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2009 Commission Summary

09 Brown

Residential Real Property - Current

Number of Sales	79	COD	30.86
Total Sales Price	\$3,430,000	PRD	118.46
Total Adj. Sales Price	\$3,409,600	COV	39.93
Total Assessed Value	\$3,131,488	STD	43.44
Avg. Adj. Sales Price	\$43,159	Avg. Absolute Deviation	29.71
Avg. Assessed Value	\$39,639	Average Assessed Value of the Base	\$32,602
Median	96	Wgt. Mean	92
Mean	109	Max	297
Min	52.48		

Confidence Interval - Current

95% Median C.I	91.78 to 109.26
95% Mean C.I	99.22 to 118.38
95% Wgt. Mean C.I	85.40 to 98.29

% of Value of the Class of all Real Property Value in the County	15.90
% of Records Sold in the Study Period	4.61
% of Value Sold in the Study Period	5.61

Residential Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	90	94	21.82	108.17
2007	88	99	7.6	103.97
2006	91	98	7.29	103.66
2005	106	98	6	101.48

2009 Commission Summary

09 Brown

Commercial Real Property - Current

Number of Sales	12	COD	18.89
Total Sales Price	\$441,112	PRD	96.95
Total Adj. Sales Price	\$448,612	COV	25.03
Total Assessed Value	\$446,287	STD	24.15
Avg. Adj. Sales Price	\$37,384	Avg. Absolute Deviation	18.34
Avg. Assessed Value	\$37,191	Average Assessed Value of the Base	\$88,758
Median	97	Wgt. Mean	99
Mean	96	Max	125
Min	48		

Confidence Interval - Current

95% Median C.I	70.00 to 118.12
95% Mean C.I	81.11 to 111.79
95% Wgt. Mean C.I	86.07 to 112.89

% of Value of the Class of all Real Property Value in the County 7.05

% of Records Sold in the Study Period 4.30

% of Value Sold in the Study Period 1.80

Commercial Real Property - History

Year	Number of Sales	Median	COD	PRD
2008	8	96	25.19	103.67
2007	13	97	4.64	101.08
2006	15	97	2.11	100.17
2005	17	97	2.04	100.78

2009 Commission Summary

09 Brown

Agricultural Land - Current

Number of Sales	41	COD	22.71
Total Sales Price	\$11,173,283	PRD	111.32
Total Adj. Sales Price	\$11,102,783	COV	30.76
Total Assessed Value	\$7,158,021	STD	22.08
Avg. Adj. Sales Price	\$270,800	Avg. Absolute Deviation	16.35
Avg. Assessed Value	\$174,586	Average Assessed Value of the Base	\$93,007
Median	72	Wgt. Mean	64
Mean	72	Max	128.12
Min	14.41		

Confidence Interval - Current

95% Median C.I	66.17 to 78.37
95% Mean C.I	65.01 to 78.53
95% Wgt. Mean C.I	55.91 to 73.03

% of Value of the Class of all Real Property Value in the County	77.05
% of Records Sold in the Study Period	1.41
% of Value Sold in the Study Period	6.46

Agricultural Land - History

Year	Number of Sales	Median	COD	PRD
2008	31	73	20.41	115.72
2007	35	73	17.01	105.45
2006	27	77	15.75	100.82
2005	31	77	15.85	100.01

2009 Opinions of the Property Tax Administrator for Brown County

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 Brown County is 96.00% of actual value. It is my opinion that the quality of assessment for the class of residential real property in Brown County is not in compliance with generally accepted mass appraisal practices.

Commercial Real Property

It is my opinion that the level of value of the class of commercial real property in Brown County is 97.00% of actual value. It is my opinion that the quality of assessment for the class of commercial real property in Brown County is 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 Brown County is 72.00% of actual value. It is my opinion that the quality of assessment for the class of agricultural land in Brown County is not in compliance with generally accepted mass appraisal practices.

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen
Property Tax Administrator

PAD 2009 Preliminary Statistics

Base Stat

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Type: Qualified

State Stat Run

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	83	MEDIAN:	95	COV:	40.51	95% Median C.I.:	90.05 to 109.04
TOTAL Sales Price:	3,677,500	WGT. MEAN:	92	STD:	44.25	95% Wgt. Mean C.I.:	86.07 to 98.34
TOTAL Adj.Sales Price:	3,657,100	MEAN:	109	AVG.ABS.DEV:	30.42	95% Mean C.I.:	99.69 to 118.73
TOTAL Assessed Value:	3,371,922						
AVG. Adj. Sales Price:	44,061	COD:	32.20	MAX Sales Ratio:	297.47		
AVG. Assessed Value:	40,625	PRD:	118.45	MIN Sales Ratio:	52.48		

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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	9	92.49	99.45	90.89	26.29	109.42	62.30	156.64	62.93 to 133.63		19,555	17,774
10/01/06 TO 12/31/06	13	89.18	106.96	83.01	33.59	128.86	54.50	177.30	80.57 to 150.63		55,807	46,326
01/01/07 TO 03/31/07	8	80.48	86.49	80.28	19.22	107.74	64.72	131.88	64.72 to 131.88		51,125	41,043
04/01/07 TO 06/30/07	14	95.25	103.42	99.00	20.36	104.46	65.51	187.79	81.04 to 110.72		44,221	43,778
07/01/07 TO 09/30/07	16	89.20	118.98	89.99	47.68	132.21	58.85	297.47	77.28 to 155.14		50,675	45,603
10/01/07 TO 12/31/07	7	116.79	125.69	121.72	22.86	103.26	76.39	213.70	76.39 to 213.70		19,357	23,561
01/01/08 TO 03/31/08	4	118.59	116.60	115.91	9.29	100.60	98.34	130.88	N/A		24,300	28,166
04/01/08 TO 06/30/08	12	103.91	115.76	96.67	35.79	119.75	52.48	233.08	68.74 to 149.29		57,000	55,100
____Study Years____												
07/01/06 TO 06/30/07	44	92.23	100.58	88.28	25.39	113.93	54.50	187.79	84.31 to 105.94		43,854	38,715
07/01/07 TO 06/30/08	39	109.26	118.95	96.58	34.11	123.16	52.48	297.47	90.05 to 122.41		44,294	42,780
____Calendar Yrs____												
01/01/07 TO 12/31/07	45	94.48	109.40	92.98	32.10	117.66	58.85	297.47	83.81 to 109.04		43,875	40,796
____ALL____												
	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04		44,061	40,625
ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
AINSWORTH	56	98.68	114.33	99.33	31.65	115.10	52.48	297.47	93.55 to 113.86		40,083	39,815
JOHNSTOWN	2	71.24	71.24	76.16	13.10	93.54	61.91	80.57	N/A		31,750	24,182
LONG PINE	17	92.49	109.55	81.85	38.32	133.84	58.85	233.08	74.33 to 131.88		28,817	23,587
RURAL RES	8	88.74	82.13	80.67	10.83	101.82	54.50	96.00	54.50 to 96.00		107,375	86,615
____ALL____												
	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04		44,061	40,625
LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	75	98.34	112.10	95.74	32.70	117.08	52.48	297.47	91.97 to 113.86		37,308	35,720
2	4	86.72	82.04	85.98	9.70	95.41	62.93	91.78	N/A		102,250	87,916
3	4	89.20	82.22	75.83	12.11	108.43	54.50	96.00	N/A		112,500	85,314
____ALL____												
	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04		44,061	40,625
STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	81	94.48	107.04	92.11	30.31	116.20	52.48	233.08	89.18 to 109.04		45,100	41,543
2	2	197.24	197.24	172.18	50.82	114.55	97.00	297.47	N/A		2,000	3,443
____ALL____												
	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04		44,061	40,625

PAD 2009 Preliminary Statistics

Base Stat

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Type: Qualified

State Stat Run

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

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TOTAL Assessed Value:	3,371,922						
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AVG. Assessed Value:	40,625	PRD:	118.45	MIN Sales Ratio:	52.48		

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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	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04	44,061	40,625
06											
07											
ALL	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04	44,061	40,625

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0010	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04	44,061	40,625
16-0006											
52-0100											
75-0100											
NonValid School											
ALL	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04	44,061	40,625

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	3	97.00	161.51	103.74	71.28	155.69	90.05	297.47	N/A	8,000	8,299
Prior TO 1860											
1860 TO 1899	1	156.64	156.64	156.64			156.64	156.64	N/A	16,000	25,062
1900 TO 1919	20	87.29	106.56	88.68	38.78	120.15	52.48	213.70	77.29 to 124.36	27,120	24,051
1920 TO 1939	25	116.79	118.96	98.17	29.88	121.17	58.85	233.08	83.81 to 142.05	20,844	20,463
1940 TO 1949	5	98.34	100.11	98.37	5.03	101.77	94.24	114.69	N/A	34,540	33,978
1950 TO 1959	4	113.34	115.08	108.54	17.14	106.02	78.48	155.14	N/A	75,750	82,220
1960 TO 1969	4	94.02	88.83	85.06	8.18	104.44	68.74	98.56	N/A	66,125	56,245
1970 TO 1979	12	91.27	101.90	94.63	23.18	107.68	64.72	187.79	84.31 to 119.72	70,491	66,706
1980 TO 1989	4	75.19	76.02	80.49	11.33	94.44	61.91	91.78	N/A	82,500	66,404
1990 TO 1994	3	88.35	77.80	76.52	13.60	101.68	54.50	90.55	N/A	170,000	130,078
1995 TO 1999	2	120.84	120.84	117.07	8.37	103.22	110.72	130.95	N/A	63,750	74,631
2000 TO Present											
ALL	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04	44,061	40,625

PAD 2009 Preliminary Statistics

Base Stat

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State Stat Run

Type: Qualified

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

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TOTAL Sales Price:	3,677,500	WGT. MEAN:	92	STD:	44.25	95% Wgt. Mean C.I.:	86.07 to 98.34
TOTAL Adj.Sales Price:	3,657,100	MEAN:	109	AVG.ABS.DEV:	30.42	95% Mean C.I.:	99.69 to 118.73
TOTAL Assessed Value:	3,371,922						
AVG. Adj. Sales Price:	44,061	COD:	32.20	MAX Sales Ratio:	297.47		
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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	5	202.36	196.11	188.23	27.96	104.18	97.00	297.47	N/A	2,900	5,458
5000 TO 9999	6	160.51	161.22	164.97	24.81	97.73	95.86	213.70	95.86 to 213.70	6,000	9,898
Total \$											
1 TO 9999	11	177.30	177.08	171.65	28.04	103.16	95.86	297.47	97.00 to 233.08	4,590	7,880
10000 TO 29999	34	102.62	108.80	106.05	27.39	102.59	61.91	192.52	85.39 to 124.36	18,200	19,301
30000 TO 59999	14	82.43	91.77	91.52	24.64	100.27	52.48	155.14	70.74 to 112.82	40,242	36,830
60000 TO 99999	13	93.55	91.12	89.99	16.82	101.25	58.85	122.41	73.09 to 110.72	75,423	67,873
100000 TO 149999	9	89.12	89.21	89.81	9.52	99.33	68.74	113.86	77.28 to 96.00	119,322	107,159
150000 TO 249999	2	72.53	72.53	72.04	24.85	100.67	54.50	90.55	N/A	185,000	133,273
ALL											
	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04	44,061	40,625

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	3	97.00	163.44	129.78	69.28	125.94	95.86	297.47	N/A	3,000	3,893
5000 TO 9999	10	134.16	131.13	102.78	37.48	127.59	61.91	233.08	65.51 to 202.36	7,750	7,965
Total \$											
1 TO 9999	13	124.59	138.59	105.59	45.20	131.25	61.91	297.47	66.84 to 202.36	6,653	7,025
10000 TO 29999	36	95.41	108.60	95.14	32.39	114.14	52.48	213.70	82.32 to 116.79	21,630	20,579
30000 TO 59999	14	103.80	109.45	98.58	24.94	111.03	58.85	167.08	80.57 to 142.05	46,321	45,663
60000 TO 99999	12	90.02	92.91	91.05	17.00	102.04	68.74	122.41	77.28 to 110.72	84,125	76,599
100000 TO 149999	6	88.74	83.58	81.09	8.86	103.07	54.50	93.42	54.50 to 93.42	136,233	110,470
150000 TO 249999	2	102.21	102.21	100.60	11.40	101.59	90.55	113.86	N/A	158,250	159,204
ALL											
	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04	44,061	40,625

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	97.00	161.51	103.74	71.28	155.69	90.05	297.47	N/A	8,000	8,299
10	10	115.78	122.11	109.58	28.20	111.44	61.91	202.36	65.51 to 177.30	9,950	10,902
20	49	98.34	110.34	99.25	30.84	111.17	52.48	233.08	85.56 to 114.69	32,902	32,655
30	16	86.72	85.41	81.64	15.51	104.63	54.50	124.59	73.09 to 94.48	94,368	77,038
40	5	113.86	117.13	98.49	29.10	118.93	64.72	187.79	N/A	82,300	81,056
ALL											
	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04	44,061	40,625

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

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

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STYLE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	3	97.00	161.51	103.74	71.28	155.69	90.05	297.47	N/A	8,000	8,299
100	9	84.31	97.58	89.38	31.85	109.17	61.91	187.79	64.72 to 130.95	56,666	50,651
101	56	98.45	110.56	94.24	29.82	117.32	52.48	233.08	92.49 to 114.69	44,657	42,086
102	2	147.34	147.34	91.07	43.99	161.78	82.53	212.15	N/A	45,500	41,439
104	12	87.05	93.49	82.68	24.19	113.08	62.30	150.63	68.74 to 119.05	34,825	28,792
111	1	93.42	93.42	93.42			93.42	93.42	N/A	113,400	105,942
____ALL____											
	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04	44,061	40,625
CONDITION										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)	3	97.00	161.51	103.74	71.28	155.69	90.05	297.47	N/A	8,000	8,299
10	3	150.63	150.44	119.48	23.02	125.92	98.34	202.36	N/A	7,400	8,841
20	15	95.86	112.39	98.98	37.34	113.55	61.91	213.70	77.29 to 124.59	16,760	16,588
30	53	93.55	105.46	92.10	29.40	114.51	52.48	233.08	84.32 to 114.69	49,933	45,988
40	9	94.24	94.80	88.96	17.72	106.57	64.72	155.14	68.74 to 109.04	79,222	70,478
____ALL____											
	83	94.50	109.21	92.20	32.20	118.45	52.48	297.47	90.05 to 109.04	44,061	40,625

Brown County 2009 Assessment Actions taken to address the following property classes/subclasses:

Residential

Appraisal maintenance and continued sales review to monitor the market were done for the residential class. Three previous tax exempt parcels were added to the tax rolls with new ownership transfer.

Other than new construction and pick up work no significant valuation changes were implemented for this class of property for the 2009 assessment year.

The Brown County Assessor reviewed all residential sales. Questionnaires were sent to each buyer and seller to gain as much information about the sale as possible.

2009 Assessment Survey for Brown County

Residential Appraisal Information

(Includes Urban, Suburban and Rural Residential)

1.	Data collection done by:
	Assessor & Staff
2.	Valuation done by:
	Assessor and contracted Appraisal Company
3.	Pickup work done by whom:
	Assessor & Staff and contracted appraiser if needed
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June 2003 for all towns, rural residential and Ag Dwellings
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2004-Rural Acreages 2005-Ainsworth City, Long Pine City and Johnstown Village 2006-Farm Residential
6.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	The Cost Approach minus depreciation is used as well as a market analysis of the qualified sales to estimate the market value of properties.
7.	Number of Market Areas/Neighborhoods/Assessor Locations?
	5 assessor locations – Ainsworth, Johnstown, Long Pine, Rural Res and Rural Rec
8.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	These Assessor Locations are defined by location and physical characteristics. The Assessor Locations are not necessarily the only determining factor for adjustments. The assessor also analyzes sales with similar property characteristics to assist her in determining market value and if properties require valuation adjustments. Any parcels that fall into the suburban location or rural location as defined in Reg. 10-001.07B and .07C are included in the rural residential assessor location.
9.	Is “Market Area/Neighborhoods/Assessor Locations” a unique usable valuation grouping? If not, what is a unique usable valuation grouping?

	Yes, Assessor Location is a unique usable valuation grouping
10.	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 <i>of an incorporated city or village, but within the legal jurisdiction of an incorporated city or village.</i>)
	There is no market significance of the suburban location in Brown County as this location is only a geographic grouping based on the REGS.
11.	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?
	Yes, both dwellings use the same Marshall-Swift costing. However the depreciation schedule for dwellings on Ag parcels is based on the 2006 revalue done by the contract appraiser. The depreciation schedule for dwellings on rural residential parcels was based on the 2004 revalue done by the Assessor.

