAN:	95	AVG.ABS.DEV:	20.31	95% Mean C.I.:	86.79 to 102.91
TOTAL Assessed Value:	8,081,128						
AVG. Adj. Sales Price:	171,484	COD:	21.51	MAX Sales Ratio:	180.17		
AVG. Assessed Value:	168,356	PRD:	96.61	MIN Sales Ratio:	26.08		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	37	94.78	97.16	98.73	19.43	98.41	32.84	180.17	87.60 to 104.74	216,759	214,012
2	10	93.42	93.15	86.10	24.02	108.18	54.16	146.27	62.68 to 140.00	17,924	15,433
3	1	26.08	26.08	26.08			26.08	26.08	N/A	31,904	8,319
____ALL____	48	94.41	94.85	98.18	21.51	96.61	26.08	180.17	86.28 to 100.00	171,484	168,356

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	43	94.04	94.18	98.29	22.72	95.82	26.08	180.17	84.46 to 100.00	184,029	180,882
07-0010	5	99.12	100.56	95.34	10.23	105.47	83.29	118.98	N/A	63,600	60,636
62-0021											
62-0063											
NonValid School											
____ALL____	48	94.41	94.85	98.18	21.51	96.61	26.08	180.17	86.28 to 100.00	171,484	168,356

**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	13	91.01	85.75	63.73	27.92	134.55	26.08	146.27	58.10 to 100.00	61,857	39,422
Prior TO 1860											
1860 TO 1899	2	93.83	93.83	92.68	5.46	101.24	88.71	98.96	N/A	110,250	102,183
1900 TO 1919	9	98.00	112.21	110.83	24.32	101.24	80.92	180.17	83.29 to 138.71	40,777	45,194
1920 TO 1939	5	87.60	93.77	93.30	15.36	100.50	72.52	118.98	N/A	40,168	37,477
1940 TO 1949	5	106.78	103.29	100.65	10.26	102.62	84.25	124.00	N/A	101,552	102,209
1950 TO 1959	1	32.84	32.84	32.84			32.84	32.84	N/A	39,000	12,806
1960 TO 1969											
1970 TO 1979	5	78.05	76.55	66.67	14.34	114.82	48.25	94.04	N/A	155,000	103,332
1980 TO 1989	5	106.81	107.16	118.33	16.26	90.56	79.61	134.81	N/A	337,400	399,257
1990 TO 1994	1	98.90	98.90	98.90			98.90	98.90	N/A	130,000	128,566
1995 TO 1999	2	102.39	102.39	102.99	2.30	99.41	100.03	104.74	N/A	1,750,000	1,802,384
2000 TO Present											
____ALL____	48	94.41	94.85	98.18	21.51	96.61	26.08	180.17	86.28 to 100.00	171,484	168,356

## PAD 2009 Preliminary Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>94</b>	COV:	30.04	95% Median C.I.:	86.28 to 100.00
TOTAL Sales Price:	8,231,249	WGT. MEAN:	98	STD:	28.49	95% Wgt. Mean C.I.:	88.01 to 108.34
TOTAL Adj.Sales Price:	8,231,249	MEAN:	95	AVG.ABS.DEV:	20.31	95% Mean C.I.:	86.79 to 102.91
TOTAL Assessed Value:	8,081,128						
AVG. Adj. Sales Price:	171,484	COD:	21.51	MAX Sales Ratio:	180.17		
AVG. Assessed Value:	168,356	PRD:	96.61	MIN Sales Ratio:	26.08		

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
5000 TO 9999	3	140.00	116.32	116.56	19.90	99.79	62.68	146.27	N/A		8,500	9,908
Total \$												
1 TO 9999	3	140.00	116.32	116.56	19.90	99.79	62.68	146.27	N/A		8,500	9,908
10000 TO 29999	15	95.83	95.34	94.57	13.98	100.81	65.00	138.71	83.29 to 106.78		20,139	19,046
30000 TO 59999	9	94.78	87.90	88.41	34.89	99.42	26.08	180.17	32.84 to 113.48		41,767	36,926
60000 TO 99999	7	87.60	92.88	93.30	13.04	99.54	76.12	130.82	76.12 to 130.82		75,428	70,377
100000 TO 149999	5	94.04	96.74	96.45	11.94	100.31	78.05	124.00	N/A		131,552	126,875
150000 TO 249999	1	79.61	79.61	79.61			79.61	79.61	N/A		160,000	127,376
250000 TO 499999	3	93.19	82.75	80.02	20.95	103.41	48.25	106.81	N/A		317,333	253,940
500000 +	5	104.74	104.16	103.58	19.05	100.56	58.10	134.81	N/A		1,046,000	1,083,432
ALL												
	48	94.41	94.85	98.18	21.51	96.61	26.08	180.17	86.28 to 100.00		171,484	168,356

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
5000 TO 9999	3	62.68	57.35	44.37	30.42	129.25	26.08	83.29	N/A		17,134	7,603
Total \$												
1 TO 9999	3	62.68	57.35	44.37	30.42	129.25	26.08	83.29	N/A		17,134	7,603
10000 TO 29999	18	95.83	95.56	87.51	22.48	109.20	32.84	146.27	80.68 to 108.21		20,949	18,332
30000 TO 59999	8	96.39	106.30	100.61	18.61	105.65	80.92	180.17	80.92 to 180.17		50,000	50,305
60000 TO 99999	4	85.93	86.73	86.84	7.62	99.87	76.12	98.96	N/A		80,750	70,125
100000 TO 149999	6	91.38	95.02	91.95	14.12	103.34	78.05	130.82	78.05 to 130.82		128,333	117,997
150000 TO 249999	3	93.19	88.48	76.26	27.10	116.03	48.25	124.00	N/A		254,253	193,886
250000 TO 499999	2	82.46	82.46	75.31	29.54	109.49	58.10	106.81	N/A		448,500	337,768
500000 +	4	113.93	115.67	109.25	11.66	105.88	100.03	134.81	N/A		1,162,500	1,270,053
ALL												
	48	94.41	94.85	98.18	21.51	96.61	26.08	180.17	86.28 to 100.00		171,484	168,356

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	13	91.01	85.75	63.73	27.92	134.55	26.08	146.27	58.10 to 100.00		61,857	39,422
10	1	84.25	84.25	84.25			84.25	84.25	N/A		80,000	67,398
15	1	98.00	98.00	98.00			98.00	98.00	N/A		50,000	49,001
20	32	96.84	98.83	102.46	20.17	96.46	32.84	180.17	86.28 to 106.81		219,909	225,310
25	1	93.19	93.19	93.19			93.19	93.19	N/A		260,000	242,296
ALL												
	48	94.41	94.85	98.18	21.51	96.61	26.08	180.17	86.28 to 100.00		171,484	168,356

## PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>94</b>	COV:	30.04	95% Median C.I.:	86.28 to 100.00
TOTAL Sales Price:	8,231,249	WGT. MEAN:	98	STD:	28.49	95% Wgt. Mean C.I.:	88.01 to 108.34
TOTAL Adj.Sales Price:	8,231,249	MEAN:	95	AVG.ABS.DEV:	20.31	95% Mean C.I.:	86.79 to 102.91
TOTAL Assessed Value:	8,081,128						
AVG. Adj. Sales Price:	171,484	COD:	21.51	MAX Sales Ratio:	180.17		
AVG. Assessed Value:	168,356	PRD:	96.61	MIN Sales Ratio:	26.08		

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## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	91.01	85.75	63.73	27.92	134.55	26.08	146.27	58.10 to 100.00	61,857	39,422
326	1	72.52	72.52	72.52			72.52	72.52	N/A	24,500	17,767
330	1	104.74	104.74	104.74			104.74	104.74	N/A	2,200,000	2,304,332
336	1	91.47	91.47	91.47			91.47	91.47	N/A	60,000	54,884
341	1	79.61	79.61	79.61			79.61	79.61	N/A	160,000	127,376
343	1	100.03	100.03	100.03			100.03	100.03	N/A	1,300,000	1,300,436
344	3	86.28	88.40	87.70	6.60	100.80	80.92	98.00	N/A	55,833	48,966
349	2	102.86	102.86	104.51	3.85	98.42	98.90	106.81	N/A	223,500	233,575
350	1	108.21	108.21	108.21			108.21	108.21	N/A	15,000	16,232
352	5	98.96	103.25	114.10	15.55	90.49	76.12	124.00	N/A	213,152	243,200
353	8	104.13	112.82	97.57	24.02	115.63	78.05	180.17	78.05 to 180.17	56,250	54,883
406	4	94.77	100.91	105.81	18.09	95.38	83.29	130.82	N/A	56,875	60,177
407	1	48.25	48.25	48.25			48.25	48.25	N/A	375,000	180,939
442	1	87.60	87.60	87.60			87.60	87.60	N/A	75,000	65,698
470	2	95.62	95.62	95.43	11.67	100.20	84.46	106.78	N/A	25,420	24,259
477	1	93.19	93.19	93.19			93.19	93.19	N/A	260,000	242,296
528	1	32.84	32.84	32.84			32.84	32.84	N/A	39,000	12,806
540	1	134.81	134.81	134.81			134.81	134.81	N/A	510,000	687,529
ALL	48	94.41	94.85	98.18	21.51	96.61	26.08	180.17	86.28 to 100.00	171,484	168,356

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	6	96.50	96.49	113.69	19.56	84.87	62.68	124.00	62.68 to 124.00	179,043	203,554
03	42	93.99	94.61	95.85	21.82	98.71	26.08	180.17	86.28 to 100.00	170,404	163,328
04											
ALL	48	94.41	94.85	98.18	21.51	96.61	26.08	180.17	86.28 to 100.00	171,484	168,356

**Box Butte County 2009 Assessment Actions taken to address the following property classes/subclasses:**

**Commercial**

Assessment Actions taken by the Assessor to address the commercial property class included the reappraisal of the "Rural" subclass for 2009, using the 2008 cost index and a new market-derived depreciation schedule.

Hemingford: No assessment actions were taken to address Hemingford commercial property for 2009.



## Commercial/Industrial Appraisal Information

1.	<b>Data collection done by:</b>
	Standard Appraisal
2.	<b>Valuation done by:</b>
	The Assessor and the contracted appraisal firm.
3.	<b>Pickup work done by whom:</b>
	Stanard Appraisal
4.	<b>What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?</b>
	Alliance: 2005; Hemingford: 1999; Rural: 2008.
5.	<b>What was the last year a depreciation schedule for this property class was developed using market-derived information?</b>
	Alliance: 2005; Hemingford: 2001; Rural: 2009
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>
	In Alliance, in assessment year 2005 the Income Approach was used to establish market value for certain commercial occupancy codes that included fast food restaurants, motels, retail, and services garages.
7.	<b>What approach to value is used in this class or subclasses to estimate the market value of properties?</b>
	The Cost Approach.
8.	<b>Number of Market Areas/Neighborhoods/Assessor Locations?</b>
	Alliance: 12 neighborhoods; Hemingford: 6 neighborhoods; Rural has just one commercial neighborhood. Like residential, these neighborhoods were developed using vacant lot sales.
9.	<b>How are these Market Areas/Neighborhoods/Assessor Locations defined?</b>
	The large number of neighborhoods for Alliance and Hemingford is based on vacant lot sales.
10.	<b>Is “Market Area/Neighborhood/Assessor Location” a unique usable valuation grouping? If not, what is a unique usable valuation grouping?</b>
	Assessor Locations would be a usable valuation grouping, since these are based on location.
11.	<b>Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?</b>
	Yes, these have unique occupancy codes—and when stratified as a subclass could actually utilize the Market Comparison Approach.
12.	<b>Is there unique market significance of the suburban location as defined in Reg. 10-001.07B? (<i>Suburban shall mean a parcel of real property located outside of the limits of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)</b>
	No, the “suburban” location has no unique market significance for commercial property within Box Butte County.

**Commercial Permit Numbers:**

<b>Permits</b>	<b>Information Statements</b>	<b>Other</b>	<b>Total</b>
<b>13</b>	<b>0</b>	<b>0</b>	<b>13</b>

## PAD 2009 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>95</b>	COV:	33.92	95% Median C.I.:	87.24 to 100.03
TOTAL Sales Price:	8,231,249	WGT. MEAN:	99	STD:	32.76	95% Wgt. Mean C.I.:	88.86 to 109.08
TOTAL Adj.Sales Price:	8,231,249	MEAN:	97	AVG.ABS.DEV:	22.61	95% Mean C.I.:	87.31 to 105.84
TOTAL Assessed Value:	8,146,291						
AVG. Adj. Sales Price:	171,484	COD:	23.72	MAX Sales Ratio:	200.00		
AVG. Assessed Value:	169,714	PRD:	97.58	MIN Sales Ratio:	21.59		

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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	1	180.17	180.17	180.17			180.17	180.17	N/A		30,000	54,051
10/01/05 TO 12/31/05	6	98.45	94.42	98.34	9.87	96.02	62.68	108.21	62.68 to 108.21		53,333	52,446
01/01/06 TO 03/31/06	2	70.70	70.70	58.56	17.82	120.71	58.10	83.29	N/A		295,500	173,056
04/01/06 TO 06/30/06	8	82.16	79.21	89.90	19.49	88.11	26.08	106.81	26.08 to 106.81		91,425	82,193
07/01/06 TO 09/30/06	6	96.50	98.43	98.82	9.57	99.60	86.28	124.00	86.28 to 124.00		330,543	326,641
10/01/06 TO 12/31/06	6	91.75	107.94	88.80	42.59	121.56	54.16	200.00	54.16 to 200.00		44,083	39,144
01/01/07 TO 03/31/07	2	102.25	102.25	105.99	10.99	96.46	91.01	113.48	N/A		22,500	23,848
04/01/07 TO 06/30/07	8	105.76	102.88	102.25	20.78	100.61	48.25	138.71	48.25 to 138.71		428,750	438,412
07/01/07 TO 09/30/07	5	95.83	108.50	129.94	17.97	83.50	84.46	134.81	N/A		148,368	192,784
10/01/07 TO 12/31/07												
01/01/08 TO 03/31/08	1	100.00	100.00	100.00			100.00	100.00	N/A		16,245	16,245
04/01/08 TO 06/30/08	3	65.00	68.52	56.44	49.94	121.40	21.59	118.98	N/A		26,000	14,675
____Study Years____												
07/01/05 TO 06/30/06	17	88.70	89.51	82.06	23.00	109.08	26.08	180.17	72.52 to 105.29		98,376	80,728
07/01/06 TO 06/30/07	22	96.87	102.99	100.47	23.84	102.50	48.25	200.00	87.24 to 123.11		260,125	261,350
07/01/07 TO 06/30/08	9	95.83	94.23	122.50	25.33	76.92	21.59	134.81	65.00 to 131.56		92,898	113,799
____Calendar Yrs____												
01/01/06 TO 12/31/06	22	87.97	91.51	89.59	24.26	102.15	26.08	200.00	76.12 to 99.12		162,280	145,380
01/01/07 TO 12/31/07	15	104.74	104.67	107.16	18.67	97.67	48.25	138.71	89.68 to 130.82		281,122	301,261
____ALL____												
	48	95.31	96.57	98.97	23.72	97.58	21.59	200.00	87.24 to 100.03		171,484	169,714

## ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Avg. Adj. Sale Price	Avg. Assd Val
ALLIANCE COMM	43	94.78	96.27	99.34	25.11	96.91	21.59	200.00	87.24 to 100.03		184,029	182,815
HEMINGFORD COMM	4	103.67	102.40	104.97	10.80	97.55	83.29	118.98	N/A		14,500	15,221
RURAL COMM	1	86.28	86.28	86.28			86.28	86.28	N/A		260,000	224,328
____ALL____												
	48	95.31	96.57	98.97	23.72	97.58	21.59	200.00	87.24 to 100.03		171,484	169,714

## 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	47	95.83	96.79	99.38	23.88	97.39	21.59	200.00	88.70 to 100.03		169,601	168,552
3	1	86.28	86.28	86.28			86.28	86.28	N/A		260,000	224,328
____ALL____												
	48	95.31	96.57	98.97	23.72	97.58	21.59	200.00	87.24 to 100.03		171,484	169,714

## PAD 2009 R&amp;O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>95</b>	COV:	33.92	95% Median C.I.:	87.24 to 100.03
TOTAL Sales Price:	8,231,249	WGT. MEAN:	99	STD:	32.76	95% Wgt. Mean C.I.:	88.86 to 109.08
TOTAL Adj.Sales Price:	8,231,249	MEAN:	97	AVG.ABS.DEV:	22.61	95% Mean C.I.:	87.31 to 105.84
TOTAL Assessed Value:	8,146,291						
AVG. Adj. Sales Price:	171,484	COD:	23.72	MAX Sales Ratio:	200.00		
AVG. Assessed Value:	169,714	PRD:	97.58	MIN Sales Ratio:	21.59		

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**STATUS: IMPROVED, UNIMPROVED & IOLL**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	34	96.39	98.33	99.86	20.58	98.47	21.59	180.17	87.24 to 106.78	229,811	229,486
2	13	95.83	97.39	86.96	27.37	112.00	54.16	200.00	63.71 to 108.21	29,672	25,802
3	1	26.08	26.08	26.08			26.08	26.08	N/A	31,904	8,319
ALL	48	95.31	96.57	98.97	23.72	97.58	21.59	200.00	87.24 to 100.03	171,484	169,714

**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	43	94.78	96.27	99.34	25.11	96.91	21.59	200.00	87.24 to 100.03	184,029	182,815
07-0010	5	99.12	99.18	89.69	11.63	110.58	83.29	118.98	N/A	63,600	57,042
62-0021											
62-0063											
NonValid School											
ALL	48	95.31	96.57	98.97	23.72	97.58	21.59	200.00	87.24 to 100.03	171,484	169,714

**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	13	91.01	89.06	63.73	34.43	139.75	26.08	200.00	58.10 to 100.00	61,857	39,422
Prior TO 1860											
1860 TO 1899	2	93.83	93.83	92.68	5.46	101.24	88.71	98.96	N/A	110,250	102,183
1900 TO 1919	9	98.00	112.21	110.83	24.32	101.24	80.92	180.17	83.29 to 138.71	40,777	45,194
1920 TO 1939	5	88.70	93.99	93.71	15.17	100.30	72.52	118.98	N/A	40,168	37,642
1940 TO 1949	5	106.78	102.50	97.58	10.99	105.04	86.28	124.00	N/A	101,552	99,094
1950 TO 1959	1	21.59	21.59	21.59			21.59	21.59	N/A	39,000	8,420
1960 TO 1969											
1970 TO 1979	5	78.05	76.55	66.67	14.34	114.82	48.25	94.04	N/A	155,000	103,332
1980 TO 1989	5	123.11	117.94	123.33	10.74	95.63	93.43	134.81	N/A	337,400	416,115
1990 TO 1994	1	98.90	98.90	98.90			98.90	98.90	N/A	130,000	128,566
1995 TO 1999	2	102.39	102.39	102.99	2.30	99.41	100.03	104.74	N/A	1,750,000	1,802,384
2000 TO Present											
ALL	48	95.31	96.57	98.97	23.72	97.58	21.59	200.00	87.24 to 100.03	171,484	169,714

## PAD 2009 R&amp;O Statistics

Base Stat

Type: Qualified

State Stat Run

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>95</b>	COV:	33.92	95% Median C.I.:	87.24 to 100.03
TOTAL Sales Price:	8,231,249	WGT. MEAN:	99	STD:	32.76	95% Wgt. Mean C.I.:	88.86 to 109.08
TOTAL Adj.Sales Price:	8,231,249	MEAN:	97	AVG.ABS.DEV:	22.61	95% Mean C.I.:	87.31 to 105.84
TOTAL Assessed Value:	8,146,291						
AVG. Adj. Sales Price:	171,484	COD:	23.72	MAX Sales Ratio:	200.00		
AVG. Assessed Value:	169,714	PRD:	97.58	MIN Sales Ratio:	21.59		

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SALE PRICE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
5000 TO 9999	3	146.27	136.32	134.21	31.29	101.57	62.68	200.00	N/A		8,500	11,408
Total \$												
1 TO 9999	3	146.27	136.32	134.21	31.29	101.57	62.68	200.00	N/A		8,500	11,408
10000 TO 29999	15	95.83	94.21	93.08	15.16	101.21	63.71	138.71	83.29 to 106.78		20,139	18,746
30000 TO 59999	9	94.78	86.65	87.24	36.20	99.32	21.59	180.17	26.08 to 113.48		41,767	36,438
60000 TO 99999	7	88.70	93.74	94.14	12.71	99.58	76.12	130.82	76.12 to 130.82		75,428	71,006
100000 TO 149999	5	94.04	96.74	96.45	11.94	100.31	78.05	124.00	N/A		131,552	126,875
150000 TO 249999	1	131.56	131.56	131.56			131.56	131.56	N/A		160,000	210,488
250000 TO 499999	3	86.28	80.45	78.14	22.62	102.96	48.25	106.81	N/A		317,333	247,950
500000 +	5	104.74	104.16	103.58	19.05	100.56	58.10	134.81	N/A		1,046,000	1,083,432
ALL												
	48	95.31	96.57	98.97	23.72	97.58	21.59	200.00	87.24 to 100.03		171,484	169,714

ASSESSED VALUE *											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
Low \$												
5000 TO 9999	4	44.38	48.41	34.54	55.37	140.14	21.59	83.29	N/A		22,601	7,807
Total \$												
1 TO 9999	4	44.38	48.41	34.54	55.37	140.14	21.59	83.29	N/A		22,601	7,807
10000 TO 29999	17	95.83	101.78	93.82	24.66	108.49	54.16	200.00	72.52 to 118.98		19,887	18,657
30000 TO 59999	8	96.39	106.54	100.91	18.35	105.59	80.92	180.17	80.92 to 180.17		50,000	50,452
60000 TO 99999	4	87.97	87.76	87.84	6.91	99.90	76.12	98.96	N/A		80,750	70,931
100000 TO 149999	5	94.04	98.10	95.18	13.39	103.07	78.05	130.82	N/A		122,000	116,121
150000 TO 249999	4	105.14	97.52	83.90	28.78	116.24	48.25	131.56	N/A		230,690	193,545
250000 TO 499999	2	82.46	82.46	75.31	29.54	109.49	58.10	106.81	N/A		448,500	337,768
500000 +	4	113.93	115.67	109.25	11.66	105.88	100.03	134.81	N/A		1,162,500	1,270,053
ALL												
	48	95.31	96.57	98.97	23.72	97.58	21.59	200.00	87.24 to 100.03		171,484	169,714

COST RANK											Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.		Sale Price	Assd Val
(blank)	13	91.01	89.06	63.73	34.43	139.75	26.08	200.00	58.10 to 100.00		61,857	39,422
10	1	87.24	87.24	87.24			87.24	87.24	N/A		80,000	69,795
15	1	98.00	98.00	98.00			98.00	98.00	N/A		50,000	49,001
20	32	98.93	100.19	103.60	20.43	96.71	21.59	180.17	88.70 to 108.21		219,909	227,833
25	1	86.28	86.28	86.28			86.28	86.28	N/A		260,000	224,328
ALL												
	48	95.31	96.57	98.97	23.72	97.58	21.59	200.00	87.24 to 100.03		171,484	169,714

## PAD 2009 R&amp;O Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	48	<b>MEDIAN:</b>	<b>95</b>	COV:	33.92	95% Median C.I.:	87.24 to 100.03
TOTAL Sales Price:	8,231,249	WGT. MEAN:	99	STD:	32.76	95% Wgt. Mean C.I.:	88.86 to 109.08
TOTAL Adj.Sales Price:	8,231,249	MEAN:	97	AVG.ABS.DEV:	22.61	95% Mean C.I.:	87.31 to 105.84
TOTAL Assessed Value:	8,146,291						
AVG. Adj. Sales Price:	171,484	COD:	23.72	MAX Sales Ratio:	200.00		
AVG. Assessed Value:	169,714	PRD:	97.58	MIN Sales Ratio:	21.59		

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## OCCUPANCY CODE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	13	91.01	89.06	63.73	34.43	139.75	26.08	200.00	58.10 to 100.00	61,857	39,422
326	1	72.52	72.52	72.52			72.52	72.52	N/A	24,500	17,767
330	1	104.74	104.74	104.74			104.74	104.74	N/A	2,200,000	2,304,332
336	1	93.43	93.43	93.43			93.43	93.43	N/A	60,000	56,060
341	1	131.56	131.56	131.56			131.56	131.56	N/A	160,000	210,488
343	1	100.03	100.03	100.03			100.03	100.03	N/A	1,300,000	1,300,436
344	3	86.28	88.40	87.70	6.60	100.80	80.92	98.00	N/A	55,833	48,966
349	2	102.86	102.86	104.51	3.85	98.42	98.90	106.81	N/A	223,500	233,575
350	1	108.21	108.21	108.21			108.21	108.21	N/A	15,000	16,232
352	5	98.96	103.25	114.10	15.55	90.49	76.12	124.00	N/A	213,152	243,200
353	8	104.13	112.82	97.57	24.02	115.63	78.05	180.17	78.05 to 180.17	56,250	54,883
406	4	96.27	101.66	106.86	17.03	95.13	83.29	130.82	N/A	56,875	60,776
407	1	48.25	48.25	48.25			48.25	48.25	N/A	375,000	180,939
442	1	88.70	88.70	88.70			88.70	88.70	N/A	75,000	66,526
470	2	95.62	95.62	95.43	11.67	100.20	84.46	106.78	N/A	25,420	24,259
477	1	86.28	86.28	86.28			86.28	86.28	N/A	260,000	224,328
528	1	21.59	21.59	21.59			21.59	21.59	N/A	39,000	8,420
540	1	134.81	134.81	134.81			134.81	134.81	N/A	510,000	687,529
ALL	48	95.31	96.57	98.97	23.72	97.58	21.59	200.00	87.24 to 100.03	171,484	169,714

## PROPERTY TYPE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02	6	96.50	96.49	113.69	19.56	84.87	62.68	124.00	62.68 to 124.00	179,043	203,554
03	42	95.31	96.59	96.76	24.29	99.82	21.59	200.00	87.24 to 100.03	170,404	164,880
04											
ALL	48	95.31	96.57	98.97	23.72	97.58	21.59	200.00	87.24 to 100.03	171,484	169,714



**2009 Correlation Section  
for Box Butte County**

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**Commerical Real Property**

**I. Correlation**

COMMERCIAL: The following tables and narratives will show first, that all three measures of central tendency are within acceptable range. Any could be used to represent the overall level of value for the commercial property class. The Trended Preliminary Ratio provides relatively no support for the median. However as explained in the narrative for Table III, the small difference between the Preliminary and the R&O median (compared to the more than six point difference between the Trended and R&O ratios) is easily explained by the limited assessment actions that would have more effect on the commercial base than the sample. For purposes of direct equalization, the median will be used in this case to describe the overall level of value for commercial property.

Of the quality and uniformity of assessment measures, the COD is almost four points above the upper limit of its prescribed parameter, and the PRD (rounded) is just within its acceptable range. The removal of two extreme outlying sales (as mentioned in the narrative to Table V, below) would bring the coefficient of dispersion within one point of compliance, but would move the price-related differential outside of range.



**2009 Correlation Section  
for Box Butte County**

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## **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>2009</b>	<b>73</b>	<b>48</b>	<b>65.75</b>
<b>2008</b>	<b>90</b>	<b>60</b>	<b>66.67</b>
<b>2007</b>	<b>97</b>	<b>58</b>	<b>59.79</b>
<b>2006</b>	<b>119</b>	<b>56</b>	<b>47.06</b>
<b>2005</b>	<b>92</b>	<b>42</b>	<b>45.65</b>

COMMERCIAL:For assessment year 2009 the Assessor used a similar percentage of the total commercial sales as she had in 2008. As noted in the narrative to Table II in the residential section of this document, all sales (residential, commercial and agricultural) are verified by a mailed questionnaire to both the buyer and the seller of the property. Approximately 50% of the questionnaires are returned. The County then attempts to contact those who did not return the questionnaire, and this raises the response rate to about 75%. It is the Assessor's policy to qualify those remaining sales that are not verified, due to lack of any evidence to the contrary. If however, future evidence indicates that a sale is not truly arms-length, the Assessor will disqualify that sale. Documentation of the verification information is kept in the form of notebooks with the questionnaire attached to the Assessor's copy of the Form 521.

**2009 Correlation Section**  
**for Box Butte County**

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### **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.

**2009 Correlation Section  
for Box Butte County**

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**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>2009</b>	<b>94</b>	<b>7.83</b>	<b>101</b>	<b>95</b>
<b>2008</b>	<b>97.22</b>	<b>-0.76</b>	<b>96</b>	<b>97.22</b>
<b>2007</b>	<b>98</b>	<b>1.34</b>	<b>100</b>	<b>98</b>
<b>2006</b>	<b>100</b>	<b>7.73</b>	<b>108</b>	<b>99</b>
<b>2005</b>	<b>99</b>	<b>4.05</b>	<b>103</b>	<b>99</b>

COMMERCIAL: Table III reveals that there is slightly more than six points difference between the Trended Preliminary Ratio and the R&O Median, and thus, neither figure provides much support for the other. The reason for this most probably, is that the sample (sales file) contains only one rural commercial property ( $1/48 = 2\%$ ), whereas the rural commercial property constitutes more than 10% of the commercial base. Therefore, the Percent Change in Assessed value would have a more significant impact as a multiplier of the preliminary median than would the application of the certified values for 2009, as shown by the R&O median.

**2009 Correlation Section**  
**for Box Butte County**

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**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 2009 Preliminary Statistical Reports and the 2009 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 2008 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.

**2009 Correlation Section  
for Box Butte County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
8.85	2009	7.83
-1.40	2008	-0.95
0.02	2007	1.34
-3.95	2006	7.73
0.21	2005	4.05

COMMERCIAL: The percent change in the sales file compared to the percent change in assessed value (excluding growth) is statistically insignificant (1.02), and indicates that there is no appreciable difference between the assessment of the sold versus the unsold commercial property.

**2009 Correlation Section**  
**for Box Butte County**

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**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.

**2009 Correlation Section  
for Box Butte County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	95	99	97

COMMERCIAL:As shown in the above table, all three measures of central tendency, the median, the weighted mean (aggregate) and the arithmetic mean, are within acceptable range. Any of the above could be used to represent the overall level of value for the commercial property class.

**2009 Correlation Section  
for Box Butte County**

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**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>23.72</b>	<b>97.58</b>
<b>Difference</b>	<b>3.72</b>	<b>-0.42</b>

COMMERCIAL: The above table shows that the price-related differential is within its acceptable range (albeit at the bottom of its acceptable range). The coefficient of dispersion is almost four points (rounded) above the upper limit of its acceptable parameters. The removal of extreme outlying sales would move the COD to 20.69 (just slightly above range, by less than one point), but would move the PRD below the bottom of its range to 96.69.