Residential Permit Numbers:

Permits	Information Statements	Other	Total
36	4	29	69

PAD 2009 R&O Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	79	MEDIAN:	96	COV:	39.93	95% Median C.I.:	91.78 to 109.26
TOTAL Sales Price:	3,430,000	WGT. MEAN:	92	STD:	43.44	95% Wgt. Mean C.I.:	85.40 to 98.29
TOTAL Adj.Sales Price:	3,409,600	MEAN:	109	AVG.ABS.DEV:	29.71	95% Mean C.I.:	99.22 to 118.38
TOTAL Assessed Value:	3,131,488						
AVG. Adj. Sales Price:	43,159	COD:	30.86	MAX Sales Ratio:	297.47		
AVG. Assessed Value:	39,639	PRD:	118.46	MIN Sales Ratio:	52.48		

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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	9	97.62	101.72	93.85	23.57	108.38	62.30	156.64	62.93 to 133.63		19,555	18,353
10/01/06 TO 12/31/06	12	91.34	108.45	82.91	35.53	130.80	54.50	177.30	80.57 to 150.63		59,458	49,295
01/01/07 TO 03/31/07	8	80.48	86.49	80.28	19.22	107.74	64.72	131.88	64.72 to 131.88		51,125	41,043
04/01/07 TO 06/30/07	13	94.50	102.96	97.20	20.89	105.92	65.51	187.79	81.04 to 110.38		40,892	39,748
07/01/07 TO 09/30/07	15	93.42	121.85	90.71	48.19	134.34	58.85	297.47	77.29 to 155.14		44,720	40,564
10/01/07 TO 12/31/07	6	113.29	110.74	115.56	13.48	95.83	79.63	130.95	79.63 to 130.95		21,250	24,557
01/01/08 TO 03/31/08	4	118.59	116.60	115.91	9.29	100.60	98.34	130.88	N/A		24,300	28,166
04/01/08 TO 06/30/08	12	103.91	115.76	96.67	35.79	119.75	52.48	233.08	68.74 to 149.29		57,000	55,100
____Study Years____												
07/01/06 TO 06/30/07	42	94.02	101.13	87.53	25.53	115.54	54.50	187.79	84.32 to 98.79		43,573	38,138
07/01/07 TO 06/30/08	37	109.26	117.51	96.85	32.34	121.34	52.48	297.47	93.42 to 119.72		42,689	41,342
____Calendar Yrs____												
01/01/07 TO 12/31/07	42	94.49	107.68	92.06	30.43	116.96	58.85	297.47	82.53 to 106.45		41,402	38,116
____ALL____												
	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26		43,159	39,639
ASSESSOR LOCATION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
AINSWORTH	53	98.56	112.93	98.47	30.79	114.69	52.48	297.47	93.42 to 113.86		40,324	39,706
JOHNSTOWN	2	71.24	71.24	76.16	13.10	93.54	61.91	80.57	N/A		31,750	24,182
LONG PINE	17	97.62	111.31	83.32	34.81	133.59	58.85	233.08	77.29 to 131.88		28,817	24,010
RURAL RES	7	89.12	82.13	79.34	13.19	103.51	54.50	96.27	54.50 to 96.27		102,714	81,496
____ALL____												
	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26		43,159	39,639
LOCATIONS: URBAN, SUBURBAN & RURAL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	72	97.98	111.39	95.18	31.77	117.03	52.48	297.47	93.42 to 112.82		37,369	35,569
2	4	86.72	82.04	85.98	9.70	95.41	62.93	91.78	N/A		102,250	87,916
3	3	96.00	82.26	70.58	14.50	116.54	54.50	96.27	N/A		103,333	72,936
____ALL____												
	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26		43,159	39,639
STATUS: IMPROVED, UNIMPROVED & IOLL											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
1	77	96.00	106.50	91.75	29.02	116.08	52.48	233.08	90.55 to 109.26		44,228	40,579
2	2	197.24	197.24	172.18	50.82	114.55	97.00	297.47	N/A		2,000	3,443
____ALL____												
	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26		43,159	39,639

PAD 2009 R&O Statistics

Base Stat

PAGE:2 of 4

Type: Qualified

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	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26	43,159	39,639
06											
07											
ALL	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26	43,159	39,639

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0010	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26	43,159	39,639
16-0006											
52-0100											
75-0100											
NonValid School											
ALL	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26	43,159	39,639

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	3	97.00	163.58	108.92	69.14	150.19	96.27	297.47	N/A	8,000	8,713
Prior TO 1860											
1860 TO 1899	1	156.64	156.64	156.64			156.64	156.64	N/A	16,000	25,062
1900 TO 1919	18	90.63	102.42	87.49	33.96	117.06	52.48	212.15	74.47 to 124.36	29,022	25,391
1920 TO 1939	25	116.79	119.42	98.68	29.49	121.01	58.85	233.08	83.81 to 142.05	20,844	20,569
1940 TO 1949	5	98.34	99.13	97.67	4.03	101.50	94.24	109.79	N/A	34,540	33,733
1950 TO 1959	4	113.34	115.08	108.54	17.14	106.02	78.48	155.14	N/A	75,750	82,220
1960 TO 1969	4	94.02	88.83	85.06	8.18	104.44	68.74	98.56	N/A	66,125	56,245
1970 TO 1979	12	91.27	102.28	94.80	23.01	107.89	64.72	187.79	84.31 to 119.72	70,491	66,826
1980 TO 1989	4	75.19	76.02	80.49	11.33	94.44	61.91	91.78	N/A	82,500	66,404
1990 TO 1994	2	72.53	72.53	72.04	24.85	100.67	54.50	90.55	N/A	185,000	133,273
1995 TO 1999	1	130.95	130.95	130.95			130.95	130.95	N/A	40,000	52,381
2000 TO Present											
ALL	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26	43,159	39,639

PAD 2009 R&O Statistics

Base Stat

PAGE:3 of 4

Type: Qualified

State Stat Run

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

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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	5	202.36	196.11	188.23	27.96	104.18	97.00	297.47	N/A	2,900	5,458
5000 TO 9999	5	143.72	150.72	151.05	23.52	99.78	95.86	212.15	N/A	5,600	8,458
Total \$											
1 TO 9999	10	163.97	173.42	163.74	31.14	105.91	95.86	297.47	97.00 to 233.08	4,250	6,958
10000 TO 29999	33	106.45	110.35	107.58	25.54	102.57	61.91	192.52	91.97 to 124.36	18,387	19,781
30000 TO 59999	14	82.43	91.86	91.65	24.76	100.23	52.48	155.14	70.74 to 112.82	40,242	36,882
60000 TO 99999	12	89.56	89.49	87.96	17.44	101.74	58.85	122.41	73.09 to 105.94	74,416	65,456
100000 TO 149999	8	90.45	89.32	90.03	10.45	99.21	68.74	113.86	68.74 to 113.86	116,737	105,093
150000 TO 249999	2	72.53	72.53	72.04	24.85	100.67	54.50	90.55	N/A	185,000	133,273
ALL											
	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26	43,159	39,639

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	3	97.00	163.44	129.78	69.28	125.94	95.86	297.47	N/A	3,000	3,893
5000 TO 9999	10	134.16	131.13	102.78	37.48	127.59	61.91	233.08	65.51 to 202.36	7,750	7,965
Total \$											
1 TO 9999	13	124.59	138.59	105.59	45.20	131.25	61.91	297.47	66.84 to 202.36	6,653	7,025
10000 TO 29999	34	97.98	107.00	94.94	28.42	112.70	52.48	212.15	81.04 to 116.79	22,314	21,185
30000 TO 59999	14	104.47	109.55	98.69	24.87	111.00	58.85	167.08	80.57 to 142.05	46,321	45,714
60000 TO 99999	11	85.56	91.29	89.19	16.83	102.36	68.74	122.41	73.09 to 119.72	83,818	74,755
100000 TO 149999	5	89.12	82.63	79.59	10.41	103.82	54.50	93.42	N/A	135,480	107,827
150000 TO 249999	2	102.21	102.21	100.60	11.40	101.59	90.55	113.86	N/A	158,250	159,204
ALL											
	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26	43,159	39,639

QUALITY

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	97.00	163.58	108.92	69.14	150.19	96.27	297.47	N/A	8,000	8,713
10	10	115.78	122.11	109.58	28.20	111.44	61.91	202.36	65.51 to 177.30	9,950	10,902
20	47	98.34	109.08	99.12	28.81	110.04	52.48	233.08	85.56 to 112.82	33,876	33,579
30	15	84.32	83.94	79.90	14.67	105.06	54.50	124.59	73.09 to 93.55	94,826	75,764
40	4	122.41	124.33	103.72	28.63	119.87	64.72	187.79	N/A	67,875	70,398
ALL											
	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26	43,159	39,639

PAD 2009 R&O Statistics

Base Stat

State Stat Run

Type: Qualified

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(!: Derived)

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STYLE											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	3	97.00	163.58	108.92	69.14	150.19	96.27	297.47	N/A		8,000	8,713
100	7	79.63	97.49	83.55	36.48	116.68	61.91	187.79	61.91 to 187.79		40,357	33,717
101	54	98.45	109.20	93.97	28.30	116.21	52.48	233.08	93.55 to 113.86		45,940	43,169
102	2	147.34	147.34	91.07	43.99	161.78	82.53	212.15	N/A		45,500	41,439
104	12	91.88	94.77	83.59	22.59	113.37	62.30	150.63	68.74 to 119.05		34,825	29,111
111	1	93.42	93.42	93.42			93.42	93.42	N/A		113,400	105,942
ALL	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26		43,159	39,639
CONDITION											Avg. Adj. Sale Price	Avg. Assd Val
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.			
(blank)	3	97.00	163.58	108.92	69.14	150.19	96.27	297.47	N/A		8,000	8,713
10	3	150.63	150.44	119.48	23.02	125.92	98.34	202.36	N/A		7,400	8,841
20	13	95.86	106.38	95.52	33.10	111.37	61.91	212.15	65.51 to 124.59		17,800	17,002
30	52	96.06	105.84	91.69	28.43	115.43	52.48	233.08	85.56 to 113.86		49,211	45,124
40	8	94.36	95.78	89.24	19.31	107.33	64.72	155.14	64.72 to 155.14		71,625	63,916
ALL	79	96.27	108.80	91.84	30.86	118.46	52.48	297.47	91.78 to 109.26		43,159	39,639

2009 Correlation Section
for Brown County

Residential Real Property

I. Correlation

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

There were very minimal valuation changes to the residential class of property in Brown County for assessment year 2009. Analysis of the statistics indicates that all subclasses are valued within the statutory range.

**2009 Correlation Section
for Brown County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2009	134	79	58.96
2008	157	90	57.32
2007	169	88	52.07
2006	167	91	54.49
2005	168	106	63.10

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

The Brown County Assessor reviewed all residential sales. Questionnaires were sent to each buyer and seller to gain as much information about the sale as possible.

2009 Correlation Section
for Brown County

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels (sales chasing) is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

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

**2009 Correlation Section
for Brown County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	95	-0.78	94	96
2008	94.48	3.71	98	94.49
2007	99	0.22	99	99
2006	98	0.75	99	98
2005	97	3.18	100	98

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

**2009 Correlation Section
for Brown County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 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 Brown County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
0	2009	-0.78
1.91	2008	-0.58
0.03	2007	0.22
-0.17	2006	0.75
4.69	2005	3.18

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

**2009 Correlation Section
for Brown County**

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

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2009 Correlation Section
for Brown County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	96	92	109

RESIDENTIAL:Both the median and weighted mean measures of central tendency are within the acceptable range. The mean however is above the acceptable range and may be attributed to outlier sales.

**2009 Correlation Section
for Brown County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	30.86	118.46
Difference	15.86	15.46

RESIDENTIAL: The coefficient of dispersion and price related differential are both outside the acceptable range. It appears the uniformity issues could be attributed to the assessor locations of Ainsworth and Long Pine. These quality statistics do not support assessment uniformity or assessment vertical uniformity.

**2009 Correlation Section
for Brown County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	83	79	-4
Median	95	96	1
Wgt. Mean	92	92	0
Mean	109	109	0
COD	32.20	30.86	-1.34
PRD	118.45	118.46	0.01
Minimum	52.48	52.48	0.00
Maximum	297.47	297.47	0.00

RESIDENTIAL: The change between the preliminary statistics and the R&O statistics is consistent with the assessment actions reported for this class of property by the County. The change in the number of sales is attributable to the removal of those sales that experienced significant physical or economic changes after the sale occurred.

**2009 Correlation Section
for Brown County**

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.

	R&O Statistics	Trended Ratio	Difference
Number of Sales	79	78	1
Median	96	93	3
Wgt. Mean	92	86	6
Mean	109	109	0
COD	30.86	38.70	-7.84
PRD	118.46	126.26	-7.80
Minimum	52.48	26.89	25.59
Maximum	297.47	305.88	-8.41

In comparing the two sets of statistics in the above table you will notice the Trended Statistics have one less sale than the R&O Statistics. The sale was removed from the analysis as it was split off from the original parcel. The sale did not have a prior year value, thus the reason for not figuring them into the Trended Statistics.

In analyzing the two sets of statistics it appears they are fairly similar. There is no reason to believe the sales file is not representative of the population, or the sold properties have been treated differently than the unsold properties.

PAD 2009 Preliminary Statistics

Base Stat

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Type: Qualified

State Stat Run

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

NUMBER of Sales:	15	MEDIAN:	97	COV:	32.11	95% Median C.I.:	80.64 to 123.00
TOTAL Sales Price:	2,791,137	WGT. MEAN:	88	STD:	33.22	95% Wgt. Mean C.I.:	73.82 to 101.28
TOTAL Adj.Sales Price:	2,798,637	MEAN:	103	AVG.ABS.DEV:	24.47	95% Mean C.I.:	85.08 to 121.88
TOTAL Assessed Value:	2,450,282						
AVG. Adj. Sales Price:	186,575	COD:	25.17	MAX Sales Ratio:	181.86		
AVG. Assessed Value:	163,352	PRD:	118.19	MIN Sales Ratio:	42.69		

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	70.00	70.00	70.00			70.00	70.00	N/A	30,000	21,000
04/01/06 TO 06/30/06	1	108.00	108.00	108.00			108.00	108.00	N/A	15,000	16,200
07/01/06 TO 09/30/06	1	87.12	87.12	87.12			87.12	87.12	N/A	7,500	6,534
10/01/06 TO 12/31/06	1	96.91	96.91	96.91			96.91	96.91	N/A	40,000	38,763
01/01/07 TO 03/31/07	1	42.69	42.69	42.69			42.69	42.69	N/A	35,000	14,940
04/01/07 TO 06/30/07	1	181.86	181.86	181.86			181.86	181.86	N/A	25,000	45,465
07/01/07 TO 09/30/07	2	83.31	83.31	96.58	16.46	86.26	69.60	97.02	N/A	78,556	75,870
10/01/07 TO 12/31/07	1	80.64	80.64	80.64			80.64	80.64	N/A	2,175,025	1,754,000
01/01/08 TO 03/31/08	3	118.12	124.50	130.10	5.58	95.70	117.80	137.59	N/A	80,833	105,163
04/01/08 TO 06/30/08	3	123.00	114.95	120.49	7.43	95.40	97.22	124.62	N/A	23,833	28,716
____Study Years____	_____										
07/01/05 TO 06/30/06	2	89.00	89.00	82.67	21.35	107.66	70.00	108.00	N/A	22,500	18,600
07/01/06 TO 06/30/07	4	92.02	102.15	98.33	40.47	103.88	42.69	181.86	N/A	26,875	26,425
07/01/07 TO 06/30/08	9	117.80	107.29	87.20	14.98	123.04	69.60	137.59	80.64 to 124.62	294,015	256,375
____Calendar Yrs____	_____										
01/01/06 TO 12/31/06	4	92.02	90.51	89.19	12.98	101.48	70.00	108.00	N/A	23,125	20,624
01/01/07 TO 12/31/07	5	80.64	94.36	82.19	41.32	114.81	42.69	181.86	N/A	478,427	393,229
____ALL____	_____										
	15	97.22	103.48	87.55	25.17	118.19	42.69	181.86	80.64 to 123.00	186,575	163,352

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AINSWORTH	12	112.90	111.92	88.01	19.41	127.16	70.00	181.86	87.12 to 124.62	226,761	199,569
LONG PINE	1	42.69	42.69	42.69			42.69	42.69	N/A	35,000	14,940
RURAL	2	83.26	83.26	95.30	16.40	87.36	69.60	96.91	N/A	21,250	20,251
____ALL____	_____										
	15	97.22	103.48	87.55	25.17	118.19	42.69	181.86	80.64 to 123.00	186,575	163,352

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	13	108.00	106.59	87.43	23.38	121.91	42.69	181.86	80.64 to 124.62	212,010	185,367
2	1	69.60	69.60	69.60			69.60	69.60	N/A	2,500	1,740
3	1	96.91	96.91	96.91			96.91	96.91	N/A	40,000	38,763
____ALL____	_____										
	15	97.22	103.48	87.55	25.17	118.19	42.69	181.86	80.64 to 123.00	186,575	163,352

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:	15	MEDIAN:	97	COV:	32.11	95% Median C.I.:	80.64 to 123.00
TOTAL Sales Price:	2,791,137	WGT. MEAN:	88	STD:	33.22	95% Wgt. Mean C.I.:	73.82 to 101.28
TOTAL Adj.Sales Price:	2,798,637	MEAN:	103	AVG.ABS.DEV:	24.47	95% Mean C.I.:	85.08 to 121.88
TOTAL Assessed Value:	2,450,282						
AVG. Adj. Sales Price:	186,575	COD:	25.17	MAX Sales Ratio:	181.86		
AVG. Assessed Value:	163,352	PRD:	118.19	MIN Sales Ratio:	42.69		

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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	13	108.00	107.34	87.57	22.69	122.58	42.69	181.86	80.64 to 124.62	214,510	187,846
2	2	78.36	78.36	82.74	11.18	94.71	69.60	87.12	N/A	5,000	4,137
____ALL____	15	97.22	103.48	87.55	25.17	118.19	42.69	181.86	80.64 to 123.00	186,575	163,352

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0010	15	97.22	103.48	87.55	25.17	118.19	42.69	181.86	80.64 to 123.00	186,575	163,352
16-0006											
52-0100											
75-0100											
NonValid School											
____ALL____	15	97.22	103.48	87.55	25.17	118.19	42.69	181.86	80.64 to 123.00	186,575	163,352

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	3	87.12	112.86	153.54	42.95	73.51	69.60	181.86	N/A	11,666	17,913
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	117.96	100.81	102.84	17.43	98.03	42.69	124.62	N/A	40,000	41,135
1920 TO 1939	3	97.22	91.74	85.09	13.03	107.81	70.00	108.00	N/A	18,000	15,316
1940 TO 1949											
1950 TO 1959	1	123.00	123.00	123.00			123.00	123.00	N/A	30,000	36,900
1960 TO 1969											
1970 TO 1979	1	137.59	137.59	137.59			137.59	137.59	N/A	150,000	206,390
1980 TO 1989	1	96.91	96.91	96.91			96.91	96.91	N/A	40,000	38,763
1990 TO 1994											
1995 TO 1999	1	97.02	97.02	97.02			97.02	97.02	N/A	154,612	150,000
2000 TO Present	1	80.64	80.64	80.64			80.64	80.64	N/A	2,175,025	1,754,000
____ALL____	15	97.22	103.48	87.55	25.17	118.19	42.69	181.86	80.64 to 123.00	186,575	163,352

PAD 2009 Preliminary Statistics

Base Stat

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Type: Qualified

State Stat Run

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

NUMBER of Sales:	15	MEDIAN:	97	COV:	32.11	95% Median C.I.:	80.64 to 123.00
TOTAL Sales Price:	2,791,137	WGT. MEAN:	88	STD:	33.22	95% Wgt. Mean C.I.:	73.82 to 101.28
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TOTAL Assessed Value:	2,450,282						
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AVG. Assessed Value:	163,352	PRD:	118.19	MIN Sales Ratio:	42.69		

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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	69.60	69.60	69.60			69.60	69.60	N/A	2,500	1,740
5000 TO 9999	2	92.17	92.17	92.63	5.48	99.50	87.12	97.22	N/A	8,250	7,642
Total \$											
1 TO 9999	3	87.12	84.65	89.60	10.57	94.47	69.60	97.22	N/A	6,333	5,674
10000 TO 29999	2	144.93	144.93	154.16	25.48	94.01	108.00	181.86	N/A	20,000	30,832
30000 TO 59999	7	117.80	99.02	100.46	18.94	98.56	42.69	124.62	42.69 to 124.62	37,142	37,314
150000 TO 249999	2	117.31	117.31	117.00	17.29	100.26	97.02	137.59	N/A	152,306	178,195
500000 +	1	80.64	80.64	80.64			80.64	80.64	N/A	2,175,025	1,754,000
ALL											
	15	97.22	103.48	87.55	25.17	118.19	42.69	181.86	80.64 to 123.00	186,575	163,352

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	69.60	69.60	69.60			69.60	69.60	N/A	2,500	1,740
5000 TO 9999	2	92.17	92.17	92.63	5.48	99.50	87.12	97.22	N/A	8,250	7,642
Total \$											
1 TO 9999	3	87.12	84.65	89.60	10.57	94.47	69.60	97.22	N/A	6,333	5,674
10000 TO 29999	3	70.00	73.56	65.18	31.10	112.87	42.69	108.00	N/A	26,666	17,380
30000 TO 59999	6	120.56	127.05	123.06	13.36	103.25	96.91	181.86	96.91 to 181.86	36,666	45,121
150000 TO 249999	2	117.31	117.31	117.00	17.29	100.26	97.02	137.59	N/A	152,306	178,195
500000 +	1	80.64	80.64	80.64			80.64	80.64	N/A	2,175,025	1,754,000
ALL											
	15	97.22	103.48	87.55	25.17	118.19	42.69	181.86	80.64 to 123.00	186,575	163,352

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	3	87.12	112.86	153.54	42.95	73.51	69.60	181.86	N/A	11,666	17,913
10	3	97.22	104.12	101.38	7.23	102.71	97.02	118.12	N/A	68,704	69,650
20	9	108.00	100.14	85.54	21.89	117.07	42.69	137.59	70.00 to 124.62	284,169	243,065
ALL											
	15	97.22	103.48	87.55	25.17	118.19	42.69	181.86	80.64 to 123.00	186,575	163,352

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:	15	MEDIAN:	97	COV:	32.11	95% Median C.I.:	80.64 to 123.00
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TOTAL Adj.Sales Price:	2,798,637	MEAN:	103	AVG.ABS.DEV:	24.47	95% Mean C.I.:	85.08 to 121.88
TOTAL Assessed Value:	2,450,282						
AVG. Adj. Sales Price:	186,575	COD:	25.17	MAX Sales Ratio:	181.86		
AVG. Assessed Value:	163,352	PRD:	118.19	MIN Sales Ratio:	42.69		

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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)	3	87.12	112.86	153.54	42.95	73.51	69.60	181.86	N/A	11,666	17,913
319	1	80.64	80.64	80.64			80.64	80.64	N/A	2,175,025	1,754,000
344	1	108.00	108.00	108.00			108.00	108.00	N/A	15,000	16,200
350	1	137.59	137.59	137.59			137.59	137.59	N/A	150,000	206,390
353	6	117.96	108.46	111.47	11.40	97.30	70.00	124.62	70.00 to 124.62	32,333	36,041
386	1	97.02	97.02	97.02			97.02	97.02	N/A	154,612	150,000
406	2	69.80	69.80	71.60	38.84	97.48	42.69	96.91	N/A	37,500	26,851
ALL	15	97.22	103.48	87.55	25.17	118.19	42.69	181.86	80.64 to 123.00	186,575	163,352

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	15	97.22	103.48	87.55	25.17	118.19	42.69	181.86	80.64 to 123.00	186,575	163,352
04											
ALL	15	97.22	103.48	87.55	25.17	118.19	42.69	181.86	80.64 to 123.00	186,575	163,352

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

Commercial

Appraisal maintenance and sales review to monitor the market was performed for all commercial properties in the county.

The Brown County Assessor reviewed all commercial sales. Questionnaires were sent to each buyer and seller to gain as much information about the sale as possible.

No significant valuation changes other than general maintenance and new construction were added for the 2009 assessment year.

2009 Assessment Survey for Brown County

Commercial/Industrial Appraisal Information

1.	Data collection done by:
	Assessor & staff with specialty properties completed by Standard Appraisal
2.	Valuation done by:
	Assessor & Standard Appraisal
3.	Pickup work done by whom:
	Assessor & staff or contract appraiser
4.	What is the date of the Replacement Cost New data (Marshall-Swift) that are used to value this property class?
	June 2003
5.	What was the last year a depreciation schedule for this property class was developed using market-derived information?
	2005
6.	When was the last time that the Income Approach was used to estimate or establish the market value of the properties in this class?
	2005
7.	What approach to value is used in this class or subclasses to estimate the market value of properties?
	All three approaches are performed by the contract appraiser when they apply
8.	Number of Market Areas/Neighborhoods/Assessor Locations?
	4 Assessor Locations – Ainsworth, Johnstown, Long Pine and Rural
9.	How are these Market Areas/Neighborhoods/Assessor Locations defined?
	These Assessor Locations are defined by location and physical characteristics. The Assessor Locations are not necessarily the only determining factor for adjustments. The assessor also analyzes sales with similar property characteristics to assist her in determining market value and if properties require valuation adjustments. Any parcels that fall into the suburban location or rural location as defined in Reg. 10-001.07B and .07C are included in the rural assessor location.
10.	Is “Market Area/Neighborhood/Assessor Location” a unique usable valuation grouping? If not, what is a unique usable valuation grouping?
	Yes, Assessor Locations are a unique usable valuation grouping

11.	Do the various subclasses of Commercial Property such as convenience stores, warehouses, hotels, etc. have common value characteristics?
	Yes
12.	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>
	There is no market significance of the suburban location in Brown County as this location is only a geographic grouping based on the REGS.

Commercial Permit Numbers:

Permits	Information Statements	Other	Total
10	0	7	17

PAD 2009 R&O Statistics

Base Stat

PAGE:1 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	12	MEDIAN:	97	COV:	25.03	95% Median C.I.:	70.00 to 118.12
TOTAL Sales Price:	441,112	WGT. MEAN:	99	STD:	24.15	95% Wgt. Mean C.I.:	86.07 to 112.89
TOTAL Adj.Sales Price:	448,612	MEAN:	96	AVG.ABS.DEV:	18.34	95% Mean C.I.:	81.11 to 111.79
TOTAL Assessed Value:	446,287						
AVG. Adj. Sales Price:	37,384	COD:	18.89	MAX Sales Ratio:	124.62		
AVG. Assessed Value:	37,190	PRD:	96.95	MIN Sales Ratio:	48.00		

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(!: Derived)

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
____Qrtrs____	_____										
07/01/05 TO 09/30/05											
10/01/05 TO 12/31/05											
01/01/06 TO 03/31/06	1	70.00	70.00	70.00			70.00	70.00	N/A	30,000	21,000
04/01/06 TO 06/30/06	1	108.00	108.00	108.00			108.00	108.00	N/A	15,000	16,200
07/01/06 TO 09/30/06	1	87.12	87.12	87.12			87.12	87.12	N/A	7,500	6,534
10/01/06 TO 12/31/06	1	96.91	96.91	96.91			96.91	96.91	N/A	40,000	38,763
01/01/07 TO 03/31/07	1	48.00	48.00	48.00			48.00	48.00	N/A	35,000	16,800
04/01/07 TO 06/30/07											
07/01/07 TO 09/30/07	2	83.31	83.31	96.58	16.46	86.26	69.60	97.02	N/A	78,556	75,870
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08	2	117.96	117.96	117.95	0.14	100.01	117.80	118.12	N/A	46,250	54,550
04/01/08 TO 06/30/08	3	123.00	114.95	120.49	7.43	95.40	97.22	124.62	N/A	23,833	28,716
____Study Years____	_____										
07/01/05 TO 06/30/06	2	89.00	89.00	82.67	21.35	107.66	70.00	108.00	N/A	22,500	18,600
07/01/06 TO 06/30/07	3	87.12	77.34	75.27	18.71	102.76	48.00	96.91	N/A	27,500	20,699
07/01/07 TO 06/30/08	7	117.80	106.77	108.06	12.36	98.81	69.60	124.62	69.60 to 124.62	45,873	49,570
____Calendar Yrs____	_____										
01/01/06 TO 12/31/06	4	92.02	90.51	89.19	12.98	101.48	70.00	108.00	N/A	23,125	20,624
01/01/07 TO 12/31/07	3	69.60	71.54	87.73	23.48	81.55	48.00	97.02	N/A	64,037	56,180
____ALL____	_____										
	12	97.12	96.45	99.48	18.89	96.95	48.00	124.62	70.00 to 118.12	37,384	37,190

ASSESSOR LOCATION

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
AINSWORTH	9	108.00	104.77	104.82	13.60	99.95	70.00	124.62	87.12 to 123.00	41,234	43,220
LONG PINE	1	48.00	48.00	48.00			48.00	48.00	N/A	35,000	16,800
RURAL	2	83.26	83.26	95.30	16.40	87.36	69.60	96.91	N/A	21,250	20,251
____ALL____	_____										
	12	97.12	96.45	99.48	18.89	96.95	48.00	124.62	70.00 to 118.12	37,384	37,190

LOCATIONS: URBAN, SUBURBAN & RURAL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	102.61	99.09	99.92	18.73	99.17	48.00	124.62	70.00 to 123.00	40,611	40,578
2	1	69.60	69.60	69.60			69.60	69.60	N/A	2,500	1,740
3	1	96.91	96.91	96.91			96.91	96.91	N/A	40,000	38,763
____ALL____	_____										
	12	97.12	96.45	99.48	18.89	96.95	48.00	124.62	70.00 to 118.12	37,384	37,190

PAD 2009 R&O Statistics

Base Stat

PAGE:2 of 4

Type: Qualified

State Stat Run

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

(!: AVTot=0)

(!: Derived)

NUMBER of Sales:	12	MEDIAN:	97	COV:	25.03	95% Median C.I.:	70.00 to 118.12
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TOTAL Assessed Value:	446,287						
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AVG. Assessed Value:	37,190	PRD:	96.95	MIN Sales Ratio:	48.00		

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STATUS: IMPROVED, UNIMPROVED & IOLL

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
1	10	102.61	100.07	99.86	17.78	100.21	48.00	124.62	70.00 to 123.00	43,861	43,801
2	2	78.36	78.36	82.74	11.18	94.71	69.60	87.12	N/A	5,000	4,137
____ALL____	12	97.12	96.45	99.48	18.89	96.95	48.00	124.62	70.00 to 118.12	37,384	37,190

SCHOOL DISTRICT *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)											
05-0071											
09-0010	12	97.12	96.45	99.48	18.89	96.95	48.00	124.62	70.00 to 118.12	37,384	37,190
16-0006											
52-0100											
75-0100											
NonValid School											
____ALL____	12	97.12	96.45	99.48	18.89	96.95	48.00	124.62	70.00 to 118.12	37,384	37,190

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	2	78.36	78.36	82.74	11.18	94.71	69.60	87.12	N/A	5,000	4,137
Prior TO 1860											
1860 TO 1899											
1900 TO 1919	4	117.96	102.14	104.00	16.31	98.21	48.00	124.62	N/A	40,000	41,600
1920 TO 1939	3	97.22	91.74	85.09	13.03	107.81	70.00	108.00	N/A	18,000	15,316
1940 TO 1949											
1950 TO 1959	1	123.00	123.00	123.00			123.00	123.00	N/A	30,000	36,900
1960 TO 1969											
1970 TO 1979											
1980 TO 1989	1	96.91	96.91	96.91			96.91	96.91	N/A	40,000	38,763
1990 TO 1994											
1995 TO 1999	1	97.02	97.02	97.02			97.02	97.02	N/A	154,612	150,000
2000 TO Present											
____ALL____	12	97.12	96.45	99.48	18.89	96.95	48.00	124.62	70.00 to 118.12	37,384	37,190

PAD 2009 R&O Statistics

Base Stat

PAGE:3 of 4

Type: Qualified

State Stat Run

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

NUMBER of Sales:	12	MEDIAN:	97	COV:	25.03	95% Median C.I.:	70.00 to 118.12
TOTAL Sales Price:	441,112	WGT. MEAN:	99	STD:	24.15	95% Wgt. Mean C.I.:	86.07 to 112.89
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SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	69.60	69.60	69.60			69.60	69.60	N/A	2,500	1,740
5000 TO 9999	2	92.17	92.17	92.63	5.48	99.50	87.12	97.22	N/A	8,250	7,642
Total \$											
1 TO 9999	3	87.12	84.65	89.60	10.57	94.47	69.60	97.22	N/A	6,333	5,674
10000 TO 29999	1	108.00	108.00	108.00			108.00	108.00	N/A	15,000	16,200
30000 TO 59999	7	117.80	99.78	101.18	18.29	98.62	48.00	124.62	48.00 to 124.62	37,142	37,580
150000 TO 249999	1	97.02	97.02	97.02			97.02	97.02	N/A	154,612	150,000
ALL											
	12	97.12	96.45	99.48	18.89	96.95	48.00	124.62	70.00 to 118.12	37,384	37,190

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	69.60	69.60	69.60			69.60	69.60	N/A	2,500	1,740
5000 TO 9999	2	92.17	92.17	92.63	5.48	99.50	87.12	97.22	N/A	8,250	7,642
Total \$											
1 TO 9999	3	87.12	84.65	89.60	10.57	94.47	69.60	97.22	N/A	6,333	5,674
10000 TO 29999	3	70.00	75.33	67.50	28.57	111.60	48.00	108.00	N/A	26,666	18,000
30000 TO 59999	5	118.12	116.09	115.52	5.57	100.49	96.91	124.62	N/A	39,000	45,052
150000 TO 249999	1	97.02	97.02	97.02			97.02	97.02	N/A	154,612	150,000
ALL											
	12	97.12	96.45	99.48	18.89	96.95	48.00	124.62	70.00 to 118.12	37,384	37,190

COST RANK

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
(blank)	2	78.36	78.36	82.74	11.18	94.71	69.60	87.12	N/A	5,000	4,137
10	3	97.22	104.12	101.38	7.23	102.71	97.02	118.12	N/A	68,704	69,650
20	7	108.00	98.33	98.52	19.91	99.81	48.00	124.62	48.00 to 124.62	33,214	32,723
ALL											
	12	97.12	96.45	99.48	18.89	96.95	48.00	124.62	70.00 to 118.12	37,384	37,190

PAD 2009 R&O Statistics

Base Stat

PAGE: 4 of 4

State Stat Run

Type: Qualified

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

NUMBER of Sales:	12	MEDIAN:	97	COV:	25.03	95% Median C.I.:	70.00 to 118.12
TOTAL Sales Price:	441,112	WGT. MEAN:	99	STD:	24.15	95% Wgt. Mean C.I.:	86.07 to 112.89
TOTAL Adj.Sales Price:	448,612	MEAN:	96	AVG.ABS.DEV:	18.34	95% Mean C.I.:	81.11 to 111.79
TOTAL Assessed Value:	446,287						
AVG. Adj. Sales Price:	37,384	COD:	18.89	MAX Sales Ratio:	124.62		
AVG. Assessed Value:	37,190	PRD:	96.95	MIN Sales Ratio:	48.00		

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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)	2	78.36	78.36	82.74	11.18	94.71	69.60	87.12	N/A	5,000	4,137
344	1	108.00	108.00	108.00			108.00	108.00	N/A	15,000	16,200
353	6	117.96	108.46	111.47	11.40	97.30	70.00	124.62	70.00 to 124.62	32,333	36,041
386	1	97.02	97.02	97.02			97.02	97.02	N/A	154,612	150,000
406	2	72.46	72.46	74.08	33.75	97.80	48.00	96.91	N/A	37,500	27,781
ALL	12	97.12	96.45	99.48	18.89	96.95	48.00	124.62	70.00 to 118.12	37,384	37,190

PROPERTY TYPE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
02											
03	12	97.12	96.45	99.48	18.89	96.95	48.00	124.62	70.00 to 118.12	37,384	37,190
04											
ALL	12	97.12	96.45	99.48	18.89	96.95	48.00	124.62	70.00 to 118.12	37,384	37,190

**2009 Correlation Section
for Brown County**

Commerical Real Property

I. Correlation

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

**2009 Correlation Section
for Brown County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2009	34	12	35.29
2008	26	8	30.77
2007	31	13	41.94
2006	29	15	51.72
2005	34	17	50.00

COMMERCIAL: Table II shows the county has increased the percentage of sales used from the previous year. Even though the percent of sales used is 35.29%, a review of the non-qualified sales reveals nothing that would indicate excessive trimming.