**2009 Correlation Section  
for Box Butte County**

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

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

	Preliminary Statistics	R&O Statistics	Change
<b>Number of Sales</b>	<b>48</b>	<b>48</b>	<b>0</b>
<b>Median</b>	<b>94</b>	<b>95</b>	<b>1</b>
<b>Wgt. Mean</b>	<b>98</b>	<b>99</b>	<b>1</b>
<b>Mean</b>	<b>95</b>	<b>97</b>	<b>2</b>
<b>COD</b>	<b>21.51</b>	<b>23.72</b>	<b>2.21</b>
<b>PRD</b>	<b>96.61</b>	<b>97.58</b>	<b>0.97</b>
<b>Minimum</b>	<b>26.08</b>	<b>21.59</b>	<b>-4.49</b>
<b>Maximum</b>	<b>180.17</b>	<b>200.00</b>	<b>19.83</b>

COMMERCIAL:Assessment actions taken to address the commercial property class for 2009 included: the reappraisal of the Rural subclass for 2009, using the 2008 cost index and a new market-derived depreciation schedule. No assessment actions were taken to address Hemingford commercial property for assessment year 2009.

**Agricultural or  
Special Valuation Reports**

# PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	38	<b>MEDIAN:</b>	<b>66</b>	COV:	34.36	95% Median C.I.:	55.20 to 70.08
(AgLand) TOTAL Sales Price:	4,899,302	WGT. MEAN:	59	STD:	22.51	95% Wgt. Mean C.I.:	51.79 to 65.53
(AgLand) TOTAL Adj.Sales Price:	4,616,802	MEAN:	66	AVG.ABS.DEV:	16.39	95% Mean C.I.:	58.34 to 72.66
(AgLand) TOTAL Assessed Value:	2,708,103						
AVG. Adj. Sales Price:	121,494	COD:	24.72	MAX Sales Ratio:	146.80		
AVG. Assessed Value:	71,265	PRD:	111.67	MIN Sales Ratio:	30.85		

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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	1	82.31	82.31	82.31			82.31	82.31	N/A		61,600	50,700
10/01/05 TO 12/31/05	3	70.00	63.52	60.10	11.69	105.69	48.01	72.56	N/A		37,526	22,554
01/01/06 TO 03/31/06	4	68.34	63.05	59.60	16.07	105.79	36.11	79.42	N/A		165,068	98,384
04/01/06 TO 06/30/06	2	70.28	70.28	68.62	5.12	102.41	66.68	73.87	N/A		85,550	58,705
07/01/06 TO 09/30/06												
10/01/06 TO 12/31/06	2	51.93	51.93	57.31	12.64	90.60	45.36	58.49	N/A		122,500	70,210
01/01/07 TO 03/31/07	8	78.32	78.32	77.65	14.78	100.87	58.41	102.86	58.41 to 102.86		85,320	66,249
04/01/07 TO 06/30/07	2	78.66	78.66	61.31	30.25	128.30	54.87	102.46	N/A		138,800	85,105
07/01/07 TO 09/30/07	6	48.77	48.77	49.30	20.72	98.93	30.85	69.55	30.85 to 69.55		108,665	53,570
10/01/07 TO 12/31/07	4	76.66	88.83	74.85	36.35	118.68	55.20	146.80	N/A		127,000	95,056
01/01/08 TO 03/31/08	6	47.00	47.94	43.06	21.50	111.35	33.29	60.42	33.29 to 60.42		207,683	89,418
04/01/08 TO 06/30/08												
____Study Years____												
07/01/05 TO 06/30/06	10	69.33	66.56	62.58	13.08	106.36	36.11	82.31	48.01 to 79.42		100,555	62,931
07/01/06 TO 06/30/07	12	71.32	73.98	69.75	21.21	106.06	45.36	102.86	58.41 to 87.48		100,430	70,052
07/01/07 TO 06/30/08	16	54.43	58.48	51.46	30.62	113.63	30.85	146.80	39.88 to 66.73		150,380	77,385
____Calendar Yrs____												
01/01/06 TO 12/31/06	8	67.36	62.08	60.52	15.46	102.58	36.11	79.42	36.11 to 79.42		134,546	81,421
01/01/07 TO 12/31/07	20	68.14	71.59	66.12	28.14	108.28	30.85	146.80	55.20 to 85.20		106,007	70,092
____ALL____												
	38	66.30	65.50	58.66	24.72	111.67	30.85	146.80	55.20 to 70.08		121,494	71,265

# PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	38	<b>MEDIAN:</b>	<b>66</b>	COV:	34.36	95% Median C.I.:	55.20 to 70.08
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AVG. Adj. Sales Price:	121,494	COD:	24.72	MAX Sales Ratio:	146.80		
AVG. Assessed Value:	71,265	PRD:	111.67	MIN Sales Ratio:	30.85		

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1087	1	66.73	66.73	66.73			66.73	66.73	N/A	194,000	129,450
1089	1	39.88	39.88	39.88			39.88	39.88	N/A	340,000	135,581
1093	4	82.31	75.63	77.30	12.47	97.84	51.30	86.58	N/A	97,188	75,124
1095	5	68.03	69.20	67.61	8.61	102.35	58.41	84.07	N/A	133,466	90,235
1097	2	79.12	79.12	62.09	29.50	127.44	55.78	102.46	N/A	139,200	86,422
1125	2	67.15	67.15	67.23	10.02	99.88	60.42	73.87	N/A	45,550	30,622
1127	1	72.57	72.57	72.57			72.57	72.57	N/A	72,000	52,250
1133	2	80.68	80.68	69.09	27.50	116.76	58.49	102.86	N/A	146,500	101,220
1363	3	60.07	61.31	59.11	7.46	103.71	55.20	68.65	N/A	113,333	66,995
1365	2	90.05	90.05	63.69	63.03	141.39	33.29	146.80	N/A	119,500	76,105
1369	1	70.08	70.08	70.08			70.08	70.08	N/A	52,500	36,790
1399	1	54.87	54.87	54.87			54.87	54.87	N/A	240,000	131,685
1403	1	38.91	38.91	38.91			38.91	38.91	N/A	115,000	44,745
1405	3	70.00	62.64	64.26	12.95	97.48	45.36	72.56	N/A	26,726	17,175
1407	1	40.34	40.34	40.34			40.34	40.34	N/A	434,100	175,125
851	1	87.48	87.48	87.48			87.48	87.48	N/A	32,000	27,995
853	3	36.11	37.73	37.26	14.21	101.27	30.85	46.24	N/A	115,479	43,026
855	1	82.31	82.31	82.31			82.31	82.31	N/A	61,600	50,700
857	3	53.66	56.12	57.42	11.60	97.73	48.01	66.68	N/A	117,133	67,258
ALL	38	66.30	65.50	58.66	24.72	111.67	30.85	146.80	55.20 to 70.08	121,494	71,265

## AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
1	15	55.78	59.02	49.77	29.18	118.59	30.85	102.46	40.34 to 72.56	111,314	55,402
2	10	71.06	72.11	71.26	13.32	101.18	51.30	86.58	58.41 to 85.20	112,808	80,392
3	7	60.07	75.05	63.72	40.75	117.78	33.29	146.80	33.29 to 146.80	124,571	79,376
4	6	60.17	59.55	54.65	20.54	108.96	39.88	82.31	39.88 to 82.31	157,833	86,251
ALL	38	66.30	65.50	58.66	24.72	111.67	30.85	146.80	55.20 to 70.08	121,494	71,265

## STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
2	38	66.30	65.50	58.66	24.72	111.67	30.85	146.80	55.20 to 70.08	121,494	71,265
ALL	38	66.30	65.50	58.66	24.72	111.67	30.85	146.80	55.20 to 70.08	121,494	71,265

# **PAD 2009 Preliminary Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	38	<b>MEDIAN:</b>	<b>66</b>	COV:	34.36	95% Median C.I.:	55.20 to 70.08
(AgLand) TOTAL Sales Price:	4,899,302	WGT. MEAN:	59	STD:	22.51	95% Wgt. Mean C.I.:	51.79 to 65.53
(AgLand) TOTAL Adj.Sales Price:	4,616,802	MEAN:	66	AVG.ABS.DEV:	16.39	95% Mean C.I.:	58.34 to 72.66
(AgLand) TOTAL Assessed Value:	2,708,103						
AVG. Adj. Sales Price:	121,494	COD:	24.72	MAX Sales Ratio:	146.80		
AVG. Assessed Value:	71,265	PRD:	111.67	MIN Sales Ratio:	30.85		

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## **SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	14	56.85	60.79	51.76	29.58	117.46	33.29	146.80	39.88 to 70.00	152,591	78,975
07-0010	24	68.79	68.25	64.60	21.50	105.64	30.85	102.86	55.78 to 82.31	103,355	66,768
62-0021											
62-0063											
NonValid School											
____ALL____											
	38	66.30	65.50	58.66	24.72	111.67	30.85	146.80	55.20 to 70.08	121,494	71,265

## **ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	3	60.07	58.03	61.68	12.92	94.08	45.36	68.65	N/A	57,333	35,363
100.01 TO 180.00	24	70.04	68.97	60.88	27.77	113.30	30.85	146.80	51.30 to 82.31	79,776	48,564
180.01 TO 330.00	5	55.20	55.36	51.17	12.50	108.18	39.88	69.55	N/A	196,000	100,290
330.01 TO 650.00	4	66.71	68.60	68.11	11.04	100.71	55.78	85.20	N/A	189,950	129,382
650.01 +	2	54.19	54.19	52.82	25.55	102.58	40.34	68.03	N/A	395,186	208,744
____ALL____											
	38	66.30	65.50	58.66	24.72	111.67	30.85	146.80	55.20 to 70.08	121,494	71,265

## **MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	12	73.22	75.80	71.51	16.55	105.99	46.24	102.86	66.73 to 86.58	97,047	69,399
DRY-N/A	5	55.78	66.00	64.48	23.06	102.36	51.30	85.20	N/A	149,310	96,275
GRASS	8	63.55	59.12	50.60	16.65	116.84	40.34	72.56	40.34 to 72.56	99,210	50,196
GRASS-N/A	2	59.17	59.17	47.56	47.86	124.40	30.85	87.48	N/A	54,219	25,787
IRRGTD	2	64.36	64.36	64.07	6.67	100.45	60.07	68.65	N/A	75,000	48,055
IRRGTD-N/A	9	54.87	58.83	51.08	36.09	115.17	33.29	146.80	36.11 to 65.92	183,728	93,854
____ALL____											
	38	66.30	65.50	58.66	24.72	111.67	30.85	146.80	55.20 to 70.08	121,494	71,265

## **MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	14	71.32	72.47	68.13	18.59	106.36	46.24	102.86	53.66 to 86.58	101,594	69,220
DRY-N/A	3	84.07	75.02	70.60	11.66	106.26	55.78	85.20	N/A	162,933	115,026
GRASS	9	66.68	62.27	52.03	17.57	119.68	40.34	87.48	45.36 to 72.56	91,742	47,729
GRASS-N/A	1	30.85	30.85	30.85			30.85	30.85	N/A	76,438	23,580
IRRGTD	8	57.47	63.90	53.24	37.34	120.01	36.11	146.80	36.11 to 146.80	151,945	80,902
IRRGTD-N/A	3	55.20	48.99	49.93	15.22	98.13	33.29	58.49	N/A	196,000	97,858
____ALL____											
	38	66.30	65.50	58.66	24.72	111.67	30.85	146.80	55.20 to 70.08	121,494	71,265

# PAD 2009 Preliminary Statistics

Base Stat

PAGE:4 of 4

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	38	<b>MEDIAN:</b>	<b>66</b>	COV:	34.36	95% Median C.I.:	55.20 to 70.08
(AgLand) TOTAL Sales Price:	4,899,302	WGT. MEAN:	59	STD:	22.51	95% Wgt. Mean C.I.:	51.79 to 65.53
(AgLand) TOTAL Adj.Sales Price:	4,616,802	MEAN:	66	AVG.ABS.DEV:	16.39	95% Mean C.I.:	58.34 to 72.66
(AgLand) TOTAL Assessed Value:	2,708,103						
AVG. Adj. Sales Price:	121,494	COD:	24.72	MAX Sales Ratio:	146.80		
AVG. Assessed Value:	71,265	PRD:	111.67	MIN Sales Ratio:	30.85		

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## MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	16	71.32	72.22	68.37	18.84	105.63	46.24	102.86	55.78 to 85.20	116,445	79,613
DRY-N/A	1	84.07	84.07	84.07			84.07	84.07	N/A	48,000	40,355
GRASS	10	63.55	59.13	50.23	22.23	117.71	30.85	87.48	40.34 to 72.56	90,211	45,314
IRRGTD	11	55.20	59.84	52.16	32.42	114.71	33.29	146.80	36.11 to 68.65	163,960	85,526
ALL	38	66.30	65.50	58.66	24.72	111.67	30.85	146.80	55.20 to 70.08	121,494	71,265

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	57.68	57.68	58.75	21.36	98.18	45.36	70.00	N/A	24,090	14,152
30000 TO 59999	10	73.22	74.79	73.31	14.57	102.03	48.01	102.46	60.42 to 87.48	44,560	32,665
60000 TO 99999	11	68.65	73.33	70.89	32.34	103.45	30.85	146.80	46.24 to 102.86	73,753	52,280
100000 TO 149999	3	65.92	57.17	57.45	14.04	99.51	38.91	66.68	N/A	118,520	68,093
150000 TO 249999	9	55.20	55.48	55.90	17.77	99.24	33.29	85.20	36.11 to 66.73	202,866	113,411
250000 TO 499999	3	40.34	49.42	48.93	23.26	101.00	39.88	68.03	N/A	376,790	184,356
ALL	38	66.30	65.50	58.66	24.72	111.67	30.85	146.80	55.20 to 70.08	121,494	71,265

## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	45.36	45.36	45.36			45.36	45.36	N/A	22,000	9,980
Total \$											
1 TO 9999	1	45.36	45.36	45.36			45.36	45.36	N/A	22,000	9,980
10000 TO 29999	6	65.21	61.55	55.04	23.20	111.82	30.85	87.48	30.85 to 87.48	44,336	24,404
30000 TO 59999	16	69.82	67.36	60.59	20.14	111.18	33.29	102.46	51.30 to 82.31	73,315	44,418
60000 TO 99999	6	66.30	78.67	66.00	40.38	119.21	36.11	146.80	36.11 to 146.80	122,926	81,126
100000 TO 149999	6	55.49	55.16	53.67	9.33	102.77	39.88	66.73	39.88 to 66.73	237,966	127,725
150000 TO 249999	3	68.03	64.52	59.36	21.98	108.70	40.34	85.20	N/A	330,124	195,964
ALL	38	66.30	65.50	58.66	24.72	111.67	30.85	146.80	55.20 to 70.08	121,494	71,265

# PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	43	<b>MEDIAN:</b>	<b>60</b>	COV:	35.44	95% Median C.I.:	53.66 to 69.55	
TOTAL Sales Price:	7,596,508	WGT. MEAN:	52	STD:	22.42	95% Wgt. Mean C.I.:	42.19 to 61.76	(! : land+NAT=0)
TOTAL Adj.Sales Price:	7,312,708	MEAN:	63	AVG.ABS.DEV:	16.38	95% Mean C.I.:	56.56 to 69.96	
TOTAL Assessed Value:	3,800,640							
AVG. Adj. Sales Price:	170,062	COD:	27.27	MAX Sales Ratio:	146.80			
AVG. Assessed Value:	88,386	PRD:	121.71	MIN Sales Ratio:	24.15			