The Brown County Assessor reviewed all commercial sales. Questionnaires were sent to each buyer and seller to gain as much information about the sale as possible.

2009 Correlation Section
for Brown County

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels (sales chasing) is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

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

**2009 Correlation Section
for Brown County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	97	-1.63	95	97
2008	95.81	2.31	98	95.81
2007	97	-1.12	96	97
2006	97	-0.43	97	97
2005	87	28.20	112	97

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

**2009 Correlation Section
for Brown County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 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 Brown County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
24.14	2009	-1.63
0.00	2008	2.28
0.00	2007	-1.12
0.00	2006	-0.43
22.52	2005	28.20

COMMERCIAL: The percent change in total assessed value in the sales file compared to the percent change in assessed value (excl. growth) is significantly different. If this were true, it would seem that the trended preliminary ratio and the R&O median would have a wider spread than 1.7 percent. In calculating the percentage change in the sales file only the sales in the most recent year of the study period are used. Two sales that were used in this calculation were removed from the qualified sales between the preliminary and final statistics as the properties had substantially changed since the date of sale and no longer were representative of what sold. Those two sales put such an impact on the sales base that if they were eliminated for this purpose, the calculation would indicate that the commercial class percent change in the sales file would be 0% and be more realistic and not show such disparity between the relationship.

**2009 Correlation Section
for Brown County**

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

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2009 Correlation Section
for Brown County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	97	99	96

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

**2009 Correlation Section
for Brown County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	18.89	96.95
Difference	0.00	-1.05

COMMERCIAL: The coefficient of dispersion is within the acceptable range, while the price related differential is slightly below the range. With hypothetically removing a low dollar sale from this calculation the price related differential does fall into the acceptable range.

**2009 Correlation Section
for Brown County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	15	12	-3
Median	97	97	0
Wgt. Mean	88	99	11
Mean	103	96	-7
COD	25.17	18.89	-6.28
PRD	118.19	96.95	-21.24
Minimum	42.69	48.00	5.31
Maximum	181.86	124.62	-57.24

COMMERCIAL: The change between the preliminary statistics and the R&O statistics is consistent with the assessment actions reported for this class of property by the County. The change in the number of sales is attributable to the removal of those sales that experienced significant physical or economic changes after the sale occurred.

**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:	41	MEDIAN:	63	COV:	31.54	95% Median C.I.:	54.73 to 71.54	
(AgLand) TOTAL Sales Price:	11,173,283	WGT. MEAN:	57	STD:	20.02	95% Wgt. Mean C.I.:	50.21 to 64.71	(!:- land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,102,783	MEAN:	63	AVG.ABS.DEV:	15.47	95% Mean C.I.:	57.35 to 69.61	
(AgLand) TOTAL Assessed Value:	6,380,161							
AVG. Adj. Sales Price:	270,799	COD:	24.69	MAX Sales Ratio:	107.61			
AVG. Assessed Value:	155,613	PRD:	110.47	MIN Sales Ratio:	13.44			

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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	59.79	59.79	59.79			59.79	59.79	N/A		45,000	26,904
10/01/05 TO 12/31/05	6	74.71	73.56	73.12	19.31	100.60	53.38	93.30	53.38 to 93.30		195,333	142,822
01/01/06 TO 03/31/06	5	74.00	73.90	73.41	7.39	100.66	66.18	85.14	N/A		231,202	169,733
04/01/06 TO 06/30/06	4	70.54	68.05	65.81	7.05	103.40	56.62	74.50	N/A		237,500	156,297
07/01/06 TO 09/30/06	2	69.57	69.57	49.48	34.25	140.59	45.74	93.39	N/A		26,586	13,155
10/01/06 TO 12/31/06	2	54.51	54.51	54.40	0.40	100.21	54.29	54.73	N/A		555,805	302,345
01/01/07 TO 03/31/07	1	47.76	47.76	47.76			47.76	47.76	N/A		2,099,954	1,003,001
04/01/07 TO 06/30/07	1	73.11	73.11	73.11			73.11	73.11	N/A		9,000	6,580
07/01/07 TO 09/30/07	1	62.66	62.66	62.66			62.66	62.66	N/A		62,000	38,849
10/01/07 TO 12/31/07												
01/01/08 TO 03/31/08	8	53.13	50.58	47.72	35.58	106.00	13.44	90.69	13.44 to 90.69		392,503	187,301
04/01/08 TO 06/30/08	10	57.99	62.36	64.77	35.70	96.28	32.07	107.61	34.93 to 96.26		130,400	84,462
____Study Years____												
07/01/05 TO 06/30/06	16	70.54	71.43	70.95	13.11	100.67	53.38	93.30	59.79 to 83.74		207,688	147,355
07/01/06 TO 06/30/07	6	54.51	61.50	50.11	22.45	122.73	45.74	93.39	45.74 to 93.39		545,622	273,430
07/01/07 TO 06/30/08	19	62.38	57.42	52.86	30.25	108.62	13.44	107.61	38.85 to 67.19		237,159	125,362
____Calendar Yrs____												
01/01/06 TO 12/31/06	13	69.54	68.45	64.35	14.31	106.36	45.74	93.39	54.73 to 76.28		251,599	161,912
01/01/07 TO 12/31/07	3	62.66	61.18	48.29	13.49	126.68	47.76	73.11	N/A		723,651	349,476
____ALL____												
	41	62.66	63.48	57.46	24.69	110.47	13.44	107.61	54.73 to 71.54		270,799	155,613

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:	41	MEDIAN:	63	COV:	31.54	95% Median C.I.:	54.73 to 71.54	
(AgLand) TOTAL Sales Price:	11,173,283	WGT. MEAN:	57	STD:	20.02	95% Wgt. Mean C.I.:	50.21 to 64.71	(!/: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,102,783	MEAN:	63	AVG.ABS.DEV:	15.47	95% Mean C.I.:	57.35 to 69.61	
(AgLand) TOTAL Assessed Value:	6,380,161							
AVG. Adj. Sales Price:	270,799	COD:	24.69	MAX Sales Ratio:	107.61			
AVG. Assessed Value:	155,613	PRD:	110.47	MIN Sales Ratio:	13.44			

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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
0385	1	93.39	93.39	93.39			93.39	93.39	N/A	4,173	3,897
0495	1	13.44	13.44	13.44			13.44	13.44	N/A	460,000	61,846
0497	2	68.59	68.59	55.78	36.03	122.97	43.88	93.30	N/A	191,000	106,538
0499	2	52.26	52.26	42.74	25.66	122.28	38.85	65.67	N/A	362,500	154,926
0501	1	54.73	54.73	54.73			54.73	54.73	N/A	270,000	147,767
0503	4	88.30	87.03	82.11	16.88	106.00	63.92	107.61	N/A	177,781	145,975
0641	3	44.52	50.45	40.36	34.25	124.99	30.54	76.28	N/A	183,701	74,143
0643	8	55.20	55.61	60.54	20.38	91.85	34.93	86.92	34.93 to 86.92	168,969	102,301
0645	1	53.38	53.38	53.38			53.38	53.38	N/A	210,500	112,355
0759	4	62.44	64.00	62.44	7.16	102.50	56.62	74.50	N/A	351,000	219,154
0761	1	67.19	67.19	67.19			67.19	67.19	N/A	25,128	16,884
0903	1	54.29	54.29	54.29			54.29	54.29	N/A	841,610	456,924
0909	2	70.54	70.54	70.54	1.42	100.01	69.54	71.54	N/A	198,000	139,662
1035	2	79.57	79.57	76.68	7.00	103.76	74.00	85.14	N/A	333,756	255,939
1037	3	67.88	57.69	62.31	20.15	92.57	32.07	73.11	N/A	83,000	51,721
1041	1	90.69	90.69	90.69			90.69	90.69	N/A	311,923	282,869
1311	1	47.76	47.76	47.76			47.76	47.76	N/A	2,099,954	1,003,001
1313	1	83.74	83.74	83.74			83.74	83.74	N/A	191,500	160,358
1317	1	66.18	66.18	66.18			66.18	66.18	N/A	188,500	124,753
641	1	62.66	62.66	62.66			62.66	62.66	N/A	62,000	38,849
ALL	41	62.66	63.48	57.46	24.69	110.47	13.44	107.61	54.73 to 71.54	270,799	155,613

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
1	41	62.66	63.48	57.46	24.69	110.47	13.44	107.61	54.73 to 71.54	270,799	155,613
ALL	41	62.66	63.48	57.46	24.69	110.47	13.44	107.61	54.73 to 71.54	270,799	155,613

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	41	62.66	63.48	57.46	24.69	110.47	13.44	107.61	54.73 to 71.54	270,799	155,613
ALL	41	62.66	63.48	57.46	24.69	110.47	13.44	107.61	54.73 to 71.54	270,799	155,613

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:	41	MEDIAN:	63	COV:	31.54	95% Median C.I.:	54.73 to 71.54	
(AgLand) TOTAL Sales Price:	11,173,283	WGT. MEAN:	57	STD:	20.02	95% Wgt. Mean C.I.:	50.21 to 64.71	(!/: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,102,783	MEAN:	63	AVG.ABS.DEV:	15.47	95% Mean C.I.:	57.35 to 69.61	
(AgLand) TOTAL Assessed Value:	6,380,161							
AVG. Adj. Sales Price:	270,799	COD:	24.69	MAX Sales Ratio:	107.61			
AVG. Assessed Value:	155,613	PRD:	110.47	MIN Sales Ratio:	13.44			

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SCHOOL DISTRICT *										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
(blank)											
05-0071	1	66.18	66.18	66.18			66.18	66.18	N/A	188,500	124,753
09-0010	40	62.55	63.41	57.31	25.21	110.64	13.44	107.61	54.73 to 71.54	272,857	156,385
16-0006											
52-0100											
75-0100											
NonValid School											
ALL	41	62.66	63.48	57.46	24.69	110.47	13.44	107.61	54.73 to 71.54	270,799	155,613

ACRES IN SALE										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
10.01 TO 30.00	2	68.96	68.96	47.69	35.44	144.58	44.52	93.39	N/A	32,086	15,303
30.01 TO 50.00	2	66.45	66.45	62.01	10.02	107.16	59.79	73.11	N/A	27,000	16,742
50.01 TO 100.00	5	65.67	57.39	61.84	20.00	92.80	32.07	76.28	N/A	63,825	39,470
100.01 TO 180.00	10	55.86	56.44	49.48	26.78	114.08	30.54	93.30	34.93 to 80.34	189,605	93,815
180.01 TO 330.00	6	55.68	60.01	51.05	35.79	117.55	13.44	96.26	13.44 to 96.26	267,735	136,671
330.01 TO 650.00	8	70.54	72.66	66.05	17.07	110.01	38.85	107.61	38.85 to 107.61	248,517	164,137
650.01 +	8	63.18	67.41	58.89	16.90	114.47	47.76	90.69	47.76 to 90.69	646,859	380,929
ALL	41	62.66	63.48	57.46	24.69	110.47	13.44	107.61	54.73 to 71.54	270,799	155,613

MAJORITY LAND USE > 95%										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
GRASS	23	67.19	66.05	56.66	20.72	116.58	13.44	96.26	62.44 to 74.50	293,926	166,528
GRASS-N/A	4	64.36	67.10	75.22	36.83	89.21	32.07	107.61	N/A	264,968	199,299
IRRGTD	2	81.60	81.60	84.46	6.52	96.62	76.28	86.92	N/A	216,500	182,853
IRRGTD-N/A	12	55.00	54.33	48.68	21.25	111.61	30.54	93.30	43.88 to 62.38	237,466	115,592
ALL	41	62.66	63.48	57.46	24.69	110.47	13.44	107.61	54.73 to 71.54	270,799	155,613

MAJORITY LAND USE > 80%										Avg. Adj.	Avg.
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Sale Price	Assd Val
GRASS	24	67.54	66.38	57.87	20.18	114.72	13.44	96.26	62.44 to 74.50	302,799	175,218
GRASS-N/A	3	54.73	64.80	76.33	46.01	84.90	32.07	107.61	N/A	184,333	140,696
IRRGTD	12	59.07	60.97	57.79	22.16	105.50	30.54	93.30	44.52 to 76.28	204,800	118,356
IRRGTD-N/A	2	41.78	41.78	40.31	7.00	103.64	38.85	44.70	N/A	412,500	166,270
ALL	41	62.66	63.48	57.46	24.69	110.47	13.44	107.61	54.73 to 71.54	270,799	155,613

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:	41	MEDIAN:	63	COV:	31.54	95% Median C.I.:	54.73 to 71.54	
(AgLand) TOTAL Sales Price:	11,173,283	WGT. MEAN:	57	STD:	20.02	95% Wgt. Mean C.I.:	50.21 to 64.71	(!/: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,102,783	MEAN:	63	AVG.ABS.DEV:	15.47	95% Mean C.I.:	57.35 to 69.61	
(AgLand) TOTAL Assessed Value:	6,380,161							
AVG. Adj. Sales Price:	270,799	COD:	24.69	MAX Sales Ratio:	107.61			
AVG. Assessed Value:	155,613	PRD:	110.47	MIN Sales Ratio:	13.44			

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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
GRASS	27	67.19	66.21	59.17	22.88	111.89	13.44	107.61	54.73 to 74.50	289,636	171,383
IRRGTD	14	57.48	58.23	53.40	23.63	109.04	30.54	93.30	43.88 to 76.28	234,471	125,201
ALL	41	62.66	63.48	57.46	24.69	110.47	13.44	107.61	54.73 to 71.54	270,799	155,613

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	93.39	93.39	93.39			93.39	93.39	N/A	4,173	3,897
5000 TO 9999	1	73.11	73.11	73.11			73.11	73.11	N/A	9,000	6,580
Total \$											
1 TO 9999	2	83.25	83.25	79.53	12.18	104.67	73.11	93.39	N/A	6,586	5,238
10000 TO 29999	1	67.19	67.19	67.19			67.19	67.19	N/A	25,128	16,884
30000 TO 59999	5	59.79	62.84	63.78	33.05	98.52	32.07	96.26	N/A	45,821	29,225
60000 TO 99999	3	62.66	66.83	70.74	25.95	94.46	44.52	93.30	N/A	71,333	50,464
100000 TO 149999	4	58.87	57.24	55.13	23.34	103.81	34.93	76.28	N/A	116,938	64,472
150000 TO 249999	12	68.71	70.41	70.39	16.88	100.03	44.70	107.61	58.34 to 83.74	202,678	142,659
250000 TO 499999	10	59.53	56.56	55.01	28.09	102.82	13.44	90.69	30.54 to 86.92	365,304	200,954
500000 +	4	51.03	53.73	51.03	20.42	105.29	38.85	74.00	N/A	1,017,109	518,983
ALL	41	62.66	63.48	57.46	24.69	110.47	13.44	107.61	54.73 to 71.54	270,799	155,613