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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	2	70.42	70.42	67.29	16.88	104.65	58.53	82.31	N/A		89,320	60,107
10/01/05 TO 12/31/05	3	70.00	63.52	60.10	11.69	105.69	48.01	72.56	N/A		37,526	22,554
01/01/06 TO 03/31/06	4	68.34	63.05	59.60	16.07	105.79	36.11	79.42	N/A		165,068	98,384
04/01/06 TO 06/30/06	3	66.68	64.55	57.03	10.39	113.19	53.09	73.87	N/A		334,121	190,538
07/01/06 TO 09/30/06												
10/01/06 TO 12/31/06	2	51.93	51.93	57.31	12.64	90.60	45.36	58.49	N/A		122,500	70,210
01/01/07 TO 03/31/07	9	72.57	74.49	71.27	18.58	104.52	43.82	102.86	58.41 to 87.48		93,833	66,873
04/01/07 TO 06/30/07	3	54.87	69.61	55.54	30.96	125.34	51.50	102.46	N/A		225,026	124,971
07/01/07 TO 09/30/07	6	48.77	48.77	49.30	20.72	98.93	30.85	69.55	30.85 to 69.55		108,665	53,570
10/01/07 TO 12/31/07	4	76.66	88.83	74.85	36.35	118.68	55.20	146.80	N/A		127,000	95,056
01/01/08 TO 03/31/08	6	47.00	47.94	43.06	21.50	111.35	33.29	60.42	33.29 to 60.42		207,683	89,418
04/01/08 TO 06/30/08	1	24.15	24.15	24.60			24.15	24.15	N/A		1,188,180	292,248
_____Study Years_____												
07/01/05 TO 06/30/06	12	68.34	64.77	59.01	14.19	109.76	36.11	82.31	53.09 to 73.87		162,821	96,085
07/01/06 TO 06/30/07	14	68.00	70.22	63.31	23.78	110.91	43.82	102.86	51.50 to 87.48		126,041	79,799
07/01/07 TO 06/30/08	17	53.66	56.46	42.58	32.47	132.59	24.15	146.80	38.91 to 66.73		211,427	90,024
_____Calendar Yrs_____												
01/01/06 TO 12/31/06	9	66.68	61.08	57.96	16.15	105.39	36.11	79.42	45.36 to 73.87		211,959	122,841
01/01/07 TO 12/31/07	22	66.33	69.42	62.64	28.89	110.82	30.85	146.80	51.50 to 85.20		121,798	76,292
_____ALL_____												
	43	60.07	63.26	51.97	27.27	121.71	24.15	146.80	53.66 to 69.55		170,062	88,386

## PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	43	<b>MEDIAN:</b>	<b>60</b>	COV:	35.44	95% Median C.I.:	53.66 to 69.55	
TOTAL Sales Price:	7,596,508	WGT. MEAN:	52	STD:	22.42	95% Wgt. Mean C.I.:	42.19 to 61.76	(!: land+NAT=0)
TOTAL Adj.Sales Price:	7,312,708	MEAN:	63	AVG.ABS.DEV:	16.38	95% Mean C.I.:	56.56 to 69.96	
TOTAL Assessed Value:	3,800,640							
AVG. Adj. Sales Price:	170,062	COD:	27.27	MAX Sales Ratio:	146.80			
AVG. Assessed Value:	88,386	PRD:	121.71	MIN Sales Ratio:	24.15			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1087	1	66.73	66.73	66.73			66.73	66.73	N/A	194,000	129,450
1089	1	39.88	39.88	39.88			39.88	39.88	N/A	340,000	135,581
1093	4	82.31	75.63	77.30	12.47	97.84	51.30	86.58	N/A	97,188	75,124
1095	5	68.03	69.20	67.61	8.61	102.35	58.41	84.07	N/A	133,466	90,235
1097	3	58.53	72.26	61.29	26.58	117.90	55.78	102.46	N/A	131,813	80,786
1125	3	60.42	62.46	55.88	11.46	111.77	53.09	73.87	N/A	307,455	171,816
1127	1	72.57	72.57	72.57			72.57	72.57	N/A	72,000	52,250
1133	2	80.68	80.68	69.09	27.50	116.76	58.49	102.86	N/A	146,500	101,220
1363	3	60.07	61.31	59.11	7.46	103.71	55.20	68.65	N/A	113,333	66,995
1365	2	90.05	90.05	63.69	63.03	141.39	33.29	146.80	N/A	119,500	76,105
1369	3	51.50	55.13	51.21	17.00	107.66	43.82	70.08	N/A	203,973	104,453
1399	1	54.87	54.87	54.87			54.87	54.87	N/A	240,000	131,685
1403	1	38.91	38.91	38.91			38.91	38.91	N/A	115,000	44,745
1405	3	70.00	62.64	64.26	12.95	97.48	45.36	72.56	N/A	26,726	17,175
1407	1	40.34	40.34	40.34			40.34	40.34	N/A	434,100	175,125
1409	1	24.15	24.15	24.60			24.15	24.15	N/A	1,188,180	292,248
851	1	87.48	87.48	87.48			87.48	87.48	N/A	32,000	27,995
853	3	36.11	37.73	37.26	14.21	101.27	30.85	46.24	N/A	115,479	43,026
855	1	82.31	82.31	82.31			82.31	82.31	N/A	61,600	50,700
857	3	53.66	56.12	57.42	11.60	97.73	48.01	66.68	N/A	117,133	67,258
ALL	43	60.07	63.26	51.97	27.27	121.71	24.15	146.80	53.66 to 69.55	170,062	88,386

## AREA (MARKET)

										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	20	53.98	55.82	44.06	27.39	126.69	24.15	102.46	43.82 to 70.00	218,281	96,178
2	10	71.06	72.11	71.26	13.32	101.18	51.30	86.58	58.41 to 85.20	112,808	80,392
3	7	60.07	75.05	63.72	40.75	117.78	33.29	146.80	33.29 to 146.80	124,571	79,376
4	6	60.17	59.55	54.65	20.54	108.96	39.88	82.31	39.88 to 82.31	157,833	86,251
ALL	43	60.07	63.26	51.97	27.27	121.71	24.15	146.80	53.66 to 69.55	170,062	88,386

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	4	48.46	44.90	38.63	22.52	116.23	24.15	58.53	N/A	574,606	221,958
2	39	65.92	65.14	58.09	24.79	112.14	30.85	146.80	54.87 to 70.08	128,571	74,687
ALL	43	60.07	63.26	51.97	27.27	121.71	24.15	146.80	53.66 to 69.55	170,062	88,386



## PAD 2009 Preliminary Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

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TOTAL Adj.Sales Price:	7,312,708	MEAN:	63	AVG.ABS.DEV:	16.38	95% Mean C.I.:	56.56 to 69.96	
TOTAL Assessed Value:	3,800,640							
AVG. Adj. Sales Price:	170,062	COD:	27.27	MAX Sales Ratio:	146.80			
AVG. Assessed Value:	88,386	PRD:	121.71	MIN Sales Ratio:	24.15			

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## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	16	55.04	57.44	42.16	31.55	136.26	24.15	146.80	39.88 to 68.65	217,900	91,860
07-0010	27	66.73	66.70	60.92	21.90	109.50	30.85	102.86	53.66 to 79.42	141,715	86,328
62-0021											
62-0063											
NonValid School											
____ALL____											
	43	60.07	63.26	51.97	27.27	121.71	24.15	146.80	53.66 to 69.55	170,062	88,386

## ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	3	60.07	58.03	61.68	12.92	94.08	45.36	68.65	N/A	57,333	35,363
100.01 TO 180.00	25	70.00	67.97	59.59	28.17	114.06	30.85	146.80	51.30 to 79.42	83,062	49,496
180.01 TO 330.00	6	56.85	55.89	52.05	11.09	107.38	39.88	69.55	39.88 to 69.55	182,840	95,161
330.01 TO 650.00	6	61.23	58.34	43.25	23.73	134.88	24.15	85.20	24.15 to 85.20	390,910	169,080
650.01 +	3	53.09	53.82	53.75	17.39	100.12	40.34	68.03	N/A	540,545	290,564
____ALL____											
	43	60.07	63.26	51.97	27.27	121.71	24.15	146.80	53.66 to 69.55	170,062	88,386

## 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	13	72.57	74.47	70.40	16.90	105.77	46.24	102.86	58.53 to 86.58	98,585	69,407
DRY-N/A	5	55.78	66.00	64.48	23.06	102.36	51.30	85.20	N/A	149,310	96,275
GRASS	8	63.55	59.12	50.60	16.65	116.84	40.34	72.56	40.34 to 72.56	99,210	50,196
GRASS-N/A	2	59.17	59.17	47.56	47.86	124.40	30.85	87.48	N/A	54,219	25,787
IRRGTD	2	64.36	64.36	64.07	6.67	100.45	60.07	68.65	N/A	75,000	48,055
IRRGTD-N/A	13	51.50	54.00	44.13	32.59	122.37	24.15	146.80	36.11 to 58.49	325,571	143,669
____ALL____											
	43	60.07	63.26	51.97	27.27	121.71	24.15	146.80	53.66 to 69.55	170,062	88,386

## 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	15	70.08	71.54	67.47	18.76	106.03	46.24	102.86	58.41 to 82.31	102,624	69,239
DRY-N/A	3	84.07	75.02	70.60	11.66	106.26	55.78	85.20	N/A	162,933	115,026
GRASS	9	66.68	62.27	52.03	17.57	119.68	40.34	87.48	45.36 to 72.56	91,742	47,729
GRASS-N/A	1	30.85	30.85	30.85			30.85	30.85	N/A	76,438	23,580
IRRGTD	12	52.30	56.98	44.02	34.27	129.45	24.15	146.80	38.91 to 65.92	316,202	139,186
IRRGTD-N/A	3	55.20	48.99	49.93	15.22	98.13	33.29	58.49	N/A	196,000	97,858
____ALL____											
	43	60.07	63.26	51.97	27.27	121.71	24.15	146.80	53.66 to 69.55	170,062	88,386

## PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/22/2009

NUMBER of Sales:	43	<b>MEDIAN:</b>	<b>60</b>	COV:	35.44	95% Median C.I.:	53.66 to 69.55	
TOTAL Sales Price:	7,596,508	WGT. MEAN:	52	STD:	22.42	95% Wgt. Mean C.I.:	42.19 to 61.76	(!/: land+NAT=0)
TOTAL Adj.Sales Price:	7,312,708	MEAN:	63	AVG.ABS.DEV:	16.38	95% Mean C.I.:	56.56 to 69.96	
TOTAL Assessed Value:	3,800,640							
AVG. Adj. Sales Price:	170,062	COD:	27.27	MAX Sales Ratio:	146.80			
AVG. Assessed Value:	88,386	PRD:	121.71	MIN Sales Ratio:	24.15			

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## 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	17	70.08	71.41	67.84	19.02	105.27	46.24	102.86	55.78 to 85.20	116,480	79,019
DRY-N/A	1	84.07	84.07	84.07			84.07	84.07	N/A	48,000	40,355
GRASS	10	63.55	59.13	50.23	22.23	117.71	30.85	87.48	40.34 to 72.56	90,211	45,314
IRRGTD	15	53.09	55.38	44.81	30.43	123.59	24.15	146.80	38.91 to 60.07	292,161	130,921
ALL	43	60.07	63.26	51.97	27.27	121.71	24.15	146.80	53.66 to 69.55	170,062	88,386

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	57.68	57.68	58.75	21.36	98.18	45.36	70.00	N/A	24,090	14,152
30000 TO 59999	10	73.22	74.79	73.31	14.57	102.03	48.01	102.46	60.42 to 87.48	44,560	32,665
60000 TO 99999	11	68.65	73.33	70.89	32.34	103.45	30.85	146.80	46.24 to 102.86	73,753	52,280
100000 TO 149999	4	62.23	57.51	57.93	14.13	99.27	38.91	66.68	N/A	118,150	68,449
150000 TO 249999	10	55.04	54.32	54.97	18.11	98.82	33.29	85.20	36.11 to 66.73	198,774	109,257
250000 TO 499999	4	45.92	49.94	49.60	21.40	100.69	39.88	68.03	N/A	381,963	189,443
500000 +	2	38.62	38.62	36.96	37.47	104.48	24.15	53.09	N/A	1,009,722	373,226
ALL	43	60.07	63.26	51.97	27.27	121.71	24.15	146.80	53.66 to 69.55	170,062	88,386

## ASSESSED VALUE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
5000 TO 9999	1	45.36	45.36	45.36			45.36	45.36	N/A	22,000	9,980
Total \$											
1 TO 9999	1	45.36	45.36	45.36			45.36	45.36	N/A	22,000	9,980
10000 TO 29999	6	65.21	61.55	55.04	23.20	111.82	30.85	87.48	30.85 to 87.48	44,336	24,404
30000 TO 59999	17	69.55	66.56	59.70	20.37	111.48	33.29	102.46	51.30 to 82.31	79,120	47,235
60000 TO 99999	7	65.92	74.39	63.45	38.55	117.25	36.11	146.80	36.11 to 146.80	120,648	76,548
100000 TO 149999	6	55.49	55.16	53.67	9.33	102.77	39.88	66.73	39.88 to 66.73	237,966	127,725
150000 TO 249999	4	59.77	61.27	57.11	25.68	107.28	40.34	85.20	N/A	346,963	198,149
250000 TO 499999	2	38.62	38.62	36.96	37.47	104.48	24.15	53.09	N/A	1,009,722	373,226
ALL	43	60.07	63.26	51.97	27.27	121.71	24.15	146.80	53.66 to 69.55	170,062	88,386

## **Box Butte County 2009 Assessment Actions taken to address the following property classes/subclasses:**

### **Agricultural**

Market Area 1: Adjustments to all irrigated (raised); dryland subclasses 1D, 2D (increased); all grass LCG's that County has were increased; also waste increased.

Market Area 2: No changes, except waste increased

Market Area 3: Adjustments made to 1A and 2A, and waste.

Market Area 4: Land groupings, 2G, 3G, 4G1 and 4G as well as Waste was increased.

## Agricultural Appraisal Information

1.	<b>Data collection done by:</b>
	The Assessor and her staff
2.	<b>Valuation done by:</b>
	The Assessor
3.	<b>Pickup work done by whom:</b>
	Stanard Appraisal and Assessor's staff.
4.	<b>Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?</b>
	Yes
a.	<b>How is agricultural land defined in this county?</b>
	The definition is taken from §77-1359 to §77-1363. In addition, the Assessor has delineated that to be designated agricultural land, 1) land must be used for the commercial production of a crop; and 2) an income must be derived from the use of the land whether by animal or crop production.
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>
	It is not known if the Income Approach was ever used to estimate or establish market value for the agricultural land class.
6.	<b>If the income approach was used, what Capitalization Rate was used?</b>
	N/A
7.	<b>What is the date of the soil survey currently used?</b>
	1983—however, the Assessor believes that the 2008 soil conversion will likely be implemented in 2010.
8.	<b>What date was the last countywide land use study completed?</b>
	The last physical inspection of land was completed in 1995. The Assessor currently drives by any parcel in question.
a.	<b>By what method? (Physical inspection, FSA maps, etc.)</b>
	FSA maps, taxpayer reporting and physical inspection.
b.	<b>By whom?</b>
	The Assessor and her staff.
c.	<b>What proportion is complete / implemented at this time?</b>
	The Assessor believes that most land use is correct (about 90-95%), and for 2009 reviewed the CRP land.
9.	<b>Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:</b>
	Four
10.	<b>How are Market Areas/Neighborhoods/Assessor Locations developed?</b>
	By geographic location, topography, soil types, and the presence of wells.
11.	<b>In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?</b>
	No—other than the aforementioned agricultural market areas.

a.	<b>If yes, list.</b>
	(see the comment above)
12.	<b>In your opinion, what is the level of value of these groupings?</b>
	The Assessor believes that these fall within the 69 to 75% of market value requirement.
13.	<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 2009 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	37	<b>MEDIAN:</b>	<b>69</b>	COV:	31.41	95% Median C.I.:	63.49 to 75.99
(AgLand) TOTAL Sales Price:	4,708,302	WGT. MEAN:	65	STD:	22.67	95% Wgt. Mean C.I.:	58.58 to 71.31
(AgLand) TOTAL Adj.Sales Price:	4,425,802	MEAN:	72	AVG.ABS.DEV:	16.02	95% Mean C.I.:	64.89 to 79.50
(AgLand) TOTAL Assessed Value:	2,874,330						
AVG. Adj. Sales Price:	119,616	COD:	23.34	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	77,684	PRD:	111.17	MIN Sales Ratio:	35.40		

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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	1	82.31	82.31	82.31			82.31	82.31	N/A		61,600	50,700
10/01/05 TO 12/31/05	3	92.69	85.80	80.56	13.57	106.50	63.49	101.22	N/A		37,526	30,232
01/01/06 TO 03/31/06	3	73.69	73.72	69.94	5.14	105.40	68.06	79.42	N/A		156,424	109,407
04/01/06 TO 06/30/06	2	79.34	79.34	81.33	5.44	97.55	75.02	83.65	N/A		85,550	69,576
07/01/06 TO 09/30/06												
10/01/06 TO 12/31/06	2	63.71	63.71	62.27	2.74	102.30	61.96	65.45	N/A		122,500	76,282
01/01/07 TO 03/31/07	8	78.91	79.82	78.34	16.13	101.89	58.41	102.86	58.41 to 102.86		85,320	66,842
04/01/07 TO 06/30/07	2	86.56	86.56	73.50	20.70	117.78	68.64	104.48	N/A		138,800	102,012
07/01/07 TO 09/30/07	6	50.09	53.16	53.62	18.21	99.14	36.41	75.99	36.41 to 75.99		108,665	58,265
10/01/07 TO 12/31/07	4	76.66	91.90	77.04	38.66	119.28	57.80	156.48	N/A		127,000	97,843
01/01/08 TO 03/31/08	6	57.22	54.36	50.82	18.94	106.96	35.40	71.96	35.40 to 71.96		207,683	105,542
04/01/08 TO 06/30/08												
____Study Years____												
07/01/05 TO 06/30/06	9	79.42	79.95	74.74	11.14	106.97	63.49	101.22	68.06 to 92.69		90,505	67,641
07/01/06 TO 06/30/07	12	72.01	78.26	73.96	17.98	105.81	58.41	104.48	65.45 to 96.64		100,430	74,277
07/01/07 TO 06/30/08	16	58.47	63.29	57.11	28.70	110.81	35.40	156.48	47.13 to 71.96		150,380	85,889
____Calendar Yrs____												
01/01/06 TO 12/31/06	7	73.69	72.46	70.02	8.26	103.49	61.96	83.65	61.96 to 83.65		126,481	88,563
01/01/07 TO 12/31/07	20	70.05	74.91	69.79	26.93	107.33	36.41	156.48	58.41 to 85.46		106,007	73,986
____ALL____												
	37	68.64	72.20	64.94	23.34	111.17	35.40	156.48	63.49 to 75.99		119,616	77,684

# PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	37	<b>MEDIAN:</b>	<b>69</b>	COV:	31.41	95% Median C.I.:	63.49 to 75.99
(AgLand) TOTAL Sales Price:	4,708,302	WGT. MEAN:	65	STD:	22.67	95% Wgt. Mean C.I.:	58.58 to 71.31
(AgLand) TOTAL Adj.Sales Price:	4,425,802	MEAN:	72	AVG.ABS.DEV:	16.02	95% Mean C.I.:	64.89 to 79.50
(AgLand) TOTAL Assessed Value:	2,874,330						
AVG. Adj. Sales Price:	119,616	COD:	23.34	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	77,684	PRD:	111.17	MIN Sales Ratio:	35.40		

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1087	1	66.73	66.73	66.73			66.73	66.73	N/A	194,000	129,450
1089	1	39.85	39.85	39.85			39.85	39.85	N/A	340,000	135,481
1093	4	82.44	75.77	77.50	12.44	97.76	51.61	86.58	N/A	97,188	75,321
1095	5	68.06	70.72	68.24	10.84	103.64	58.41	85.24	N/A	133,466	91,081
1097	2	81.86	81.86	65.34	27.64	125.28	59.23	104.48	N/A	139,200	90,952
1125	2	73.49	73.49	73.51	2.08	99.98	71.96	75.02	N/A	45,550	33,482
1127	1	72.57	72.57	72.57			72.57	72.57	N/A	72,000	52,250
1133	2	82.41	82.41	71.73	24.81	114.89	61.96	102.86	N/A	146,500	105,082
1363	3	64.48	65.32	62.64	8.21	104.28	57.80	73.69	N/A	113,333	70,995
1365	2	95.94	95.94	67.83	63.10	141.45	35.40	156.48	N/A	119,500	81,052
1369	1	71.46	71.46	71.46			71.46	71.46	N/A	52,500	37,515
1399	1	68.64	68.64	68.64			68.64	68.64	N/A	240,000	164,740
1403	1	48.57	48.57	48.57			48.57	48.57	N/A	115,000	55,860
1405	3	92.69	86.45	88.00	12.86	98.24	65.45	101.22	N/A	26,726	23,520
1407	1	59.14	59.14	59.14			59.14	59.14	N/A	434,100	256,740
851	1	96.64	96.64	96.64			96.64	96.64	N/A	32,000	30,925
853	2	41.77	41.77	41.86	12.83	99.79	36.41	47.13	N/A	77,719	32,532
855	1	82.31	82.31	82.31			82.31	82.31	N/A	61,600	50,700
857	3	63.49	67.48	66.66	14.88	101.24	55.30	83.65	N/A	117,133	78,075
ALL	37	68.64	72.20	64.94	23.34	111.17	35.40	156.48	63.49 to 75.99	119,616	77,684

## AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
1	14	70.05	71.29	62.91	23.34	113.32	36.41	104.48	48.57 to 96.64	105,622	66,448
2	10	74.28	72.93	71.71	12.94	101.70	51.61	86.58	58.41 to 85.46	112,808	80,894
3	7	64.48	78.95	67.12	39.41	117.64	35.40	156.48	35.40 to 156.48	124,571	83,607
4	6	65.11	65.22	58.06	18.96	112.33	39.85	83.65	39.85 to 83.65	157,833	91,643
ALL	37	68.64	72.20	64.94	23.34	111.17	35.40	156.48	63.49 to 75.99	119,616	77,684

## STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
2	37	68.64	72.20	64.94	23.34	111.17	35.40	156.48	63.49 to 75.99	119,616	77,684
ALL	37	68.64	72.20	64.94	23.34	111.17	35.40	156.48	63.49 to 75.99	119,616	77,684

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	37	<b>MEDIAN:</b>	<b>69</b>	COV:	31.41	95% Median C.I.:	63.49 to 75.99
(AgLand) TOTAL Sales Price:	4,708,302	WGT. MEAN:	65	STD:	22.67	95% Wgt. Mean C.I.:	58.58 to 71.31
(AgLand) TOTAL Adj.Sales Price:	4,425,802	MEAN:	72	AVG.ABS.DEV:	16.02	95% Mean C.I.:	64.89 to 79.50
(AgLand) TOTAL Assessed Value:	2,874,330						
AVG. Adj. Sales Price:	119,616	COD:	23.34	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	77,684	PRD:	111.17	MIN Sales Ratio:	35.40		

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**SCHOOL DISTRICT \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	14	64.97	72.07	60.91	30.19	118.33	35.40	156.48	48.57 to 92.69	152,591	92,943
07-0010	23	71.96	72.27	68.71	18.30	105.19	36.41	104.48	63.49 to 82.31	99,544	68,396
62-0021											
62-0063											
NonValid School											
____ALL____											
	37	68.64	72.20	64.94	23.34	111.17	35.40	156.48	63.49 to 75.99	119,616	77,684

**ACRES IN SALE**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	3	65.45	67.87	68.35	4.69	99.30	64.48	73.69	N/A	57,333	39,186
100.01 TO 180.00	23	72.57	76.28	69.02	26.60	110.53	35.40	156.48	63.49 to 86.58	74,940	51,721
180.01 TO 330.00	5	57.80	58.18	53.10	14.81	109.57	39.85	75.99	N/A	196,000	104,077
330.01 TO 650.00	4	75.19	73.77	72.07	14.35	102.36	59.23	85.46	N/A	189,950	136,891
650.01 +	2	63.60	63.60	63.16	7.01	100.69	59.14	68.06	N/A	395,186	249,616
____ALL____											
	37	68.64	72.20	64.94	23.34	111.17	35.40	156.48	63.49 to 75.99	119,616	77,684

**MAJORITY LAND USE > 95%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	12	73.79	76.25	71.75	16.52	106.27	47.13	104.48	66.73 to 86.58	97,047	69,636
DRY-N/A	5	59.23	67.37	66.15	21.54	101.84	51.61	85.46	N/A	149,310	98,768
GRASS	8	73.97	76.70	68.11	15.80	112.61	59.14	101.22	59.14 to 101.22	99,210	67,572
GRASS-N/A	2	66.53	66.53	54.18	45.27	122.78	36.41	96.64	N/A	54,219	29,377
IRRGTD	2	69.09	69.09	68.77	6.67	100.45	64.48	73.69	N/A	75,000	51,580
IRRGTD-N/A	8	59.88	66.83	57.59	35.78	116.03	35.40	156.48	35.40 to 156.48	182,820	105,294
____ALL____											
	37	68.64	72.20	64.94	23.34	111.17	35.40	156.48	63.49 to 75.99	119,616	77,684

**MAJORITY LAND USE > 80%**

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	14	72.01	73.00	68.55	18.30	106.48	47.13	104.48	55.30 to 86.58	101,594	69,643
DRY-N/A	3	85.24	76.64	72.52	10.26	105.69	59.23	85.46	N/A	162,933	118,154
GRASS	9	75.99	78.91	69.22	16.69	114.01	59.14	101.22	63.49 to 96.64	91,742	63,500
GRASS-N/A	1	36.41	36.41	36.41			36.41	36.41	N/A	76,438	27,830
IRRGTD	7	65.92	73.95	62.03	31.62	119.21	39.85	156.48	39.85 to 156.48	146,365	90,795
IRRGTD-N/A	3	57.80	51.72	52.71	15.32	98.12	35.40	61.96	N/A	196,000	103,315
____ALL____											
	37	68.64	72.20	64.94	23.34	111.17	35.40	156.48	63.49 to 75.99	119,616	77,684



# PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	37	<b>MEDIAN:</b>	<b>69</b>	COV:	31.41	95% Median C.I.:	63.49 to 75.99
(AgLand) TOTAL Sales Price:	4,708,302	WGT. MEAN:	65	STD:	22.67	95% Wgt. Mean C.I.:	58.58 to 71.31
(AgLand) TOTAL Adj.Sales Price:	4,425,802	MEAN:	72	AVG.ABS.DEV:	16.02	95% Mean C.I.:	64.89 to 79.50
(AgLand) TOTAL Assessed Value:	2,874,330						
AVG. Adj. Sales Price:	119,616	COD:	23.34	MAX Sales Ratio:	156.48		
AVG. Assessed Value:	77,684	PRD:	111.17	MIN Sales Ratio:	35.40		

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## MAJORITY LAND USE > 50%

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
DRY	16	72.01	72.91	69.16	18.29	105.43	47.13	104.48	58.41 to 85.46	116,445	80,535
DRY-N/A	1	85.24	85.24	85.24			85.24	85.24	N/A	48,000	40,915
GRASS	10	73.97	74.66	66.44	20.78	112.38	36.41	101.22	59.14 to 96.64	90,211	59,933
IRRGTD	10	63.22	67.28	58.63	29.36	114.74	35.40	156.48	39.85 to 73.69	161,256	94,551
ALL	37	68.64	72.20	64.94	23.34	111.17	35.40	156.48	63.49 to 75.99	119,616	77,684

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	83.34	83.34	84.89	21.46	98.17	65.45	101.22	N/A	24,090	20,450
30000 TO 59999	10	77.71	81.64	79.84	12.94	102.26	63.49	104.48	71.46 to 96.64	44,560	35,574
60000 TO 99999	11	72.57	75.68	73.16	30.55	103.45	36.41	156.48	47.13 to 102.86	73,753	53,959
100000 TO 149999	3	65.92	66.05	66.55	17.74	99.25	48.57	83.65	N/A	118,520	78,869
150000 TO 249999	8	60.60	61.32	61.95	15.48	98.97	35.40	85.46	35.40 to 85.46	204,350	126,600
250000 TO 499999	3	59.14	55.68	56.15	15.90	99.17	39.85	68.06	N/A	376,790	211,571
ALL	37	68.64	72.20	64.94	23.34	111.17	35.40	156.48	63.49 to 75.99	119,616	77,684

## 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	4	79.07	73.94	62.82	29.10	117.70	36.41	101.22	N/A	39,154	24,597
30000 TO 59999	18	73.13	72.72	68.66	15.93	105.91	47.13	104.48	63.49 to 82.31	62,747	43,084
60000 TO 99999	4	60.61	64.87	57.32	32.21	113.17	35.40	102.86	N/A	133,140	76,314
100000 TO 149999	7	61.96	75.10	62.48	34.58	120.19	39.85	156.48	39.85 to 156.48	196,685	122,894
150000 TO 249999	3	68.64	74.05	72.61	8.45	101.99	68.06	85.46	N/A	265,424	192,720
250000 TO 499999	1	59.14	59.14	59.14			59.14	59.14	N/A	434,100	256,740
ALL	37	68.64	72.20	64.94	23.34	111.17	35.40	156.48	63.49 to 75.99	119,616	77,684

**PAD 2009 R&O Statistics**

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	43	<b>MEDIAN:</b>	<b>68</b>	COV:	31.12	95% Median C.I.:	61.96 to 75.99	
TOTAL Sales Price:	7,567,102	WGT. MEAN:	60	STD:	22.03	95% Wgt. Mean C.I.:	50.94 to 68.84	(!: land+NAT=0)
TOTAL Adj.Sales Price:	7,283,302	MEAN:	71	AVG.ABS.DEV:	15.71	95% Mean C.I.:	64.20 to 77.37	
TOTAL Assessed Value:	4,361,815							
AVG. Adj. Sales Price:	169,379	COD:	23.08	MAX Sales Ratio:	156.48			
AVG. Assessed Value:	101,437	PRD:	118.20	MIN Sales Ratio:	35.40			