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	93.39	93.39	93.39			93.39	93.39	N/A	4,173	3,897
5000 TO 9999	1	73.11	73.11	73.11			73.11	73.11	N/A	9,000	6,580
Total \$											
1 TO 9999	2	83.25	83.25	79.53	12.18	104.67	73.11	93.39	N/A	6,586	5,238
10000 TO 29999	5	45.74	49.86	48.25	22.03	103.33	32.07	67.19	N/A	43,825	21,147
30000 TO 59999	4	71.50	68.55	57.73	27.63	118.73	34.93	96.26	N/A	74,500	43,012
60000 TO 99999	6	58.87	57.58	41.33	35.41	139.30	13.44	93.30	13.44 to 93.30	180,643	74,665
100000 TO 149999	12	64.28	61.50	58.05	17.05	105.94	30.54	85.14	53.38 to 71.54	228,645	132,739
150000 TO 249999	4	60.27	60.78	54.63	21.65	111.26	38.85	83.74	N/A	389,629	212,861
250000 TO 499999	7	74.00	76.91	71.17	20.47	108.07	54.29	107.61	54.29 to 107.61	440,915	313,797
500000 +	1	47.76	47.76	47.76			47.76	47.76	N/A	2,099,954	1,003,001
ALL	41	62.66	63.48	57.46	24.69	110.47	13.44	107.61	54.73 to 71.54	270,799	155,613

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:	46	MEDIAN:	63	COV:	35.60	95% Median C.I.:	54.29 to 69.81	(!: Derived)
TOTAL Sales Price:	14,110,919	WGT. MEAN:	55	STD:	22.07	95% Wgt. Mean C.I.:	47.30 to 62.16	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,040,419	MEAN:	62	AVG.ABS.DEV:	17.20	95% Mean C.I.:	55.62 to 68.38	
TOTAL Assessed Value:	7,684,746							
AVG. Adj. Sales Price:	305,226	COD:	27.50	MAX Sales Ratio:	107.61			
AVG. Assessed Value:	167,059	PRD:	113.27	MIN Sales Ratio:	13.44			

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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	59.79	59.79	59.79			59.79	59.79	N/A		45,000	26,904
10/01/05 TO 12/31/05	6	74.71	73.56	73.12	19.31	100.60	53.38	93.30	53.38 to 93.30		195,333	142,822
01/01/06 TO 03/31/06	7	74.00	77.32	75.88	11.49	101.91	66.18	101.96	66.18 to 101.96		252,270	191,411
04/01/06 TO 06/30/06	4	70.54	68.05	65.81	7.05	103.40	56.62	74.50	N/A		237,500	156,297
07/01/06 TO 09/30/06	2	69.57	69.57	49.48	34.25	140.59	45.74	93.39	N/A		26,586	13,155
10/01/06 TO 12/31/06	2	54.51	54.51	54.40	0.40	100.21	54.29	54.73	N/A		555,805	302,345
01/01/07 TO 03/31/07	2	41.76	41.76	42.83	14.37	97.51	35.76	47.76	N/A		2,021,887	865,926
04/01/07 TO 06/30/07	2	49.57	49.57	27.98	47.50	177.17	26.02	73.11	N/A		118,730	33,216
07/01/07 TO 09/30/07	1	62.66	62.66	62.66			62.66	62.66	N/A		62,000	38,849
10/01/07 TO 12/31/07												
01/01/08 TO 03/31/08	8	53.13	50.58	47.72	35.58	106.00	13.44	90.69	13.44 to 90.69		392,503	187,301
04/01/08 TO 06/30/08	11	52.06	58.11	59.56	42.53	97.56	15.57	107.61	32.07 to 96.26		132,680	79,026
____Study Years____												
07/01/05 TO 06/30/06	18	70.68	73.03	72.44	14.16	100.82	53.38	101.96	65.67 to 83.74		218,493	158,272
07/01/06 TO 06/30/07	8	51.03	53.85	44.61	29.46	120.72	26.02	93.39	26.02 to 93.39		680,752	303,660
07/01/07 TO 06/30/08	20	57.22	55.32	51.63	35.42	107.16	13.44	107.61	38.85 to 63.92		233,075	120,327
____Calendar Yrs____												
01/01/06 TO 12/31/06	15	69.81	70.77	66.90	15.45	105.79	45.74	101.96	56.62 to 76.28		258,711	173,071
01/01/07 TO 12/31/07	5	47.76	49.06	42.30	30.98	115.99	26.02	73.11	N/A		868,646	367,426
____ALL____												
	46	62.55	62.00	54.73	27.50	113.27	13.44	107.61	54.29 to 69.81		305,226	167,059

PAD 2009 Preliminary Statistics

Base Stat

PAGE:2 of 4

State Stat Run

Type: Qualified

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

NUMBER of Sales:	46	MEDIAN:	63	COV:	35.60	95% Median C.I.:	54.29 to 69.81	(!: Derived)
TOTAL Sales Price:	14,110,919	WGT. MEAN:	55	STD:	22.07	95% Wgt. Mean C.I.:	47.30 to 62.16	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,040,419	MEAN:	62	AVG.ABS.DEV:	17.20	95% Mean C.I.:	55.62 to 68.38	
TOTAL Assessed Value:	7,684,746							
AVG. Adj. Sales Price:	305,226	COD:	27.50	MAX Sales Ratio:	107.61			
AVG. Assessed Value:	167,059	PRD:	113.27	MIN Sales Ratio:	13.44			

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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
0383	1	35.76	35.76	37.50			35.76	35.76	N/A	1,943,820	728,852
0385	1	93.39	93.39	93.39			93.39	93.39	N/A	4,173	3,897
0495	1	13.44	13.44	13.44			13.44	13.44	N/A	460,000	61,846
0497	2	68.59	68.59	55.78	36.03	122.97	43.88	93.30	N/A	191,000	106,538
0499	2	52.26	52.26	42.74	25.66	122.28	38.85	65.67	N/A	362,500	154,926
0501	1	54.73	54.73	54.73			54.73	54.73	N/A	270,000	147,767
0503	4	88.30	87.03	82.11	16.88	106.00	63.92	107.61	N/A	177,781	145,975
0641	3	44.52	50.45	40.36	34.25	124.99	30.54	76.28	N/A	183,701	74,143
0643	10	55.20	56.24	60.53	31.95	92.92	15.57	101.96	34.93 to 86.92	166,245	100,620
0645	2	39.70	39.70	39.23	34.46	101.20	26.02	53.38	N/A	219,480	86,103
0759	4	62.44	64.00	62.44	7.16	102.50	56.62	74.50	N/A	351,000	219,154
0761	1	67.19	67.19	67.19			67.19	67.19	N/A	25,128	16,884
0903	1	54.29	54.29	54.29			54.29	54.29	N/A	841,610	456,924
0909	2	70.54	70.54	70.54	1.42	100.01	69.54	71.54	N/A	198,000	139,662
1035	2	79.57	79.57	76.68	7.00	103.76	74.00	85.14	N/A	333,756	255,939
1037	3	67.88	57.69	62.31	20.15	92.57	32.07	73.11	N/A	83,000	51,721
1041	1	90.69	90.69	90.69			90.69	90.69	N/A	311,923	282,869
1311	1	47.76	47.76	47.76			47.76	47.76	N/A	2,099,954	1,003,001
1313	1	83.74	83.74	83.74			83.74	83.74	N/A	191,500	160,358
1317	2	68.00	68.00	70.41	2.67	96.57	66.18	69.81	N/A	321,579	226,420
641	1	62.66	62.66	62.66			62.66	62.66	N/A	62,000	38,849
ALL	46	62.55	62.00	54.73	27.50	113.27	13.44	107.61	54.29 to 69.81	305,226	167,059

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
1	46	62.55	62.00	54.73	27.50	113.27	13.44	107.61	54.29 to 69.81	305,226	167,059
ALL	46	62.55	62.00	54.73	27.50	113.27	13.44	107.61	54.29 to 69.81	305,226	167,059

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
1	4	52.79	58.39	46.00	52.09	126.92	26.02	101.96	N/A	695,539	319,980
2	42	62.55	62.34	56.89	25.94	109.58	13.44	107.61	54.73 to 69.54	268,053	152,495
ALL	46	62.55	62.00	54.73	27.50	113.27	13.44	107.61	54.29 to 69.81	305,226	167,059

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:	46	MEDIAN:	63	COV:	35.60	95% Median C.I.:	54.29 to 69.81	(!: Derived)
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TOTAL Adj.Sales Price:	14,040,419	MEAN:	62	AVG.ABS.DEV:	17.20	95% Mean C.I.:	55.62 to 68.38	
TOTAL Assessed Value:	7,684,746							
AVG. Adj. Sales Price:	305,226	COD:	27.50	MAX Sales Ratio:	107.61			
AVG. Assessed Value:	167,059	PRD:	113.27	MIN Sales Ratio:	13.44			

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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)											
05-0071	2	68.00	68.00	70.41	2.67	96.57	66.18	69.81	N/A	321,579	226,420
09-0010	44	62.44	61.72	53.98	28.40	114.35	13.44	107.61	53.38 to 71.54	304,483	164,361
16-0006											
52-0100											
75-0100											
NonValid School											
ALL	46	62.55	62.00	54.73	27.50	113.27	13.44	107.61	54.29 to 69.81	305,226	167,059

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	2	68.96	68.96	47.69	35.44	144.58	44.52	93.39	N/A	32,086	15,303
30.01 TO 50.00	2	66.45	66.45	62.01	10.02	107.16	59.79	73.11	N/A	27,000	16,742
50.01 TO 100.00	5	65.67	57.39	61.84	20.00	92.80	32.07	76.28	N/A	63,825	39,470
100.01 TO 180.00	13	53.38	54.46	48.69	37.95	111.84	15.57	101.96	30.54 to 80.34	187,323	91,215
180.01 TO 330.00	6	55.68	60.01	51.05	35.79	117.55	13.44	96.26	13.44 to 96.26	267,735	136,671
330.01 TO 650.00	8	70.54	72.66	66.05	17.07	110.01	38.85	107.61	38.85 to 107.61	248,517	164,137
650.01 +	10	63.18	64.48	54.19	18.91	118.99	35.76	90.69	47.76 to 83.74	757,335	410,437
ALL	46	62.55	62.00	54.73	27.50	113.27	13.44	107.61	54.29 to 69.81	305,226	167,059

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
GRASS	26	66.69	63.09	52.73	23.41	119.64	13.44	96.26	54.29 to 73.11	358,240	188,913
GRASS-N/A	5	54.73	58.89	66.52	45.14	88.52	26.02	107.61	N/A	257,666	171,409
IRRGTD	2	81.60	81.60	84.46	6.52	96.62	76.28	86.92	N/A	216,500	182,853
IRRGTD-N/A	13	56.62	57.99	51.59	25.21	112.41	30.54	101.96	43.88 to 65.67	231,140	119,249
ALL	46	62.55	62.00	54.73	27.50	113.27	13.44	107.61	54.29 to 69.81	305,226	167,059

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
GRASS	27	67.19	63.49	53.83	22.75	117.95	13.44	96.26	54.29 to 74.00	363,745	195,809
GRASS-N/A	4	43.40	55.11	61.67	60.05	89.36	26.02	107.61	N/A	195,365	120,485
IRRGTD	13	59.79	64.12	60.60	25.63	105.81	30.54	101.96	44.52 to 86.92	200,986	121,800
IRRGTD-N/A	2	41.78	41.78	40.31	7.00	103.64	38.85	44.70	N/A	412,500	166,270
ALL	46	62.55	62.00	54.73	27.50	113.27	13.44	107.61	54.29 to 69.81	305,226	167,059

PAD 2009 Preliminary Statistics

Base Stat

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Type: Qualified

State Stat Run

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

NUMBER of Sales:	46	MEDIAN:	63	COV:	35.60	95% Median C.I.:	54.29 to 69.81	(!: Derived)
TOTAL Sales Price:	14,110,919	WGT. MEAN:	55	STD:	22.07	95% Wgt. Mean C.I.:	47.30 to 62.16	(!: land+NAT=0)
TOTAL Adj.Sales Price:	14,040,419	MEAN:	62	AVG.ABS.DEV:	17.20	95% Mean C.I.:	55.62 to 68.38	
TOTAL Assessed Value:	7,684,746							
AVG. Adj. Sales Price:	305,226	COD:	27.50	MAX Sales Ratio:	107.61			
AVG. Assessed Value:	167,059	PRD:	113.27	MIN Sales Ratio:	13.44			

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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
GRASS	31	66.18	62.41	54.41	26.37	114.71	13.44	107.61	54.29 to 73.11	342,019	186,090
IRRGTD	15	58.34	61.14	55.73	26.72	109.71	30.54	101.96	44.52 to 76.28	229,188	127,729
ALL	46	62.55	62.00	54.73	27.50	113.27	13.44	107.61	54.29 to 69.81	305,226	167,059

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	93.39	93.39	93.39			93.39	93.39	N/A	4,173	3,897
5000 TO 9999	1	73.11	73.11	73.11			73.11	73.11	N/A	9,000	6,580
Total \$											
1 TO 9999	2	83.25	83.25	79.53	12.18	104.67	73.11	93.39	N/A	6,586	5,238
10000 TO 29999	1	67.19	67.19	67.19			67.19	67.19	N/A	25,128	16,884
30000 TO 59999	5	59.79	62.84	63.78	33.05	98.52	32.07	96.26	N/A	45,821	29,225
60000 TO 99999	3	62.66	66.83	70.74	25.95	94.46	44.52	93.30	N/A	71,333	50,464
100000 TO 149999	4	58.87	57.24	55.13	23.34	103.81	34.93	76.28	N/A	116,938	64,472
150000 TO 249999	15	67.88	65.90	65.95	26.27	99.92	15.57	107.61	53.38 to 83.74	198,086	130,637
250000 TO 499999	11	62.44	57.77	56.91	25.42	101.51	13.44	90.69	30.54 to 86.92	373,427	212,511
500000 +	5	47.76	50.13	46.65	22.48	107.46	35.76	74.00	N/A	1,202,451	560,957
ALL	46	62.55	62.00	54.73	27.50	113.27	13.44	107.61	54.29 to 69.81	305,226	167,059

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	93.39	93.39	93.39			93.39	93.39	N/A	4,173	3,897
5000 TO 9999	1	73.11	73.11	73.11			73.11	73.11	N/A	9,000	6,580
Total \$											
1 TO 9999	2	83.25	83.25	79.53	12.18	104.67	73.11	93.39	N/A	6,586	5,238
10000 TO 29999	6	45.13	44.15	34.81	29.75	126.82	15.57	67.19	15.57 to 67.19	62,434	21,733
30000 TO 59999	4	71.50	68.55	57.73	27.63	118.73	34.93	96.26	N/A	74,500	43,012
60000 TO 99999	7	52.06	53.07	38.70	41.46	137.13	13.44	93.30	13.44 to 93.30	187,474	72,549
100000 TO 149999	12	64.28	61.50	58.05	17.05	105.94	30.54	85.14	53.38 to 71.54	228,645	132,739
150000 TO 249999	5	63.92	69.02	59.20	28.23	116.58	38.85	101.96	N/A	342,747	202,915
250000 TO 499999	8	71.91	76.03	71.30	19.16	106.63	54.29	107.61	54.29 to 107.61	442,632	315,583
500000 +	2	41.76	41.76	42.83	14.37	97.51	35.76	47.76	N/A	2,021,887	865,926
ALL	46	62.55	62.00	54.73	27.50	113.27	13.44	107.61	54.29 to 69.81	305,226	167,059

Brown County 2009 Assessment Actions taken to address the following property classes/subclasses:

Agricultural

The Brown County Assessor reviewed all agricultural sales. Questionnaires were sent to each buyer and seller to gain as much information about the sale as possible.

A market study of land was made to determine values for the 2009 assessment year and to bring the land values into the statutory required level of value. Changes in land valuation were made to land capability groups in irrigated, dry land and grassland.

A considerable amount of time has been spent on land use of irrigated acres for certification to the NRD's with on-going work in progress.

Other

The office continues preparing records for the GIS program. Maps have been scanned and work started early in the 2008 year with the actual computer work. Cadastral map work and record updating was completed for splits and combination of parcels or with land use changes.

2009 Assessment Survey for Brown County

Agricultural Appraisal Information

1.	Data collection done by:
	Assessor & Staff
2.	Valuation done by:
	Assessor & Staff
3.	Pickup work done by whom:
	Assessor, Staff & contracted appraiser if necessary
4.	Does the county have a written policy or written standards to specifically define agricultural land versus rural residential acreages?
	Partially completed but will not yet be adopted for 2009
a.	How is agricultural land defined in this county?
	At this time there is no specific definition, other than Statute for Brown County
5.	When was the last date that the Income Approach was used to estimate or establish the market value of the properties in this class?
	N/A
6.	If the income approach was used, what Capitalization Rate was used?
	N/A
7.	What is the date of the soil survey currently used?
	1992 is the date of the soil survey currently used, however 85% of the 2008 conversion has been drawn in and has been fully implemented for 2009.
8.	What date was the last countywide land use study completed?
	2008, while working on the 2008 conversion using the GIS program a land use study is also being completed.
a.	By what method? (Physical inspection, FSA maps, etc.)
	FSA Maps and GIS 2007 aerial imagery.
b.	By whom?
	Assessor and Staff

c.	What proportion is complete / implemented at this time?
	85% complete or implemented at this time
9.	Number of Market Areas/Neighborhoods/Assessor Locations in the agricultural property class:
	One
10.	How are Market Areas/Neighborhoods/Assessor Locations developed?
	At this time there is only 1 market area based on all the information available to the assessor
11.	In the assessor's opinion, are there any other class or subclass groupings, other than LCG groupings, that are more appropriate for valuation?
	Yes or No
	No
a.	If yes, list.
	N/A
12.	In your opinion, what is the level of value of these groupings?
	Between sixty-nine percent and seventy-five percent
13.	Has the county implemented (or is in the process of implementing) special valuation for agricultural land within the county?
	No – There are 10 parcels designed as such but these parcels have the same agricultural value as other

Agricultural Permit Numbers:

Permits	Information Statements	Other	Total
16	9	42	67

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:	41	MEDIAN:	72	COV:	30.76	95% Median C.I.:	66.17 to 78.37	
(AgLand) TOTAL Sales Price:	11,173,283	WGT. MEAN:	64	STD:	22.08	95% Wgt. Mean C.I.:	55.91 to 73.03	(!:- land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,102,783	MEAN:	72	AVG.ABS.DEV:	16.35	95% Mean C.I.:	65.01 to 78.53	
(AgLand) TOTAL Assessed Value:	7,158,021							
AVG. Adj. Sales Price:	270,799	COD:	22.71	MAX Sales Ratio:	128.12			
AVG. Assessed Value:	174,585	PRD:	111.32	MIN Sales Ratio:	14.41			

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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	73.01	73.01	73.01			73.01	73.01	N/A		45,000	32,854
10/01/05 TO 12/31/05	6	84.83	88.04	87.53	18.39	100.59	66.17	114.83	66.17 to 114.83		195,333	170,975
01/01/06 TO 03/31/06	5	79.16	81.86	79.92	9.87	102.42	72.73	93.29	N/A		231,202	184,776
04/01/06 TO 06/30/06	4	75.87	75.11	73.87	4.41	101.68	68.90	79.82	N/A		237,500	175,452
07/01/06 TO 09/30/06	2	75.59	75.59	54.93	32.42	137.61	51.08	100.10	N/A		26,586	14,604
10/01/06 TO 12/31/06	2	61.40	61.40	60.01	4.37	102.30	58.71	64.08	N/A		555,805	333,555
01/01/07 TO 03/31/07	1	51.30	51.30	51.30			51.30	51.30	N/A		2,099,954	1,077,295
04/01/07 TO 06/30/07	1	78.37	78.37	78.37			78.37	78.37	N/A		9,000	7,053
07/01/07 TO 09/30/07	1	67.33	67.33	67.33			67.33	67.33	N/A		62,000	41,747
10/01/07 TO 12/31/07												
01/01/08 TO 03/31/08	8	60.19	57.51	54.11	32.25	106.28	14.41	97.89	14.41 to 97.89		392,503	212,377
04/01/08 TO 06/30/08	10	61.51	70.05	73.02	33.37	95.93	37.80	128.12	45.59 to 100.74		130,400	95,219
____Study Years____												
07/01/05 TO 06/30/06	16	78.13	81.94	80.78	12.63	101.43	66.17	114.83	72.73 to 91.31		207,688	167,774
07/01/06 TO 06/30/07	6	61.40	67.27	54.39	22.11	123.68	51.08	100.10	51.08 to 100.10		545,622	296,777
07/01/07 TO 06/30/08	19	66.93	64.63	59.76	28.38	108.14	14.41	128.12	47.23 to 75.92		237,159	141,734
____Calendar Yrs____												
01/01/06 TO 12/31/06	13	74.64	75.67	70.99	13.65	106.59	51.08	100.10	64.08 to 91.31		251,599	178,616
01/01/07 TO 12/31/07	3	67.33	65.67	51.87	13.40	126.60	51.30	78.37	N/A		723,651	375,365
____ALL____												
	41	71.99	71.77	64.47	22.71	111.32	14.41	128.12	66.17 to 78.37		270,799	174,585

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

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(AgLand) TOTAL Assessed Value:	7,158,021							
AVG. Adj. Sales Price:	270,799	COD:	22.71	MAX Sales Ratio:	128.12			
AVG. Assessed Value:	174,585	PRD:	111.32	MIN Sales Ratio:	14.41			

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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
0385	1	100.10	100.10	100.10			100.10	100.10	N/A	4,173	4,177
0495	1	14.41	14.41	14.41			14.41	14.41	N/A	460,000	66,263
0497	2	84.13	84.13	68.22	36.48	123.32	53.44	114.83	N/A	191,000	130,305
0499	2	63.58	63.58	51.96	25.72	122.36	47.23	79.93	N/A	362,500	188,367
0501	1	64.08	64.08	64.08			64.08	64.08	N/A	270,000	173,022
0503	4	92.67	95.22	91.54	20.73	104.02	67.41	128.12	N/A	177,781	162,735
0641	3	54.33	61.65	49.33	34.34	124.98	37.32	93.29	N/A	183,701	90,613
0643	8	63.42	65.67	72.51	25.18	90.56	37.80	106.37	37.80 to 106.37	168,969	122,518
0645	1	66.17	66.17	66.17			66.17	66.17	N/A	210,500	139,295
0759	4	67.92	70.65	69.11	5.47	102.22	66.93	79.82	N/A	351,000	242,574
0761	1	71.99	71.99	71.99			71.99	71.99	N/A	25,128	18,090
0903	1	58.71	58.71	58.71			58.71	58.71	N/A	841,610	494,088
0909	2	75.87	75.87	75.87	1.61	99.99	74.64	77.09	N/A	198,000	150,221
1035	2	85.24	85.24	82.08	7.13	103.84	79.16	91.31	N/A	333,756	273,962
1037	3	72.73	65.56	68.57	15.02	95.61	45.59	78.37	N/A	83,000	56,915
1041	1	97.89	97.89	97.89			97.89	97.89	N/A	311,923	305,334
1311	1	51.30	51.30	51.30			51.30	51.30	N/A	2,099,954	1,077,295
1313	1	89.72	89.72	89.72			89.72	89.72	N/A	191,500	171,814
1317	1	72.79	72.79	72.79			72.79	72.79	N/A	188,500	137,214
641	1	67.33	67.33	67.33			67.33	67.33	N/A	62,000	41,747
ALL	41	71.99	71.77	64.47	22.71	111.32	14.41	128.12	66.17 to 78.37	270,799	174,585

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
1	41	71.99	71.77	64.47	22.71	111.32	14.41	128.12	66.17 to 78.37	270,799	174,585
ALL	41	71.99	71.77	64.47	22.71	111.32	14.41	128.12	66.17 to 78.37	270,799	174,585

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	41	71.99	71.77	64.47	22.71	111.32	14.41	128.12	66.17 to 78.37	270,799	174,585
ALL	41	71.99	71.77	64.47	22.71	111.32	14.41	128.12	66.17 to 78.37	270,799	174,585

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:	41	MEDIAN:	72	COV:	30.76	95% Median C.I.:	66.17 to 78.37	
(AgLand) TOTAL Sales Price:	11,173,283	WGT. MEAN:	64	STD:	22.08	95% Wgt. Mean C.I.:	55.91 to 73.03	(!/: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,102,783	MEAN:	72	AVG.ABS.DEV:	16.35	95% Mean C.I.:	65.01 to 78.53	
(AgLand) TOTAL Assessed Value:	7,158,021							
AVG. Adj. Sales Price:	270,799	COD:	22.71	MAX Sales Ratio:	128.12			
AVG. Assessed Value:	174,585	PRD:	111.32	MIN Sales Ratio:	14.41			

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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)											
05-0071	1	72.79	72.79	72.79			72.79	72.79	N/A	188,500	137,214
09-0010	40	71.61	71.74	64.33	23.37	111.53	14.41	128.12	66.17 to 78.37	272,857	175,520
16-0006											
52-0100											
75-0100											
NonValid School											
ALL	41	71.99	71.77	64.47	22.71	111.32	14.41	128.12	66.17 to 78.37	270,799	174,585

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	2	77.22	77.22	57.30	29.64	134.75	54.33	100.10	N/A	32,086	18,386
30.01 TO 50.00	2	75.69	75.69	73.90	3.54	102.42	73.01	78.37	N/A	27,000	19,953
50.01 TO 100.00	5	71.99	68.38	74.76	21.27	91.47	45.59	93.29	N/A	63,825	47,713
100.01 TO 180.00	10	66.75	66.30	59.50	24.70	111.42	37.32	114.83	37.80 to 84.60	189,605	112,814
180.01 TO 330.00	6	66.49	68.35	60.19	35.57	113.56	14.41	106.37	14.41 to 106.37	267,735	161,139
330.01 TO 650.00	8	75.87	80.47	74.32	17.95	108.27	47.23	128.12	47.23 to 128.12	248,517	184,701
650.01 +	8	67.17	72.26	63.19	16.81	114.34	51.30	97.89	51.30 to 97.89	646,859	408,772
ALL	41	71.99	71.77	64.47	22.71	111.32	14.41	128.12	66.17 to 78.37	270,799	174,585

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
GRASS	23	72.73	70.84	60.85	20.18	116.41	14.41	100.74	66.93 to 79.82	293,926	178,864
GRASS-N/A	4	71.62	79.24	85.28	34.07	92.92	45.59	128.12	N/A	264,968	225,961
IRRGTD	2	99.83	99.83	103.35	6.55	96.60	93.29	106.37	N/A	216,500	223,747
IRRGTD-N/A	12	67.54	66.39	59.40	21.10	111.75	37.32	114.83	53.44 to 75.92	237,466	141,065
ALL	41	71.99	71.77	64.47	22.71	111.32	14.41	128.12	66.17 to 78.37	270,799	174,585

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
GRASS	25	72.73	70.16	62.04	20.41	113.09	14.41	100.74	66.93 to 79.16	292,287	181,335
GRASS-N/A	2	96.10	96.10	94.42	33.32	101.78	64.08	128.12	N/A	256,500	242,179
IRRGTD	12	72.13	74.56	70.64	22.18	105.55	37.32	114.83	54.33 to 93.29	204,800	144,678
IRRGTD-N/A	2	50.77	50.77	48.99	6.97	103.64	47.23	54.31	N/A	412,500	202,070
ALL	41	71.99	71.77	64.47	22.71	111.32	14.41	128.12	66.17 to 78.37	270,799	174,585

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:	41	MEDIAN:	72	COV:	30.76	95% Median C.I.:	66.17 to 78.37	
(AgLand) TOTAL Sales Price:	11,173,283	WGT. MEAN:	64	STD:	22.08	95% Wgt. Mean C.I.:	55.91 to 73.03	(!/: land+NAT=0)
(AgLand) TOTAL Adj.Sales Price:	11,102,783	MEAN:	72	AVG.ABS.DEV:	16.35	95% Mean C.I.:	65.01 to 78.53	
(AgLand) TOTAL Assessed Value:	7,158,021							
AVG. Adj. Sales Price:	270,799	COD:	22.71	MAX Sales Ratio:	128.12			
AVG. Assessed Value:	174,585	PRD:	111.32	MIN Sales Ratio:	14.41			

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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
GRASS	27	72.73	72.08	64.16	22.16	112.34	14.41	128.12	64.08 to 79.82	289,636	185,842
IRRGTD	14	70.07	71.16	65.20	23.74	109.15	37.32	114.83	53.44 to 93.29	234,471	152,877
ALL	41	71.99	71.77	64.47	22.71	111.32	14.41	128.12	66.17 to 78.37	270,799	174,585

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	100.10	100.10	100.10			100.10	100.10	N/A	4,173	4,177
5000 TO 9999	1	78.37	78.37	78.37			78.37	78.37	N/A	9,000	7,053
Total \$											
1 TO 9999	2	89.24	89.24	85.25	12.18	104.67	78.37	100.10	N/A	6,586	5,615
10000 TO 29999	1	71.99	71.99	71.99			71.99	71.99	N/A	25,128	18,090
30000 TO 59999	5	73.01	71.00	71.70	24.29	99.04	45.59	100.74	N/A	45,821	32,851
60000 TO 99999	3	67.33	78.83	84.10	29.95	93.73	54.33	114.83	N/A	71,333	59,994
100000 TO 149999	4	67.77	66.66	63.75	29.45	104.55	37.80	93.29	N/A	116,938	74,553
150000 TO 249999	12	75.28	79.49	79.89	14.40	99.50	54.31	128.12	71.24 to 89.72	202,678	161,913
250000 TO 499999	10	66.93	64.37	62.35	25.60	103.23	14.41	106.37	37.32 to 97.89	365,304	227,783
500000 +	4	55.01	59.10	55.68	17.88	106.14	47.23	79.16	N/A	1,017,109	566,361
ALL	41	71.99	71.77	64.47	22.71	111.32	14.41	128.12	66.17 to 78.37	270,799	174,585

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	100.10	100.10	100.10			100.10	100.10	N/A	4,173	4,177
5000 TO 9999	1	78.37	78.37	78.37			78.37	78.37	N/A	9,000	7,053
Total \$											
1 TO 9999	2	89.24	89.24	85.25	12.18	104.67	78.37	100.10	N/A	6,586	5,615
10000 TO 29999	3	51.08	56.22	53.76	17.23	104.57	45.59	71.99	N/A	38,042	20,452
30000 TO 59999	6	70.17	69.63	61.68	23.49	112.89	37.80	100.74	37.80 to 100.74	67,167	41,431
60000 TO 99999	4	67.77	60.81	39.55	38.08	153.74	14.41	93.29	N/A	196,715	77,805
100000 TO 149999	9	72.79	73.77	66.99	19.85	110.12	37.32	114.83	54.31 to 91.31	202,860	135,893
150000 TO 249999	6	73.58	71.92	70.26	12.22	102.36	53.44	89.72	53.44 to 89.72	234,416	164,696
250000 TO 499999	10	68.16	78.77	72.69	25.42	108.36	47.23	128.12	58.71 to 106.37	445,342	323,711
500000 +	1	51.30	51.30	51.30			51.30	51.30	N/A	2,099,954	1,077,295
ALL	41	71.99	71.77	64.47	22.71	111.32	14.41	128.12	66.17 to 78.37	270,799	174,585

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:	46	MEDIAN:	72	COV:	35.50	95% Median C.I.:	64.08 to 77.09	(! : Derived)
TOTAL Sales Price:	14,229,696	WGT. MEAN:	61	STD:	24.91	95% Wgt. Mean C.I.:	51.59 to 69.78	
TOTAL Adj.Sales Price:	14,159,196	MEAN:	70	AVG.ABS.DEV:	18.60	95% Mean C.I.:	62.98 to 77.38	
TOTAL Assessed Value:	8,592,732							
AVG. Adj. Sales Price:	307,808	COD:	25.97	MAX Sales Ratio:	128.12			
AVG. Assessed Value:	186,798	PRD:	115.65	MIN Sales Ratio:	14.41			

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DATE OF SALE *	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
<u>Qrtrs</u>											
07/01/05 TO 09/30/05	1	73.01	73.01	73.01			73.01	73.01	N/A	45,000	32,854
10/01/05 TO 12/31/05	6	84.83	88.04	87.53	18.39	100.59	66.17	114.83	66.17 to 114.83	195,333	170,975
01/01/06 TO 03/31/06	7	79.16	86.98	82.69	15.87	105.19	72.73	124.23	72.73 to 124.23	255,144	210,968
04/01/06 TO 06/30/06	4	75.87	75.11	73.87	4.41	101.68	68.90	79.82	N/A	237,500	175,452
07/01/06 TO 09/30/06	2	75.59	75.59	54.93	32.42	137.61	51.08	100.10	N/A	26,586	14,604
10/01/06 TO 12/31/06	2	61.40	61.40	60.01	4.37	102.30	58.71	64.08	N/A	555,805	333,555
01/01/07 TO 03/31/07	2	44.89	44.89	44.98	14.29	99.78	38.47	51.30	N/A	2,068,977	930,672
04/01/07 TO 06/30/07	2	54.58	54.58	32.59	43.59	167.49	30.79	78.37	N/A	119,500	38,940
07/01/07 TO 09/30/07	1	67.33	67.33	67.33			67.33	67.33	N/A	62,000	41,747
10/01/07 TO 12/31/07											
01/01/08 TO 03/31/08	8	60.19	57.51	54.11	32.25	106.28	14.41	97.89	14.41 to 97.89	392,503	212,377
04/01/08 TO 06/30/08	11	55.60	65.23	66.95	39.87	97.42	17.00	128.12	37.80 to 100.74	132,947	89,011
<u>Study Years</u>											
07/01/05 TO 06/30/06	18	78.13	83.92	81.89	14.70	102.47	66.17	124.23	72.79 to 91.31	219,611	179,849
07/01/06 TO 06/30/07	8	55.01	59.11	47.56	29.46	124.30	30.79	100.10	30.79 to 100.10	692,717	329,442
07/01/07 TO 06/30/08	20	61.27	62.24	58.31	33.53	106.75	14.41	128.12	47.23 to 71.99	233,222	135,994
<u>Calendar Yrs</u>											
01/01/06 TO 12/31/06	15	75.35	78.89	73.70	16.11	107.03	51.08	124.23	68.90 to 91.31	260,053	191,660
01/01/07 TO 12/31/07	5	51.30	53.25	44.63	29.80	119.33	30.79	78.37	N/A	887,790	396,194
<u>ALL</u>											
	46	71.61	70.18	60.69	25.97	115.65	14.41	128.12	64.08 to 77.09	307,808	186,798