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**DATE OF SALE \***

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	2	70.59	70.59	66.87	16.61	105.56	58.86	82.31	N/A	90,185	60,302
10/01/05 TO 12/31/05	3	92.69	85.80	80.56	13.57	106.50	63.49	101.22	N/A	37,526	30,232
01/01/06 TO 03/31/06	4	76.56	75.30	71.88	5.77	104.75	68.06	80.01	N/A	145,230	104,388
04/01/06 TO 06/30/06	3	75.02	71.17	59.26	12.80	120.10	54.85	83.65	N/A	342,200	202,795
07/01/06 TO 09/30/06											
10/01/06 TO 12/31/06	2	63.71	63.71	62.27	2.74	102.30	61.96	65.45	N/A	122,500	76,282
01/01/07 TO 03/31/07	9	72.57	77.97	75.40	17.03	103.40	58.41	102.86	63.17 to 96.64	94,062	70,926
04/01/07 TO 06/30/07	3	79.33	84.15	76.93	15.06	109.39	68.64	104.48	N/A	225,026	173,111
07/01/07 TO 09/30/07	6	50.09	53.16	53.62	18.21	99.14	36.41	75.99	36.41 to 75.99	108,665	58,265
10/01/07 TO 12/31/07	4	76.66	91.90	77.04	38.66	119.28	57.80	156.48	N/A	127,000	97,843
01/01/08 TO 03/31/08	6	57.22	54.36	50.82	18.94	106.96	35.40	71.96	35.40 to 71.96	207,683	105,542
04/01/08 TO 06/30/08	1	36.37	36.37	36.37			36.37	36.37	N/A	1,210,100	440,113
<u>Study Years</u>											
07/01/05 TO 06/30/06	12	77.22	76.11	65.10	13.53	116.90	54.85	101.22	63.49 to 83.65	158,372	103,103
07/01/06 TO 06/30/07	14	72.01	77.26	74.17	17.02	104.17	58.41	104.48	63.17 to 96.64	126,188	93,588
07/01/07 TO 06/30/08	17	57.80	61.71	50.17	29.51	122.99	35.40	156.48	39.85 to 71.96	212,717	106,725
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	9	73.69	71.35	63.62	10.22	112.15	54.85	83.65	61.96 to 80.01	205,835	130,944
01/01/07 TO 12/31/07	22	70.05	74.58	70.80	25.53	105.33	36.41	156.48	58.41 to 85.46	121,892	86,301
<u>ALL</u>											
	43	68.06	70.79	59.89	23.08	118.20	35.40	156.48	61.96 to 75.99	169,379	101,437

## PAD 2009 R&amp;O Statistics

Base Stat

PAGE:2 of 4

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

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TOTAL Adj.Sales Price:	7,283,302	MEAN:	71	AVG.ABS.DEV:	15.71	95% Mean C.I.:	64.20 to 77.37	
TOTAL Assessed Value:	4,361,815							
AVG. Adj. Sales Price:	169,379	COD:	23.08	MAX Sales Ratio:	156.48			
AVG. Assessed Value:	101,437	PRD:	118.20	MIN Sales Ratio:	35.40			

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GEO CODE / TOWNSHIP #										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1087	1	66.73	66.73	66.73			66.73	66.73	N/A	194,000	129,450
1089	1	39.85	39.85	39.85			39.85	39.85	N/A	340,000	135,481
1093	4	82.44	75.77	77.50	12.44	97.76	51.61	86.58	N/A	97,188	75,321
1095	5	68.06	70.72	68.24	10.84	103.64	58.41	85.24	N/A	133,466	91,081
1097	3	59.23	74.19	63.40	25.67	117.02	58.86	104.48	N/A	132,390	83,936
1125	3	71.96	67.28	56.64	9.34	118.77	54.85	75.02	N/A	315,533	178,732
1127	1	72.57	72.57	72.57			72.57	72.57	N/A	72,000	52,250
1133	2	82.41	82.41	71.73	24.81	114.89	61.96	102.86	N/A	146,500	105,082
1363	3	64.48	65.32	62.64	8.21	104.28	57.80	73.69	N/A	113,333	70,995
1365	2	95.94	95.94	67.83	63.10	141.45	35.40	156.48	N/A	119,500	81,052
1369	3	71.46	71.32	74.34	7.54	95.94	63.17	79.33	N/A	204,660	152,140
1399	1	68.64	68.64	68.64			68.64	68.64	N/A	240,000	164,740
1403	1	48.57	48.57	48.57			48.57	48.57	N/A	115,000	55,860
1405	3	92.69	86.45	88.00	12.86	98.24	65.45	101.22	N/A	26,726	23,520
1407	1	59.14	59.14	59.14			59.14	59.14	N/A	434,100	256,740
1409	1	36.37	36.37	36.37			36.37	36.37	N/A	1,210,100	440,113
851	1	96.64	96.64	96.64			96.64	96.64	N/A	32,000	30,925
853	3	47.13	54.52	57.81	30.84	94.31	36.41	80.01	N/A	89,029	51,465
855	1	82.31	82.31	82.31			82.31	82.31	N/A	61,600	50,700
857	3	63.49	67.48	66.66	14.88	101.24	55.30	83.65	N/A	117,133	78,075
ALL	43	68.06	70.79	59.89	23.08	118.20	35.40	156.48	61.96 to 75.99	169,379	101,437

## AREA (MARKET)

										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	20	67.05	68.53	55.76	23.29	122.91	36.37	104.48	58.86 to 79.33	216,810	120,888
2	10	74.28	72.93	71.71	12.94	101.70	51.61	86.58	58.41 to 85.46	112,808	80,894
3	7	64.48	78.95	67.12	39.41	117.64	35.40	156.48	35.40 to 156.48	124,571	83,607
4	6	65.11	65.22	58.06	18.96	112.33	39.85	83.65	39.85 to 83.65	157,833	91,643
ALL	43	68.06	70.79	59.89	23.08	118.20	35.40	156.48	61.96 to 75.99	169,379	101,437

## STATUS: IMPROVED, UNIMPROVED &amp; IOLL

										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
1	3	58.86	52.80	41.10	15.18	128.46	36.37	63.17	N/A	497,623	204,537
2	40	70.05	72.14	64.73	22.44	111.44	35.40	156.48	63.49 to 79.33	144,760	93,705
ALL	43	68.06	70.79	59.89	23.08	118.20	35.40	156.48	61.96 to 75.99	169,379	101,437

## PAD 2009 R&amp;O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	43	<b>MEDIAN:</b>	<b>68</b>	COV:	31.12	95% Median C.I.:	61.96 to 75.99	
TOTAL Sales Price:	7,567,102	WGT. MEAN:	60	STD:	22.03	95% Wgt. Mean C.I.:	50.94 to 68.84	(!:- land+NAT=0)
TOTAL Adj.Sales Price:	7,283,302	MEAN:	71	AVG.ABS.DEV:	15.71	95% Mean C.I.:	64.20 to 77.37	
TOTAL Assessed Value:	4,361,815							
AVG. Adj. Sales Price:	169,379	COD:	23.08	MAX Sales Ratio:	156.48			
AVG. Assessed Value:	101,437	PRD:	118.20	MIN Sales Ratio:	35.40			

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## SCHOOL DISTRICT \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
07-0006	16	63.83	69.29	52.56	29.77	131.83	35.40	156.48	48.57 to 83.65	219,398	115,307
07-0010	27	71.96	71.68	66.71	17.93	107.45	36.41	104.48	59.23 to 80.01	139,737	93,218
62-0021											
62-0063											
NonValid School											
____ALL____											
	43	68.06	70.79	59.89	23.08	118.20	35.40	156.48	61.96 to 75.99	169,379	101,437

## ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
50.01 TO 100.00	3	65.45	67.87	68.35	4.69	99.30	64.48	73.69	N/A	57,333	39,186
100.01 TO 180.00	24	72.26	75.74	68.51	26.14	110.55	35.40	156.48	63.17 to 86.58	78,651	53,882
180.01 TO 330.00	6	58.33	58.29	53.72	12.53	108.51	39.85	75.99	39.85 to 75.99	183,128	98,382
330.01 TO 650.00	7	79.33	70.11	56.16	15.63	124.83	36.37	85.46	36.37 to 85.46	354,147	198,902
650.01 +	3	59.14	60.68	58.84	7.45	103.13	54.85	68.06	N/A	548,624	322,821
____ALL____											
	43	68.06	70.79	59.89	23.08	118.20	35.40	156.48	61.96 to 75.99	169,379	101,437

## 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	13	72.57	74.91	70.56	16.96	106.17	47.13	104.48	58.86 to 86.58	98,718	69,657
DRY-N/A	5	59.23	67.37	66.15	21.54	101.84	51.61	85.46	N/A	149,310	98,768
GRASS	8	73.97	76.70	68.11	15.80	112.61	59.14	101.22	59.14 to 101.22	99,210	67,572
GRASS-N/A	3	80.01	71.02	67.28	25.09	105.55	36.41	96.64	N/A	73,362	49,361
IRRGTD	2	69.09	69.09	68.77	6.67	100.45	64.48	73.69	N/A	75,000	51,580
IRRGTD-N/A	12	59.88	64.03	53.08	30.99	120.64	35.40	156.48	39.85 to 68.64	340,803	180,883
____ALL____											
	43	68.06	70.79	59.89	23.08	118.20	35.40	156.48	61.96 to 75.99	169,379	101,437

## 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	15	71.46	72.05	67.80	18.39	106.27	47.13	104.48	58.41 to 82.31	102,739	69,661
DRY-N/A	3	85.24	76.64	72.52	10.26	105.69	59.23	85.46	N/A	162,933	118,154
GRASS	9	75.99	78.91	69.22	16.69	114.01	59.14	101.22	63.49 to 96.64	91,742	63,500
GRASS-N/A	2	58.21	58.21	62.29	37.45	93.45	36.41	80.01	N/A	94,044	58,580
IRRGTD	11	64.48	68.30	53.78	28.37	127.01	36.37	156.48	39.85 to 79.33	331,967	178,529
IRRGTD-N/A	3	57.80	51.72	52.71	15.32	98.12	35.40	61.96	N/A	196,000	103,315
____ALL____											
	43	68.06	70.79	59.89	23.08	118.20	35.40	156.48	61.96 to 75.99	169,379	101,437

## PAD 2009 R&amp;O Statistics

Base Stat

State Stat Run

Type: Qualified

Date Range: 07/01/2005 to 06/30/2008 Posted Before: 01/23/2009

NUMBER of Sales:	43	<b>MEDIAN:</b>	<b>68</b>	COV:	31.12	95% Median C.I.:	61.96 to 75.99	
TOTAL Sales Price:	7,567,102	WGT. MEAN:	60	STD:	22.03	95% Wgt. Mean C.I.:	50.94 to 68.84	(!/: land+NAT=0)
TOTAL Adj.Sales Price:	7,283,302	MEAN:	71	AVG.ABS.DEV:	15.71	95% Mean C.I.:	64.20 to 77.37	
TOTAL Assessed Value:	4,361,815							
AVG. Adj. Sales Price:	169,379	COD:	23.08	MAX Sales Ratio:	156.48			
AVG. Assessed Value:	101,437	PRD:	118.20	MIN Sales Ratio:	35.40			

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## 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	17	71.46	72.09	68.54	18.39	105.17	47.13	104.48	58.41 to 85.46	116,582	79,909
DRY-N/A	1	85.24	85.24	85.24			85.24	85.24	N/A	48,000	40,915
GRASS	11	75.99	75.15	67.93	18.87	110.63	36.41	101.22	59.14 to 96.64	92,160	62,606
IRRGTD	14	62.57	64.75	53.63	27.05	120.73	35.40	156.48	39.85 to 73.69	302,831	162,411
ALL	43	68.06	70.79	59.89	23.08	118.20	35.40	156.48	61.96 to 75.99	169,379	101,437

## SALE PRICE \*

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
Total \$											
10000 TO 29999	2	83.34	83.34	84.89	21.46	98.17	65.45	101.22	N/A	24,090	20,450
30000 TO 59999	10	77.71	81.64	79.84	12.94	102.26	63.49	104.48	71.46 to 96.64	44,560	35,574
60000 TO 99999	11	72.57	75.68	73.16	30.55	103.45	36.41	156.48	47.13 to 102.86	73,753	53,959
100000 TO 149999	5	65.92	67.40	67.55	17.06	99.78	48.57	83.65	N/A	117,196	79,168
150000 TO 249999	9	61.96	61.52	62.06	13.68	99.13	35.40	85.46	55.30 to 68.64	199,866	124,044
250000 TO 499999	4	63.60	61.60	62.18	19.03	99.06	39.85	79.33	N/A	381,963	237,506
500000 +	2	45.61	45.61	44.02	20.26	103.60	36.37	54.85	N/A	1,032,800	454,672
ALL	43	68.06	70.79	59.89	23.08	118.20	35.40	156.48	61.96 to 75.99	169,379	101,437

## 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	4	79.07	73.94	62.82	29.10	117.70	36.41	101.22	N/A	39,154	24,597
30000 TO 59999	18	73.13	72.72	68.66	15.93	105.91	47.13	104.48	63.49 to 82.31	62,747	43,084
60000 TO 99999	6	62.39	66.39	60.88	26.51	109.06	35.40	102.86	35.40 to 102.86	127,163	77,415
100000 TO 149999	8	62.57	73.61	62.56	30.21	117.67	39.85	156.48	39.85 to 156.48	192,600	120,481
150000 TO 249999	3	68.64	74.05	72.61	8.45	101.99	68.06	85.46	N/A	265,424	192,720
250000 TO 499999	4	57.00	57.42	51.13	20.73	112.30	36.37	79.33	N/A	724,295	370,348
ALL	43	68.06	70.79	59.89	23.08	118.20	35.40	156.48	61.96 to 75.99	169,379	101,437



**2009 Correlation Section**  
**for Box Butte County**

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**Agricultural Land**

**I. Correlation**

AGRICULTURAL UNIMPROVED: Analysis of the agricultural unimproved statistical profile indicates that only the median and the mean are within acceptable range. The weighted mean is approximately four points below compliance. Removal of extreme outlying sales would fail to bring the weighted mean within compliance. The median receives almost no support from the Trended Preliminary Ratio (as will be shown in Table III), but this lack of correlation does not suggest selective reappraisal, as will be shown by the statistically insignificant difference between the percent change to the sale file compared to the percent change to the agricultural base (Table IV).

Neither of the qualitative statistics is within compliance. The removal of extreme outlying sales would bring the COD within its acceptable range at 19.63, but would still fail to bring the price-related differential within range (it would move to 109.36).

The heading Area (Market) reveals that agricultural market areas one and two have medians and means that are within acceptable range. Market areas 3 and 4 have seven and six sales (respectively), and neither have medians that are within range. However, a further review of these market areas reveals the following: Area 3's seven sales consist of one Majority Land Use>95% dry sale with an A/S ratio of 102.86, two MLU>95% irrigated sales with a combined median of 69.08, and the remaining five sales are an admixture of Irrigated-N/A; Area 4's six sales consist of two MLU>95% dry sales with a combined median of 74.52, two grass sales with a combined median of 73.57; the remaining two sales are: one Dry-N/A and one Irrigated-N/A. Further, examination of the Majority Land Use>95% land classes reveals that the Dry, Grass and Irrigated medians are within acceptable range (73.79, 73.97 and 69.09, respectively).

Therefore, no non-binding recommendation will be made to adjust the agricultural land class.