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:	46	MEDIAN:	72	COV:	35.50	95% Median C.I.:	64.08 to 77.09	(/: Derived)
TOTAL Sales Price:	14,229,696	WGT. MEAN:	61	STD:	24.91	95% Wgt. Mean C.I.:	51.59 to 69.78	
TOTAL Adj.Sales Price:	14,159,196	MEAN:	70	AVG.ABS.DEV:	18.60	95% Mean C.I.:	62.98 to 77.38	
TOTAL Assessed Value:	8,592,732							
AVG. Adj. Sales Price:	307,808	COD:	25.97	MAX Sales Ratio:	128.12			
AVG. Assessed Value:	186,798	PRD:	115.65	MIN Sales Ratio:	14.41			

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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
0383	1	38.47	38.47	38.47			38.47	38.47	N/A	2,038,000	784,049
0385	1	100.10	100.10	100.10			100.10	100.10	N/A	4,173	4,177
0495	1	14.41	14.41	14.41			14.41	14.41	N/A	460,000	66,263
0497	2	84.13	84.13	68.22	36.48	123.32	53.44	114.83	N/A	191,000	130,305
0499	2	63.58	63.58	51.96	25.72	122.36	47.23	79.93	N/A	362,500	188,367
0501	1	64.08	64.08	64.08			64.08	64.08	N/A	270,000	173,022
0503	4	92.67	95.22	91.54	20.73	104.02	67.41	128.12	N/A	177,781	162,735
0641	3	54.33	61.65	49.33	34.34	124.98	37.32	93.29	N/A	183,701	90,613
0643	10	63.42	66.66	72.20	37.05	92.32	17.00	124.23	37.80 to 106.37	167,016	120,586
0645	2	48.48	48.48	47.70	36.49	101.63	30.79	66.17	N/A	220,250	105,061
0759	4	67.92	70.65	69.11	5.47	102.22	66.93	79.82	N/A	351,000	242,574
0761	1	71.99	71.99	71.99			71.99	71.99	N/A	25,128	18,090
0903	1	58.71	58.71	58.71			58.71	58.71	N/A	841,610	494,088
0909	2	75.87	75.87	75.87	1.61	99.99	74.64	77.09	N/A	198,000	150,221
1035	2	85.24	85.24	82.08	7.13	103.84	79.16	91.31	N/A	333,756	273,962
1037	3	72.73	65.56	68.57	15.02	95.61	45.59	78.37	N/A	83,000	56,915
1041	1	97.89	97.89	97.89			97.89	97.89	N/A	311,923	305,334
1311	1	51.30	51.30	51.30			51.30	51.30	N/A	2,099,954	1,077,295
1313	1	89.72	89.72	89.72			89.72	89.72	N/A	191,500	171,814
1317	2	74.07	74.07	74.61	1.73	99.27	72.79	75.35	N/A	329,250	245,668
641	1	67.33	67.33	67.33			67.33	67.33	N/A	62,000	41,747
ALL	46	71.61	70.18	60.69	25.97	115.65	14.41	128.12	64.08 to 77.09	307,808	186,798

AREA (MARKET)

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj.	Avg.
										Sale Price	Assd Val
1	46	71.61	70.18	60.69	25.97	115.65	14.41	128.12	64.08 to 77.09	307,808	186,798
ALL	46	71.61	70.18	60.69	25.97	115.65	14.41	128.12	64.08 to 77.09	307,808	186,798

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
1	4	56.91	67.21	48.58	57.25	138.36	30.79	124.23	N/A	724,500	351,943
2	42	71.61	70.46	63.80	24.11	110.44	14.41	128.12	66.17 to 77.09	268,123	171,070
ALL	46	71.61	70.18	60.69	25.97	115.65	14.41	128.12	64.08 to 77.09	307,808	186,798

PAD 2009 R&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:	46	MEDIAN:	72	COV:	35.50	95% Median C.I.:	64.08 to 77.09	(! : Derived)
TOTAL Sales Price:	14,229,696	WGT. MEAN:	61	STD:	24.91	95% Wgt. Mean C.I.:	51.59 to 69.78	
TOTAL Adj.Sales Price:	14,159,196	MEAN:	70	AVG.ABS.DEV:	18.60	95% Mean C.I.:	62.98 to 77.38	
TOTAL Assessed Value:	8,592,732							
AVG. Adj. Sales Price:	307,808	COD:	25.97	MAX Sales Ratio:	128.12			
AVG. Assessed Value:	186,798	PRD:	115.65	MIN Sales Ratio:	14.41			

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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)											
05-0071	2	74.07	74.07	74.61	1.73	99.27	72.79	75.35	N/A	329,250	245,668
09-0010	44	70.07	70.01	60.01	27.57	116.66	14.41	128.12	58.71 to 78.37	306,834	184,122
16-0006											
52-0100											
75-0100											
NonValid School											
ALL	46	71.61	70.18	60.69	25.97	115.65	14.41	128.12	64.08 to 77.09	307,808	186,798

ACRES IN SALE

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
10.01 TO 30.00	2	77.22	77.22	57.30	29.64	134.75	54.33	100.10	N/A	32,086	18,386
30.01 TO 50.00	2	75.69	75.69	73.90	3.54	102.42	73.01	78.37	N/A	27,000	19,953
50.01 TO 100.00	5	71.99	68.38	74.76	21.27	91.47	45.59	93.29	N/A	63,825	47,713
100.01 TO 180.00	13	66.17	64.23	58.28	35.75	110.20	17.00	124.23	37.32 to 84.60	188,035	109,591
180.01 TO 330.00	6	66.49	68.35	60.19	35.57	113.56	14.41	106.37	14.41 to 106.37	267,735	161,139
330.01 TO 650.00	8	75.87	80.47	74.32	17.95	108.27	47.23	128.12	47.23 to 128.12	248,517	184,701
650.01 +	10	67.17	69.19	57.38	18.94	120.58	38.47	97.89	51.30 to 89.72	768,287	440,834
ALL	46	71.61	70.18	60.69	25.97	115.65	14.41	128.12	64.08 to 77.09	307,808	186,798

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
GRASS	26	72.36	67.70	56.00	22.87	120.89	14.41	100.74	58.71 to 78.37	362,566	203,038
GRASS-N/A	5	64.08	69.55	75.56	40.86	92.04	30.79	128.12	N/A	257,974	194,934
IRRGTD	2	99.83	99.83	103.35	6.55	96.60	93.29	106.37	N/A	216,500	223,747
IRRGTD-N/A	13	68.90	70.84	62.85	25.27	112.70	37.32	124.23	53.44 to 79.93	231,507	145,504
ALL	46	71.61	70.18	60.69	25.97	115.65	14.41	128.12	64.08 to 77.09	307,808	186,798

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
GRASS	28	72.36	67.32	57.14	22.89	117.82	14.41	100.74	58.71 to 78.37	356,199	203,517
GRASS-N/A	3	64.08	74.33	74.72	50.63	99.48	30.79	128.12	N/A	247,666	185,062
IRRGTD	13	73.01	78.38	73.92	25.62	106.04	37.32	124.23	54.33 to 106.37	201,354	148,839
IRRGTD-N/A	2	50.77	50.77	48.99	6.97	103.64	47.23	54.31	N/A	412,500	202,070
ALL	46	71.61	70.18	60.69	25.97	115.65	14.41	128.12	64.08 to 77.09	307,808	186,798

PAD 2009 R&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:	46	MEDIAN:	72	COV:	35.50	95% Median C.I.:	64.08 to 77.09	(! : Derived)
TOTAL Sales Price:	14,229,696	WGT. MEAN:	61	STD:	24.91	95% Wgt. Mean C.I.:	51.59 to 69.78	
TOTAL Adj.Sales Price:	14,159,196	MEAN:	70	AVG.ABS.DEV:	18.60	95% Mean C.I.:	62.98 to 77.38	
TOTAL Assessed Value:	8,592,732							
AVG. Adj. Sales Price:	307,808	COD:	25.97	MAX Sales Ratio:	128.12			
AVG. Assessed Value:	186,798	PRD:	115.65	MIN Sales Ratio:	14.41			

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MAJORITY LAND USE > 50%

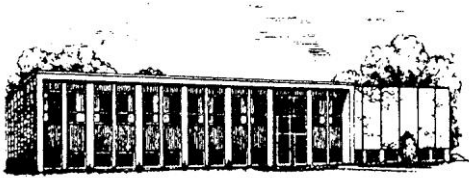
RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
GRASS	31	71.99	68.00	58.36	25.50	116.52	14.41	128.12	58.71 to 78.37	345,696	201,731
IRRGTD	15	71.24	74.70	67.94	26.75	109.94	37.32	124.23	54.31 to 93.29	229,506	155,937
ALL	46	71.61	70.18	60.69	25.97	115.65	14.41	128.12	64.08 to 77.09	307,808	186,798

SALE PRICE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	100.10	100.10	100.10			100.10	100.10	N/A	4,173	4,177
5000 TO 9999	1	78.37	78.37	78.37			78.37	78.37	N/A	9,000	7,053
Total \$											
1 TO 9999	2	89.24	89.24	85.25	12.18	104.67	78.37	100.10	N/A	6,586	5,615
10000 TO 29999	1	71.99	71.99	71.99			71.99	71.99	N/A	25,128	18,090
30000 TO 59999	5	73.01	71.00	71.70	24.29	99.04	45.59	100.74	N/A	45,821	32,851
60000 TO 99999	3	67.33	78.83	84.10	29.95	93.73	54.33	114.83	N/A	71,333	59,994
100000 TO 149999	4	67.77	66.66	63.75	29.45	104.55	37.80	93.29	N/A	116,938	74,553
150000 TO 249999	15	74.64	75.06	75.14	25.11	99.90	17.00	128.12	66.17 to 89.72	198,703	149,300
250000 TO 499999	11	66.93	65.37	63.84	24.41	102.40	14.41	106.37	37.32 to 97.89	374,822	239,269
500000 +	5	51.30	54.97	49.94	20.34	110.08	38.47	79.16	N/A	1,221,287	609,898
ALL	46	71.61	70.18	60.69	25.97	115.65	14.41	128.12	64.08 to 77.09	307,808	186,798

ASSESSED VALUE *

RANGE	COUNT	MEDIAN	MEAN	WGT. MEAN	COD	PRD	MIN	MAX	95% Median C.I.	Avg. Adj. Sale Price	Avg. Assd Val
Low \$											
1 TO 4999	1	100.10	100.10	100.10			100.10	100.10	N/A	4,173	4,177
5000 TO 9999	1	78.37	78.37	78.37			78.37	78.37	N/A	9,000	7,053
Total \$											
1 TO 9999	2	89.24	89.24	85.25	12.18	104.67	78.37	100.10	N/A	6,586	5,615
10000 TO 29999	4	48.34	46.42	32.40	31.28	143.27	17.00	71.99	N/A	68,135	22,073
30000 TO 59999	6	70.17	69.63	61.68	23.49	112.89	37.80	100.74	37.80 to 100.74	67,167	41,431
60000 TO 99999	5	55.60	54.80	37.57	46.05	145.87	14.41	93.29	N/A	203,372	76,410
100000 TO 149999	9	72.79	73.77	66.99	19.85	110.12	37.32	114.83	54.31 to 91.31	202,860	135,893
150000 TO 249999	7	75.92	79.39	75.77	19.25	104.77	53.44	124.23	53.44 to 124.23	223,785	169,564
250000 TO 499999	11	68.90	78.45	72.94	23.71	107.56	47.23	128.12	58.71 to 106.37	447,583	326,475
500000 +	2	44.89	44.89	44.98	14.29	99.78	38.47	51.30	N/A	2,068,977	930,672
ALL	46	71.61	70.18	60.69	25.97	115.65	14.41	128.12	64.08 to 77.09	307,808	186,798



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Assessor's Office
BROWN COUNTY

148 West 4th
Ainsworth, Nebraska 69210

February 24, 2009

2009 Methodology Report for Special Valuation

Brown County, Nebraska

There is nothing at this time to indicate implementing special value in the county. The parcels approved for the special value applications have no different value than the other agricultural parcels within the county.

Charlene Fox
Brown County Assessor

Agricultural Correlation

**2009 Correlation Section
for Brown County**

Agricultural Land

I. Correlation

AGRICULTURAL UNIMPROVED:Based on the analysis in the proceeding tables, the opinion of the Division is that the level of value is within the acceptable range and it is best measured by the median measure of central tendency of the Agricultural Unimproved sample. The valuation methodology the County uses to analyze sales and determine a schedule of values assures the sold and unsold parcels are treated in a similar manner. The statistics confirm that the agricultural properties in the county are valued within the acceptable range.

**2009 Correlation Section
for Brown County**

II. Analysis of Percentage of Sales Used

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

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

	Total Sales	Qualified Sales	Percent Used
2009	75	41	54.67
2008	64	31	48.44
2007	70	35	50.00
2006	60	27	45.00
2005	68	31	45.59

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

The Brown County Assessor reviewed all agricultural sales. Questionnaires were sent to each buyer and seller to gain as much information about the sale as possible.

2009 Correlation Section
for Brown County

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

The trended preliminary ratio is an alternative method to calculate a point estimate as an indicator of the level of value. This table compares the preliminary median ratio, trended preliminary median ratio, and R&O median ratio, presenting four years of data to reveal any trends in assessment practices. The analysis that follows compares the changes in these ratios to the assessment actions taken by the county assessor. If the county assessor's assessment practices treat all properties in the sales file and properties in the population in a similar manner, the trended preliminary ratio will correlate closely with the R&O median ratio. The following is the justification for the trended preliminary ratio:

Adjusting for Selective Reappraisal

The reliability of sales ratio statistics depends on unsold parcels being appraised in the same manner as sold parcels. Selective reappraisal of sold parcels distorts sales ratio results, possibly rendering them useless. Equally important, selective reappraisal of sold parcels (sales chasing) is a serious violation of basic appraisal uniformity and is highly unprofessional. Oversight agencies must be vigilant to detect the practice if it occurs and take necessary corrective action.

[To monitor sales chasing] A preferred approach is to use only sales that occur after appraised values are determined. However, as long as values from the most recent appraisal year are used in ratio studies, this is likely to be impractical. A second approach is to use values from the previous assessment year, so that most (or all) sales in the study follow the date values were set. In this approach, measures of central tendency must be adjusted to reflect changes in value between the previous and current year. For example, assume that the measure of central tendency is 0.924 and, after excluding parcels with changes in use or physical characteristics, that the overall change in value between the previous and current assessment years is 6.3 percent. The adjusted measure of central tendency is $0.924 \times 1.063 = 0.982$. This approach can be effective in determining the level of appraisal, but measures of uniformity will be unreliable if there has been any meaningful reappraisal activity for the current year.

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

**2009 Correlation Section
for Brown County**

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

	Preliminary Median	% Change in Assessed Value (excl. growth)	Trended Preliminary Ratio	R&O Median
2009	63	12.91	71	72
2008	67.71	6.78	72	73.04
2007	67	9.98	74	73
2006	77	-0.06	77	77
2005	75	3.78	77	77

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

**2009 Correlation Section
for Brown County**

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

This section analyzes the percentage change of the assessed values in the sales file, between the 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 Brown County**

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

% Change in Total Assessed Value in the Sales File		% Change in Total Assessed Value (excl. growth)
13.21	2009	12.91
11.85	2008	6.78
12.96	2007	9.98
0.16	2006	-0.06
5.21	2005	3.78

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

**2009 Correlation Section
for Brown County**

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

There are three measures of central tendency calculated by the Division: median ratio, weighted mean ratio, and mean ratio. Since each measure of central tendency has strengths and weaknesses, the use of any statistic for equalization should be reconciled with the other two, as in an appraisal, based on the appropriateness in the use of the statistic for a defined purpose, the quantity of the information from which it was drawn, and the reliability of the data that was used in its calculation. An examination of the three measures can serve to illustrate important trends in the data if the measures do not closely correlate to each other.

The IAAO considers the median ratio the most appropriate statistical measure for use in determining level of value for direct equalization; the process of adjusting the values of classes or subclasses of property in response to the determination of level of value at a point above or below a particular range. Since the median ratio is considered neutral in relationship to either assessed value or selling price, its use in adjusting the class or subclass of properties will not change the relationships between assessed value and level of value already present within the class or subclass of properties, thus rendering an adjustment neutral in its impact on the relative tax burden to an individual property. Additionally, the median ratio is less influenced by the presence of extreme ratios, commonly called outliers. One outlier in a small sample size of sales can have controlling influence over the other measures of central tendency. The median ratio limits the distortion potential of an outlier.

The weighted mean ratio is viewed by the IAAO as the most appropriate statistical measure for indirect equalization; to ensure proper funding distribution of aid to political subdivisions, particularly when the distribution in part is based on the assessable value in that political subdivision, Standard on Ratio Studies, International Association of Assessing Officers, (2007). The weighted mean, because it is a value weighted ratio, best reflects a comparison of the assessed and market value of property in the political subdivision. If the distribution of aid to political subdivisions must relate to the market value available for assessment in the political subdivision, the measurement of central tendency used to analyze level of value should reflect the dollars of value available to be assessed. The weighted mean ratio does that more than either of the other measures of central tendency.

If the weighted mean ratio, because of its dollar-weighting feature, is significantly different from the median ratio, it may be an indication of other problems with assessment proportionality. When this occurs, an evaluation of the county's assessment practices and procedures is appropriate to discover remedies to the situation.