A review of the minimally improved agricultural profile provides six more sales, but only the mean is within acceptable range. Both the COD and the PRD are, like the agricultural unimproved profile, outside of the respective acceptable ranges.

The heading Majority Land Use>95% indicates that the additional six sales that exist in the minimally improved compared to the agricultural unimproved consist of the following: one additional Dry sale, one additional Grass-N/A sale, and four additional Irrigated-N/A sales. Note that the medians for the three major land classes are not adversely affected by the addition of the six minimally improved sales. Overall, the two largest sales: book 96, page 549 and book 95, page 014 are skewing both the mean and the median. The hypothetical removal of these would move the overall median to 68.46 and the mean to 72.02.

**2009 Correlation Section  
for Box Butte County**

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**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>2009</b>	<b>64</b>	<b>37</b>	<b>57.81</b>
<b>2008</b>	<b>54</b>	<b>34</b>	<b>62.96</b>
<b>2007</b>	<b>78</b>	<b>46</b>	<b>58.97</b>
<b>2006</b>	<b>106</b>	<b>53</b>	<b>50.00</b>
<b>2005</b>	<b>122</b>	<b>57</b>	<b>46.72</b>

AGRICULTURAL UNIMPROVED: The percent of sales used for assessment year 2009 falls above the historical average of the years shown in the above table (54.76% including 2009). More importantly is the fact that agricultural sales are (like the residential and commercial property classes) verified and qualified for use in the sales file based on the response to a mailed questionnaire.



**2009 Correlation Section**  
**for Box Butte County**

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**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.

**2009 Correlation Section  
for Box Butte County**

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**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>2009</b>	<b>66</b>	<b>13.36</b>	<b>75</b>	<b>69</b>
<b>2008</b>	<b>69.05</b>	<b>2.47</b>	<b>71</b>	<b>70.04</b>
<b>2007</b>	<b>74</b>	<b>-0.42</b>	<b>74</b>	<b>73</b>
<b>2006</b>	<b>75</b>	<b>3.37</b>	<b>77</b>	<b>76</b>
<b>2005</b>	<b>75</b>	<b>7.54</b>	<b>81</b>	<b>77</b>

AGRICULTURAL UNIMPROVED: The difference between the Trended Preliminary Ratio and the R&O Median is approximately six points and thus the Trended and the R&O median provide little support for each other. However, this does not suggest that this lack of correlation between the two figures indicates treatment of sales in a manner different from the treatment of the agricultural land base. Table IV indicates that the percent change to the sales file compared to the percent change to the agricultural land base is statistically insignificant.

**2009 Correlation Section**  
**for Box Butte County**

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**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 2009 Preliminary Statistical Reports and the 2009 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 2008 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.

**2009 Correlation Section  
for Box Butte County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
11.76	2009	13.36
-6.29	2008	2.48
0.00	2007	-0.42
6.35	2006	3.37
0.22	2005	7.54

AGRICULTURAL UNIMPROVED: The table indicates that there is less than two points difference (1.60) between the percent change in the sales file compared to the percent change in assessed value (excluding growth). This is statistically insignificant.

**2009 Correlation Section**  
**for Box Butte County**

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**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.

**2009 Correlation Section  
for Box Butte County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	69	65	72

AGRICULTURAL UNIMPROVED:As indicated by Table V, only the median and the mean are within acceptable range. The weighted mean is at least four points below compliance. The removal of the two extreme outlying sales would fail to move the weighted mean within compliance.

**2009 Correlation Section  
for Box Butte County**

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**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>23.34</b>	<b>111.17</b>
<b>Difference</b>	<b>3.34</b>	<b>8.17</b>

AGRICULTURAL UNIMPROVED: Neither of the qualitative statistics is within compliance. The removal of extreme outlying sales would bring the COD within its acceptable range at 19.63, but would still fail to bring the price-related differential within range (it would move to 109.36).

**2009 Correlation Section  
for Box Butte County**

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

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

	Preliminary Statistics	R&O Statistics	Change
<b>Number of Sales</b>	<b>38</b>	<b>37</b>	<b>-1</b>
<b>Median</b>	<b>66</b>	<b>69</b>	<b>3</b>
<b>Wgt. Mean</b>	<b>59</b>	<b>65</b>	<b>6</b>
<b>Mean</b>	<b>66</b>	<b>72</b>	<b>6</b>
<b>COD</b>	<b>24.72</b>	<b>23.34</b>	<b>-1.38</b>
<b>PRD</b>	<b>111.67</b>	<b>111.17</b>	<b>-0.50</b>
<b>Minimum</b>	<b>30.85</b>	<b>35.40</b>	<b>4.55</b>
<b>Maximum</b>	<b>146.80</b>	<b>156.48</b>	<b>9.68</b>

AGRICULTURAL UNIMPROVED: There is one sale difference between the Preliminary and the R&O Statistics. This is due to the fact that one of the sales in the Preliminary profile was found in reality to be a rural residential sale. This was appropriately reclassified. Assessment actions taken to address the agricultural land class for Assessment Year 2009 included the following per market area:

Market Area 1: Adjustments to all irrigated (raised); dryland subclasses 1D, 2D (increased); all grass LCG's that County has were increased; also waste increased.

Market Area 2: No changes, except waste increased

Market Area 3: Adjustments made to 1A and 2A, and waste.

Market Area 4: Land groupings, 2G, 3G, 4G1 and 4G as well as Waste was increased.





**Total Real Property**  
Sum Lines 17, 25, & 30

Records : 8,073

Value : 638,509,913

Growth 4,542,051

Sum Lines 17, 25, &amp; 41

## Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
<b>01. Res UnImp Land</b>	297	1,585,267	25	239,050	127	863,130	449	2,687,447	
<b>02. Res Improve Land</b>	3,089	17,686,669	65	1,054,996	372	5,799,783	3,526	24,541,448	
<b>03. Res Improvements</b>	3,482	220,456,827	77	6,181,375	452	34,573,692	4,011	261,211,894	
<b>04. Res Total</b>	3,779	239,728,763	102	7,475,421	579	41,236,605	4,460	288,440,789	2,551,351
<b>% of Res Total</b>	84.73	83.11	2.29	2.59	12.98	14.30	55.25	45.17	56.17
<b>05. Com UnImp Land</b>	161	2,152,274	6	107,400	35	173,938	202	2,433,612	
<b>06. Com Improve Land</b>	487	7,920,626	17	252,370	21	590,967	525	8,763,963	
<b>07. Com Improvements</b>	509	52,592,136	19	6,376,143	78	8,614,780	606	67,583,059	
<b>08. Com Total</b>	670	62,665,036	25	6,735,913	113	9,379,685	808	78,780,634	1,281,092
<b>% of Com Total</b>	82.92	79.54	3.09	8.55	13.99	11.91	10.01	12.34	28.21
<b>09. Ind UnImp Land</b>	0	0	1	14,622	0	0	1	14,622	
<b>10. Ind Improve Land</b>	0	0	1	28,986	4	501,980	5	530,966	
<b>11. Ind Improvements</b>	0	0	1	3,532,792	4	7,248,903	5	10,781,695	
<b>12. Ind Total</b>	0	0	2	3,576,400	4	7,750,883	6	11,327,283	0
<b>% of Ind Total</b>	0.00	0.00	33.33	31.57	66.67	68.43	0.07	1.77	0.00
<b>13. Rec UnImp Land</b>	0	0	0	0	1	6,586	1	6,586	
<b>14. Rec Improve Land</b>	1	15,275	0	0	0	0	1	15,275	
<b>15. Rec Improvements</b>	1	600	0	0	0	0	1	600	
<b>16. Rec Total</b>	1	15,875	0	0	1	6,586	2	22,461	0
<b>% of Rec Total</b>	50.00	70.68	0.00	0.00	50.00	29.32	0.02	0.00	0.00
<b>Res &amp; Rec Total</b>	3,780	239,744,638	102	7,475,421	580	41,243,191	4,462	288,463,250	2,551,351
<b>% of Res &amp; Rec Total</b>	84.72	83.11	2.29	2.59	13.00	14.30	55.27	45.18	56.17
<b>Com &amp; Ind Total</b>	670	62,665,036	27	10,312,313	117	17,130,568	814	90,107,917	1,281,092
<b>% of Com &amp; Ind Total</b>	82.31	69.54	3.32	11.44	14.37	19.01	10.08	14.11	28.21
<b>17. Taxable Total</b>	4,450	302,409,674	129	17,787,734	697	58,373,759	5,276	378,571,167	3,832,443
<b>% of Taxable Total</b>	84.34	79.88	2.45	4.70	13.21	15.42	65.35	59.29	84.38

## 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	4	79,458	248,937		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		4	79,458	248,937
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					4	79,458	248,937

## Schedule III : Mineral Interest Records

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

## Schedule IV : Exempt Records : Non-Agricultural

	Urban Records	SubUrban Records	Rural Records	Total Records
26. Producing	394	24	85	503

## Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	2	23,033	59	4,515,361	2,100	147,621,981	2,161	152,160,375
28. Ag-Improved Land	0	0	53	6,197,978	540	54,504,887	593	60,702,865
29. Ag Improvements	0	0	55	5,650,197	581	41,425,309	636	47,075,506
30. Ag Total							2,797	259,938,746

## Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	1	1.00	2,775	
32. HomeSite Improv Land	0	0.00	0	47	56.00	373,275	
33. HomeSite Improvements	0	0.00	0	42	46.00	4,493,708	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	2	2.00	800	
36. FarmSite Improv Land	0	0.00	0	45	161.63	340,125	
37. FarmSite Improvements	0	0.00	0	52	0.00	1,156,489	
38. FarmSite Total							
39. Road & Ditches	0	4.00	0	0	385.23	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
	Rural			Total			Growth
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	42	58.00	105,525	43	59.00	108,300	
32. HomeSite Improv Land	447	489.23	3,465,683	494	545.23	3,838,958	
33. HomeSite Improvements	365	358.00	29,658,096	407	404.00	34,151,804	709,608
34. HomeSite Total				450	604.23	38,099,062	
35. FarmSite UnImp Land	71	144.06	115,935	73	146.06	116,735	
36. FarmSite Improv Land	484	1,908.19	2,706,700	529	2,069.82	3,046,825	
37. FarmSite Improvements	560	0.00	11,767,213	612	0.00	12,923,702	0
38. FarmSite Total				685	2,215.88	16,087,262	
39. Road & Ditches	0	6,316.71	0	0	6,705.94	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				1,135	9,526.05	54,186,324	709,608

Schedule VII : Agricultural Records :Ag Land Detail - Game & Parks

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
42. Game & Parks	0	0.00	0	0	0.00	0

Schedule VIII : Agricultural Records : Special Value

	Urban			SubUrban		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value N/A	0	0.00	0	0	0.00	0
	Rural			Total		
	Records	Acres	Value	Records	Acres	Value
43. Special Value	0	0.00	0	0	0.00	0
44. Recapture Value	0	0	0	0	0	0

\* LB 968 (2006) for tax year 2009 and forward there will be no Recapture value.

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 1

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	14,896.01	26.66%	11,689,468	36.19%	784.74
47. 2A1	546.00	0.98%	327,600	1.01%	600.00
48. 2A	11,111.96	19.89%	6,576,379	20.36%	591.83
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	10,153.20	18.17%	5,066,230	15.68%	498.98
51. 4A1	14,647.50	26.21%	7,283,798	22.55%	497.27
52. 4A	4,525.90	8.10%	1,357,770	4.20%	300.00
53. Total	55,880.57	100.00%	32,301,245	100.00%	578.04
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	33,144.05	55.17%	8,452,253	60.98%	255.02
56. 2D1	197.00	0.33%	49,250	0.36%	250.00
57. 2D	14,162.71	23.58%	3,538,348	25.53%	249.84
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	1,921.28	3.20%	298,143	2.15%	155.18
60. 4D1	9,487.09	15.79%	1,378,031	9.94%	145.25
61. 4D	1,159.32	1.93%	144,916	1.05%	125.00
62. Total	60,071.45	100.00%	13,860,941	100.00%	230.74
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	15,295.35	6.47%	3,985,036	9.00%	260.54
65. 2G1	1,553.46	0.66%	314,392	0.71%	202.38
66. 2G	21,273.14	9.00%	4,318,668	9.75%	203.01
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	26,827.49	11.35%	4,824,284	10.90%	179.83
69. 4G1	91,531.28	38.73%	16,453,394	37.16%	179.76
70. 4G	79,880.07	33.80%	14,378,271	32.48%	180.00
71. Total	236,360.79	100.00%	44,274,045	100.00%	187.32
Irrigated Total	55,880.57	15.64%	32,301,245	35.58%	578.04
Dry Total	60,071.45	16.81%	13,860,941	15.27%	230.74
Grass Total	236,360.79	66.13%	44,274,045	48.76%	187.32
Waste	2,840.30	0.79%	56,806	0.06%	20.00
Other	2,238.43	0.63%	304,381	0.34%	135.98
Exempt	4,005.81	1.12%	0	0.00%	0.00
Market Area Total	357,391.54	100.00%	90,797,418	100.00%	254.06

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 2

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	26,941.31	69.61%	15,723,004	74.43%	583.60
47. 2A1	162.00	0.42%	86,090	0.41%	531.42
48. 2A	8,462.87	21.86%	4,355,509	20.62%	514.66
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	65.90	0.17%	29,655	0.14%	450.00
51. 4A1	2,938.80	7.59%	900,788	4.26%	306.52
52. 4A	134.60	0.35%	30,285	0.14%	225.00
53. Total	38,705.48	100.00%	21,125,331	100.00%	545.80
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	32,500.05	61.70%	11,375,024	67.31%	350.00
56. 2D1	159.00	0.30%	51,675	0.31%	325.00
57. 2D	12,999.08	24.68%	3,901,925	23.09%	300.17
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	251.00	0.48%	56,475	0.33%	225.00
60. 4D1	6,554.64	12.44%	1,474,796	8.73%	225.00
61. 4D	211.60	0.40%	40,204	0.24%	190.00
62. Total	52,675.37	100.00%	16,900,099	100.00%	320.83
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	4,284.85	24.80%	1,214,263	36.07%	283.39
65. 2G1	657.50	3.81%	170,543	5.07%	259.38
66. 2G	3,531.69	20.44%	719,413	21.37%	203.70
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	74.00	0.43%	11,100	0.33%	150.00
69. 4G1	5,843.22	33.82%	846,895	25.16%	144.94
70. 4G	2,884.00	16.69%	403,910	12.00%	140.05
71. Total	17,275.26	100.00%	3,366,124	100.00%	194.85
Irrigated Total	38,705.48	34.88%	21,125,331	50.66%	545.80
Dry Total	52,675.37	47.47%	16,900,099	40.53%	320.83
Grass Total	17,275.26	15.57%	3,366,124	8.07%	194.85
Waste	597.20	0.54%	11,904	0.03%	19.93
Other	1,713.44	1.54%	296,123	0.71%	172.82
Exempt	152.11	0.14%	0	0.00%	0.00
Market Area Total	110,966.75	100.00%	41,699,581	100.00%	375.78

## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 3

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	27,545.91	58.15%	20,531,183	68.61%	745.34
47. 2A1	293.00	0.62%	157,380	0.53%	537.13
48. 2A	12,183.18	25.72%	6,786,388	22.68%	557.03
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	2,650.00	5.59%	1,127,960	3.77%	425.65
51. 4A1	3,171.00	6.69%	980,450	3.28%	309.19
52. 4A	1,526.13	3.22%	342,195	1.14%	224.22
53. Total	47,369.22	100.00%	29,925,556	100.00%	631.75
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	18,150.62	54.57%	9,004,529	68.62%	496.10
56. 2D1	103.00	0.31%	33,475	0.26%	325.00
57. 2D	9,765.58	29.36%	2,929,674	22.33%	300.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	1,791.90	5.39%	403,178	3.07%	225.00
60. 4D1	2,722.82	8.19%	612,635	4.67%	225.00
61. 4D	730.10	2.19%	138,719	1.06%	190.00
62. Total	33,264.02	100.00%	13,122,210	100.00%	394.49
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	2,920.65	12.16%	966,133	19.99%	330.79
65. 2G1	82.00	0.34%	21,260	0.44%	259.27
66. 2G	5,357.86	22.31%	1,383,423	28.63%	258.20
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	3,201.23	13.33%	568,483	11.76%	177.58
69. 4G1	6,674.46	27.79%	1,081,588	22.38%	162.05
70. 4G	5,782.96	24.08%	811,689	16.80%	140.36
71. Total	24,019.16	100.00%	4,832,576	100.00%	201.20
Irrigated Total	47,369.22	44.19%	29,925,556	62.22%	631.75
Dry Total	33,264.02	31.03%	13,122,210	27.29%	394.49
Grass Total	24,019.16	22.41%	4,832,576	10.05%	201.20
Waste	1,507.01	1.41%	30,370	0.06%	20.15
Other	1,044.41	0.97%	182,365	0.38%	174.61
Exempt	419.13	0.39%	0	0.00%	0.00
Market Area Total	107,203.82	100.00%	48,093,077	100.00%	448.61



## Schedule IX : Agricultural Records : Ag Land Market Area Detail

Market Area 4

Irrigated	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
45. 1A1	0.00	0.00%	0	0.00%	0.00
46. 1A	4,299.90	61.13%	2,127,210	63.64%	494.71
47. 2A1	10.00	0.14%	4,800	0.14%	480.00
48. 2A	1,956.00	27.81%	907,510	27.15%	463.96
49. 3A1	0.00	0.00%	0	0.00%	0.00
50. 3A	469.00	6.67%	194,125	5.81%	413.91
51. 4A1	233.00	3.31%	94,250	2.82%	404.51
52. 4A	66.00	0.94%	14,745	0.44%	223.41
53. Total	7,033.90	100.00%	3,342,640	100.00%	475.22
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	25,184.38	53.17%	9,444,146	61.02%	375.00
56. 2D1	73.00	0.15%	23,725	0.15%	325.00
57. 2D	13,985.13	29.52%	4,195,539	27.11%	300.00
58. 3D1	0.00	0.00%	0	0.00%	0.00
59. 3D	3,858.17	8.15%	868,089	5.61%	225.00
60. 4D1	3,840.80	8.11%	864,181	5.58%	225.00
61. 4D	427.00	0.90%	81,130	0.52%	190.00
62. Total	47,368.48	100.00%	15,476,810	100.00%	326.73
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	4,638.91	16.07%	1,293,388	20.87%	278.81
65. 2G1	20.00	0.07%	5,000	0.08%	250.00
66. 2G	7,122.88	24.68%	1,813,786	29.27%	254.64
67. 3G1	0.00	0.00%	0	0.00%	0.00
68. 3G	5,655.13	19.59%	1,080,175	17.43%	191.01
69. 4G1	6,552.75	22.70%	1,150,981	18.58%	175.65
70. 4G	4,871.90	16.88%	852,612	13.76%	175.01
71. Total	28,861.57	100.00%	6,195,942	100.00%	214.68
Irrigated Total	7,033.90	8.31%	3,342,640	13.28%	475.22
Dry Total	47,368.48	55.93%	15,476,810	61.51%	326.73
Grass Total	28,861.57	34.08%	6,195,942	24.62%	214.68
Waste	563.00	0.66%	11,260	0.04%	20.00
Other	863.92	1.02%	135,694	0.54%	157.07
Exempt	0.00	0.00%	0	0.00%	0.00
Market Area Total	84,690.87	100.00%	25,162,346	100.00%	297.11

## Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	12,505.87	7,681,072	136,483.30	79,013,700	148,989.17	86,694,772
77. Dry Land	47.80	18,831	5,027.79	1,807,867	188,303.73	57,533,362	193,379.32	59,360,060
78. Grass	23.05	3,982	2,465.02	491,846	304,028.71	58,172,859	306,516.78	58,668,687
79. Waste	11.00	220	144.61	2,892	5,351.90	107,228	5,507.51	110,340
80. Other	0.00	0	80.70	12,687	5,779.50	905,876	5,860.20	918,563
81. Exempt	1.00	0	415.39	0	4,160.66	0	4,577.05	0
82. Total	81.85	23,033	20,223.99	9,996,364	639,947.14	195,733,025	660,252.98	205,752,422

	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	148,989.17	22.57%	86,694,772	42.14%	581.89
Dry Land	193,379.32	29.29%	59,360,060	28.85%	306.96
Grass	306,516.78	46.42%	58,668,687	28.51%	191.40
Waste	5,507.51	0.83%	110,340	0.05%	20.03
Other	5,860.20	0.89%	918,563	0.45%	156.75
Exempt	4,577.05	0.69%	0	0.00%	0.00
Total	660,252.98	100.00%	205,752,422	100.00%	311.63

## 2009 County Abstract of Assessment for Real Property, Form 45 Compared with the 2008 Certificate of Taxes Levied (CTL)

07 Box Butte

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	2008 CTL County Total	2009 Form 45 County Total	Value Difference (2009 form 45 - 2008 CTL)	Percent Change	2009 Growth (New Construction Value)	Percent Change excl. Growth
01. Residential	278,477,887	288,440,789	9,962,902	3.58%	2,551,351	2.66%
02. Recreational	20,310	22,461	2,151	10.59%	0	10.59%
03. Ag-Homesite Land, Ag-Res Dwelling	37,477,842	38,099,062	621,220	1.66%	709,608	-0.24%
<b>04. Total Residential (sum lines 1-3)</b>	<b>315,976,039</b>	<b>326,562,312</b>	<b>10,586,273</b>	<b>3.35%</b>	<b>3,260,959</b>	<b>2.32%</b>
05. Commercial	72,047,017	78,780,634	6,733,617	9.35%	1,281,092	7.57%
06. Industrial	10,330,729	11,327,283	996,554	9.65%	0	9.65%
07. Ag-Farmsite Land, Outbuildings	13,880,006	16,087,262	2,207,256	15.90%	0	15.90%
08. Minerals	0	0	0		0	
<b>09. Total Commercial (sum lines 5-8)</b>	<b>96,257,752</b>	<b>106,195,179</b>	<b>9,937,427</b>	<b>10.32%</b>	<b>1,281,092</b>	<b>8.99%</b>
<b>10. Total Non-Agland Real Property</b>	<b>412,233,791</b>	<b>432,757,491</b>	<b>20,523,700</b>	<b>4.98%</b>	<b>4,542,051</b>	<b>3.88%</b>
11. Irrigated	76,404,943	86,694,772	10,289,829	13.47%		
12. Dryland	59,043,512	59,360,060	316,548	0.54%		
13. Grassland	45,068,331	58,668,687	13,600,356	30.18%		
14. Wasteland	79,809	110,340	30,531	38.26%		
15. Other Agland	906,092	918,563	12,471	1.38%		
<b>16. Total Agricultural Land</b>	<b>181,502,687</b>	<b>205,752,422</b>	<b>24,249,735</b>	<b>13.36%</b>		
<b>17. Total Value of all Real Property</b> (Locally Assessed)	<b>593,736,478</b>	<b>638,509,913</b>	<b>44,773,435</b>	<b>7.54%</b>	<b>4,542,051</b>	<b>6.78%</b>

**BOX BUTTE COUNTY  
THREE YEAR PLAN  
OF ASSESSMENT  
2008**

Requirement

The assessor shall prepare a plan of assessment, pursuant to Neb. Laws 2005, LB 263 Section 9, on or before June 15 each year. The assessor shall present the plan to the county board of equalization on or before July 31 each year. A copy of the plan and any amendments made shall be mailed to the Department of Property Assessment and Taxation on or before October 31 each year.

General Description of Real Property in Box Butte County

Per 2008 county abstract, Box Butte County consists of the following real property types:

	Parcels	% of Total	% of Taxable Value
Residential	4,480	56	46.9
Commercial	785	10	12.2
Industrial	6	<1	1.7
Recreational	1	<1	0
Agricultural	2,774	34	39.1
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Totals	8,046	100	99.9

Current Resources

- Staff
  - Assessor with current certification and hours of continuing education
  - Deputy with current certification, appointed July 2008
  - Two full-time clerical employees
  - Hired appraiser from Stanard Appraisal
    - Our lister is employed by Stanard Appraisal
      - Part-time, local
- Budget
  - Our fiscal year is July 1-June 30 each year
    - Currently we are at the end of the 2007-2008 budget year
    - The operating budget was \$177,800 for the 2007-2008 yr
      - \$50,000 is appraisal budget

- Equipment
  - Leased CAMA program with Terra Scan
  - Deed plotter (1998 version) software program
  - Microsoft Windows Server 2003
  - Internet access with local provider
  - Four workstations
  - Cadastral books maintained monthly with real estate transfers
  - **Anticipate having GIS system installed**

### Current Assessment Procedures

- Update ownership by receipt of real estate transfers from register of deeds office
- Maintain sales file with monthly qualified sales
  - Conduct sales study
- Receive building permits monthly from the city office
  - Review properties as “pick-up” work annually
- Zoning is county wide, however the county does not enforce building permits for rural improvements
  - Our pick-up work for rural is currently by discovery
- Data collection is constant
  - Application for value change from discovery is applied annually between January 1 and March 19 each year
- Approaches to value are used in accordance with IAAO mass appraisal techniques
  - **Income approach** is applied to Alliance commercial properties (due to cycle of reappraisal)
    - Collected income and expense data
    - Analyzed data with market depreciation
  - **Cost approach** is used for all parcels
    - Marshall & Swift pricing system is used
    - Market depreciation applied
  - **Market approach** is used on all properties in regard to market depreciation
- Agricultural land sales are studied and valuations adjusted accordingly in their respective market areas
  - Agricultural land has four market areas
- Change of value notices are sent pursuant state statute 77-1315
- Levels of value are published in local newspapers and delivered to local radio station pursuant state statute 77-1315

### Level of Value, Quality, and Uniformity for 2008 Assessment

	Median	COD	PRD
Residential	99%	15.49	106.09
Commercial	97%	27.99	107.75
Agricultural land	70%	16.97	107.25

### Assessment Actions Planned for Assessment Year 2009

- Residential
  - Alliance
    - Inspect properties according to building permits and through discovery
    - Study sales and adjust subclasses accordingly
      - Possible adjustment to higher end houses
  - Hemingford
    - Start revaluation process for the whole village
    - Study sales and adjust subclasses accordingly if need be
  - Rural Residential
    - Complete rural review
      - Apply new cost index with market depreciation
      - Study sales and adjust values accordingly
- Commercial
  - Inspect properties according to building permits and through discovery
  - Hemingford commercial will be reviewed with residential properties for revaluation process
  - Study sales and adjust values accordingly
  - Rural commercial properties will be revalued with rural residential
- Agricultural land
  - Implement new soil conversion statutorily required with the assistance of GIS
  - Study sales and make adjustments if necessary

### Assessment Actions Planned for Assessment Year 2010

- Residential
  - Alliance

- Inspect properties according to building permits and through discovery
  - Study sales and adjust subclasses accordingly
- Hemingford
  - Completion of whole village revaluation process
    - New cost index with market depreciation
- Rural Residential
  - Study sales and make adjustments if necessary
- Commercial
  - Hemingford
    - Completion of whole village revaluation process
      - New cost index with market depreciation
  - Alliance and Rural
    - Inspect properties according to building permits and through discovery
    - Study sales and adjust values accordingly
- Agricultural land
  - Study market areas with sales and maybe make changes to market areas
  - Study sales and make adjustments if necessary

#### Assessment Actions Planned for Assessment Year 2011

- Residential
  - Alliance
    - Start revaluation process
    - Study sales and adjust if necessary
  - Hemingford
    - Inspect properties according to building permits and through discovery
    - Study sales and adjust if necessary
  - Rural Residential
    - Study sales and adjust if necessary
- Commercial
  - Hemingford
    - Inspect properties according to building permits and through discovery
    - Study sales and adjust if necessary

- Alliance
  - Inspect properties according to building permits and through discovery
  - Study sales and adjust if necessary
- Rural
  - Study sales and adjust if necessary
- Agricultural land
  - Study sales and make adjustments if necessary

### **AMENDMENT TO PLAN OF ASSESSMENT**

10/24/08

- Budget
  - Adopted 2008-2009 operating budget
    - \$188,640, of which \$55,000 is for appraisal



## 2009 Assessment Survey for Box Butte County

### I. General Information

#### A. Staffing and Funding Information

1.	<b>Deputy(ies) on staff</b>
	One
2.	<b>Appraiser(s) on staff</b>
	None
3.	<b>Other full-time employees</b>
	Two
	<b>Other part-time employees</b>
	None
5.	<b>Number of shared employees</b>
	None
6.	<b>Assessor's requested budget for current fiscal year</b>
	\$188,636
7.	<b>Part of the budget that is dedicated to the computer system</b>
	None
8.	<b>Adopted budget, or granted budget if different from above</b>
	\$188,636
9.	<b>Amount of the total budget set aside for appraisal work</b>
	\$ 55,000
10.	<b>Amount of the total budget set aside for education/workshops</b>
	\$ 7,600
11.	<b>Appraisal/Reappraisal budget, if not part of the total budget</b>
	N/A
12.	<b>Other miscellaneous funds</b>
	\$ 2,800 for office furniture—however, this is part of the above total budget.
13.	<b>Total budget</b>
	\$188,636
a.	<b>Was any of last year's budget not used:</b>
	No.

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

1.	<b>Administrative software</b>
	Terra Scan
2.	<b>CAMA software</b>
	Terra Scan
3.	<b>Cadastral maps: Are they currently being used?</b>
	Yes

4.	<b>Who maintains the Cadastral Maps?</b>
	The office staff.
5.	<b>Does the county have GIS software?</b>
	County has GIS WorkShop software.
6.	<b>Who maintains the GIS software and maps?</b>
	No one assigned at present.
7.	<b>Personal Property software:</b>
	Terra Scan

### **C. Zoning Information**

1.	<b>Does the county have zoning?</b>
	Yes
2.	<b>If so, is the zoning countywide?</b>
	Yes
3.	<b>What municipalities in the county are zoned?</b>
	Alliance and Hemingford
4.	<b>When was zoning implemented?</b>
	2001

### **D. Contracted Services**

1.	<b>Appraisal Services</b>
	Stanard Appraisal
2.	<b>Other services</b>
	PTAS CAMA for administrative, CAMA and personal property software.



## Certification

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This is to certify that the 2009 Reports and Opinions of the Property Tax Administrator have been sent to the following:

Four copies to the Tax Equalization and Review Commission, by hand delivery.

One copy to the Box Butte County Assessor, by hand delivery.

Dated this 7th day of April, 2009.



A handwritten signature in black ink, reading "Ruth A. Sorensen".

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Ruth A. Sorensen  
Property Tax Administrator



## Valuation History Charts