The mean ratio is used as a basis for other statistical calculations, such as the price related differential and coefficient of variation. However, the mean ratio has limited application in the analysis of level of value because it assumes a normal distribution of the data set around the mean ratio with each ratio having the same impact on the calculation regardless of the assessed value or the selling price.

**2009 Correlation Section
for Brown County**

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

	Median	Wgt. Mean	Mean
R&O Statistics	72	64	72

AGRICULTURAL UNIMPROVED:Both the median and mean measures of central tendency are within the acceptable range. The weighted mean is below the range, but can be attributed to high dollar sales.

**2009 Correlation Section
for Brown County**

VI. Analysis of R&O COD and PRD

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

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

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

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

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

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

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

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

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

	COD	PRD
R&O Statistics	22.71	111.32
Difference	2.71	8.32

AGRICULTURAL UNIMPROVED: The coefficient of dispersion and the price related differential are both above the acceptable range for quality of assessment. This statistically suggests regressivity in agricultural assessments. With the hypothetical removal of several higher dollar sales both measures improve, but are still outside the acceptable range.

**2009 Correlation Section
for Brown County**

VII. Analysis of Change in Statistics Due to Assessor Actions

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

	Preliminary Statistics	R&O Statistics	Change
Number of Sales	41	41	0
Median	63	72	9
Wgt. Mean	57	64	7
Mean	63	72	9
COD	24.69	22.71	-1.98
PRD	110.47	111.32	0.85
Minimum	13.44	14.41	0.97
Maximum	107.61	128.12	20.51

AGRICULTURAL UNIMPROVED: The change between the preliminary statistics and the R&O statistics is consistent with the assessment actions reported for this class of property by the County.

Total Real Property
Sum Lines 17, 25, & 30

Records : 4,899

Value : 351,043,101

Growth 6,416,949

Sum Lines 17, 25, & 41

Schedule I : Non-Agricultural Records

	Urban		SubUrban		Rural		Total		Growth
	Records	Value	Records	Value	Records	Value	Records	Value	
01. Res UnImp Land	183	473,204	44	371,411	16	282,181	243	1,126,796	
02. Res Improve Land	1,127	3,970,719	91	901,216	94	1,481,220	1,312	6,353,155	
03. Res Improvements	1,143	34,082,059	95	5,569,755	108	6,581,943	1,346	46,233,757	
04. Res Total	1,326	38,525,982	139	6,842,382	124	8,345,344	1,589	53,713,708	599,101
% of Res Total	83.45	71.72	8.75	12.74	7.80	15.54	32.44	15.30	9.34
05. Com UnImp Land	38	173,095	2	6,740	1	6,700	41	186,535	
06. Com Improve Land	185	1,596,525	16	276,642	19	187,267	220	2,060,434	
07. Com Improvements	194	13,829,550	20	2,686,112	23	5,724,056	237	22,239,718	
08. Com Total	232	15,599,170	22	2,969,494	24	5,918,023	278	24,486,687	4,031,323
% of Com Total	83.45	63.70	7.91	12.13	8.63	24.17	5.67	6.98	62.82
09. Ind UnImp Land	0	0	0	0	0	0	0	0	
10. Ind Improve Land	0	0	1	6,080	0	0	1	6,080	
11. Ind Improvements	0	0	1	270,820	0	0	1	270,820	
12. Ind Total	0	0	1	276,900	0	0	1	276,900	0
% of Ind Total	0.00	0.00	100.00	100.00	0.00	0.00	0.02	0.08	0.00
13. Rec UnImp Land	0	0	35	71,580	3	5,410	38	76,990	
14. Rec Improve Land	0	0	60	145,126	7	219,005	67	364,131	
15. Rec Improvements	0	0	60	1,381,864	25	278,465	85	1,660,329	
16. Rec Total	0	0	95	1,598,570	28	502,880	123	2,101,450	225
% of Rec Total	0.00	0.00	77.24	76.07	22.76	23.93	2.51	0.60	0.00
Res & Rec Total	1,326	38,525,982	234	8,440,952	152	8,848,224	1,712	55,815,158	599,326
% of Res & Rec Total	77.45	69.02	13.67	15.12	8.88	15.85	34.95	15.90	9.34
Com & Ind Total	232	15,599,170	23	3,246,394	24	5,918,023	279	24,763,587	4,031,323
% of Com & Ind Total	83.15	62.99	8.24	13.11	8.60	23.90	5.70	7.05	62.82
17. Taxable Total	1,558	54,125,152	257	11,687,346	176	14,766,247	1,991	80,578,745	4,630,649
% of Taxable Total	78.25	67.17	12.91	14.50	8.84	18.33	40.64	22.95	72.16

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	2	38,705	1,753,193		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		2	38,705	1,753,193
20. Industrial	0	0	0		0	0	0
21. Other	0	0	0		0	0	0
22. Total Sch II					2	38,705	1,753,193

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	101	43	387	531

Schedule V : Agricultural Records

	Records	Urban Value	Records	SubUrban Value	Records	Rural Value	Records	Total Value
27. Ag-Vacant Land	0	0	33	2,095,084	2,326	180,757,912	2,359	182,852,996
28. Ag-Improved Land	0	0	56	4,306,217	478	48,865,268	534	53,171,485
29. Ag Improvements	0	0	56	5,559,657	493	28,880,218	549	34,439,875
30. Ag Total							2,908	270,464,356

Schedule VI : Agricultural Records :Non-Agricultural Detail

	Urban			SubUrban			
	Records	Acres	Value	Records	Acres	Value	
31. HomeSite UnImp Land	0	0.00	0	0	0.00	0	
32. HomeSite Improv Land	0	0.00	0	43	43.50	256,346	
33. HomeSite Improvements	0	0.00	0	42	41.50	2,369,595	
34. HomeSite Total							
35. FarmSite UnImp Land	0	0.00	0	3	4.68	11,960	
36. FarmSite Improv Land	0	0.00	0	41	282.06	204,507	
37. FarmSite Improvements	0	0.00	0	51	0.00	3,190,062	
38. FarmSite Total							
39. Road & Ditches	0	0.00	0	0	161.64	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	6	6.00	35,358	6	6.00	35,358	
32. HomeSite Improv Land	340	367.30	2,168,968	383	410.80	2,425,314	
33. HomeSite Improvements	353	364.30	20,386,662	395	405.80	22,756,257	1,786,300
34. HomeSite Total				401	416.80	25,216,929	
35. FarmSite UnImp Land	30	365.77	920,848	33	370.45	932,808	
36. FarmSite Improv Land	366	1,274.23	1,024,215	407	1,556.29	1,228,722	
37. FarmSite Improvements	452	0.00	8,493,556	503	0.00	11,683,618	0
38. FarmSite Total				536	1,926.74	13,845,148	
39. Road & Ditches	0	3,660.10	0	0	3,821.74	0	
40. Other- Non Ag Use	0	0.00	0	0	0.00	0	
41. Total Section VI				937	6,165.28	39,062,077	1,786,300

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	15	3,941.81	857,410	15	3,941.81	857,410

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	10	3,236.99	766,539	10	3,236.99	766,539
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	15,566.97	24.23%	18,621,725	28.09%	1,196.23
47. 2A1	11,749.29	18.29%	14,007,167	21.13%	1,192.17
48. 2A	8,227.97	12.81%	9,691,961	14.62%	1,177.93
49. 3A1	3,032.15	4.72%	2,966,849	4.48%	978.46
50. 3A	5,705.59	8.88%	5,289,589	7.98%	927.09
51. 4A1	15,398.14	23.97%	11,911,404	17.97%	773.56
52. 4A	4,558.13	7.10%	3,795,102	5.73%	832.60
53. Total	64,238.24	100.00%	66,283,797	100.00%	1,031.84
Dry					
54. 1D1	0.00	0.00%	0	0.00%	0.00
55. 1D	504.89	17.98%	227,215	21.60%	450.03
56. 2D1	602.90	21.47%	271,325	25.80%	450.03
57. 2D	354.86	12.64%	147,265	14.00%	414.99
58. 3D1	73.58	2.62%	29,432	2.80%	400.00
59. 3D	447.31	15.93%	149,848	14.25%	335.00
60. 4D1	683.17	24.33%	187,885	17.86%	275.02
61. 4D	141.21	5.03%	38,838	3.69%	275.04
62. Total	2,807.92	100.00%	1,051,808	100.00%	374.59
Grass					
63. 1G1	0.00	0.00%	0	0.00%	0.00
64. 1G	8,504.11	1.26%	3,185,488	1.96%	374.58
65. 2G1	16,729.99	2.47%	6,269,538	3.85%	374.75
66. 2G	12,425.13	1.83%	4,646,125	2.85%	373.93
67. 3G1	30,713.56	4.53%	10,672,632	6.55%	347.49
68. 3G	21,476.11	3.17%	5,700,104	3.50%	265.42
69. 4G1	137,219.03	20.26%	30,979,795	19.02%	225.77
70. 4G	450,351.14	66.48%	101,395,462	62.26%	225.15
71. Total	677,419.07	100.00%	162,849,144	100.00%	240.40
Irrigated Total	64,238.24	8.41%	66,283,797	28.64%	1,031.84
Dry Total	2,807.92	0.37%	1,051,808	0.45%	374.59
Grass Total	677,419.07	88.66%	162,849,144	70.37%	240.40
Waste	18,536.86	2.43%	1,112,214	0.48%	60.00
Other	1,038.20	0.14%	105,316	0.05%	101.44
Exempt	10,002.84	1.31%	0	0.00%	0.00
Market Area Total	764,040.29	100.00%	231,402,279	100.00%	302.87

Schedule X : Agricultural Records :Ag Land Total

	Urban		SubUrban		Rural		Total	
	Acres	Value	Acres	Value	Acres	Value	Acres	Value
76. Irrigated	0.00	0	4,068.57	4,366,139	60,169.67	61,917,658	64,238.24	66,283,797
77. Dry Land	0.00	0	251.31	94,852	2,556.61	956,956	2,807.92	1,051,808
78. Grass	0.00	0	5,324.73	1,467,343	672,094.34	161,381,801	677,419.07	162,849,144
79. Waste	0.00	0	2.24	135	18,534.62	1,112,079	18,536.86	1,112,214
80. Other	0.00	0	0.31	19	1,037.89	105,297	1,038.20	105,316
81. Exempt	0.00	0	522.31	0	9,480.53	0	10,002.84	0
82. Total	0.00	0	9,647.16	5,928,488	754,393.13	225,473,791	764,040.29	231,402,279

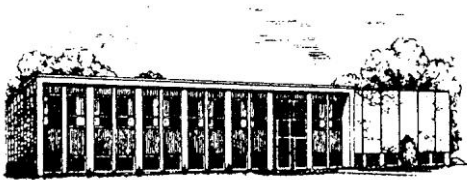
	Acres	% of Acres*	Value	% of Value*	Average Assessed Value*
Irrigated	64,238.24	8.41%	66,283,797	28.64%	1,031.84
Dry Land	2,807.92	0.37%	1,051,808	0.45%	374.59
Grass	677,419.07	88.66%	162,849,144	70.37%	240.40
Waste	18,536.86	2.43%	1,112,214	0.48%	60.00
Other	1,038.20	0.14%	105,316	0.05%	101.44
Exempt	10,002.84	1.31%	0	0.00%	0.00
Total	764,040.29	100.00%	231,402,279	100.00%	302.87

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

09 Brown

F3

	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	53,550,026	53,713,708	163,682	0.31%	599,101	-0.81%
02. Recreational	2,101,725	2,101,450	-275	-0.01%	225	-0.02%
03. Ag-Homesite Land, Ag-Res Dwelling	24,068,164	25,216,929	1,148,765	4.77%	1,786,300	-2.65%
04. Total Residential (sum lines 1-3)	79,719,915	81,032,087	1,312,172	1.65%	2,385,626	-1.35%
05. Commercial	20,799,524	24,486,687	3,687,163	17.73%	4,031,323	-1.65%
06. Industrial	276,900	276,900	0	0.00%	0	0.00%
07. Ag-Farmsite Land, Outbuildings	13,102,390	13,845,148	742,758	5.67%	0	5.67%
08. Minerals	0	0	0		0	
09. Total Commercial (sum lines 5-8)	34,178,814	38,608,735	4,429,921	12.96%	4,031,323	1.17%
10. Total Non-Agland Real Property	113,898,729	119,640,822	5,742,093	5.04%	6,416,949	-0.59%
11. Irrigated	50,693,987	66,283,797	15,589,810	30.75%		
12. Dryland	1,482,404	1,051,808	-430,596	-29.05%		
13. Grassland	151,405,200	162,849,144	11,443,944	7.56%		
14. Wasteland	1,253,807	1,112,214	-141,593	-11.29%		
15. Other Agland	117,385	105,316	-12,069	-10.28%		
16. Total Agricultural Land	204,952,783	231,402,279	26,449,496	12.91%		
17. Total Value of all Real Property (Locally Assessed)	318,851,512	351,043,101	32,191,589	10.10%	6,416,949	8.08%



CHARLENE FOX, COUNTY ASSESSOR
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Assessor's Office
BROWN COUNTY

148 West 4th
Ainsworth, Nebraska 69210

2008-YR. PLAN OF ASSESSMENT
FOR BROWN COUNTY

PREPARED BY
CHARLENE K FOX, BROWN COUNTY ASSESSOR

JUNE 15,2008

INTRODUCTION: 77-1311.02 (the new law as written in LB334)

Pursuant to Neb. Laws 2007, LB334, Section 64, on or before June 15 each year, the assessor shall prepare a plan of assessment which describes the assessment actions planned for the next assessment year and two years thereafter. The plan shall indicate the classes or subclasses of real property that the county assessor plans to examine during the years contained in the plan of assessment. The plan shall describe all the assessment actions necessary to achieve the levels of value and quality of assessment practices required by law, and the resources necessary to complete those actions. On or before July 31 each year, the assessor shall present the plan to the county board of equalization and the assessor may amend the plan, if necessary, after the budget is approved by the county board. A copy of the plan and any amendments thereto shall be mailed to the Department of Revenue on or before October 31 each year.

REAL PROPERTY ASSESSMENT REQUIREMENTS:

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

Assessment levels required for real property are as follows:

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

Reference, Neb.Rev.Stat. 77-201 (R.S. Supp 2004).

GENERAL DESCRIPTION OF REAL PROPERTY IN BROWN COUNTY:

Per the 2008 County Abstract, Brown County consists of the following real property types:

	Parcel/Acres Count	% Parcel	Total Value	% Value	Land Only	Improvements
Residential/Rec	1718	35%	56,004,738	18%	8,265,798	47,738,940
Commercial/Ind	278	6%	21,076,424	7%	2,186,858	18,889,566
Agricultural	2905/ 763,919.50	59%	241,888,368	75%	209,119,850	32,768,518
Total	4901	100%	318,969,530	100%	219,572,506	99,397,024

Brown County is predominantly an agricultural county with 74% of its area being agricultural. Of the 74% agricultural area, 89% of that is grassland and 7% is irrigated crop.

New Property: For assessment year 2008, an estimated 390 building permits and/or information statements were valued for new property construction/additions in the county.

CURRENT RESOURCES:

A. BUDGET, STAFFING & TRAINING:

Proposed Budget

2008-2009 Assessor Budget = \$81,500

2008-2009 Co. Appraisal Budget = \$103,700 (Inc. Cadastral Maps or GIS Program)

2008-2009 Computer Hardware/Software Budget = \$10,000 (1/2 Shared Budget w/Treasurer)

Staff

1 County Assessor

2 Full-time Clerks (35 Hrs. Per Week)

Training

The assessor attends monthly District Meetings, Spring & Fall Assessor Workshops, and takes various educational courses to keep updated on assessment & appraisal knowledge and to obtain the required 60 hour requirement of certified education for maintaining the assessor's certificate. The assessor strives to keep updated on legislation that affects her office. Knowledge is then passed on to the staff for additional expertise in the process of the assessment responsibility. It would be a positive thing to be able to send the staff for additional educational courses. At this point, most of the training for them has been "hands on" from the assessor herself.

B. Cadastral Maps:

Brown County's cadastral maps have a photo base that was taken in 1989. They are in good condition and kept updated on an annual basis with changes of ownership lines done by the Assessor. The county is currently in the process of editing information for a GIS software program. The assessor has a software program for the updating of the ownership of the properties which they do for both the assessor's office and the county clerk's office. The assessor's office also has a set of vellum soil maps with both property and land use lines for count of acres of the different land uses. They are kept current on an annual basis along with the ownership line map. This program could then work in conjunction with the software program now being used for assessment & appraisal work in the office at present. Aerial photos of the farm sites that were taken in 1986 are included in the property record file. Brown County is in need of current aerial photos of all rural farm sites and would like to be able to have those taken in the near future. A lot of changes have taken place in the last 20 years as far as buildings gone and new buildings put up.

C. Property Record Cards:

New property record files were created for Brown County's records in the 2000 year. All three classes of property had those new files made. Files are up-to-date with current listings, photos and sketches for those properties that have structures. Electronic property record cards are in the Terra Scan software program.

D. Computer Software:

Brown County is contracted with The Property Assessment Division of the Dept. of Revenue for the Terra Scan software that is used for the assessment administration and the CAMA (appraisal) administration. At this time, the assessor's office is currently working on editing and setting up the administration of GIS Workshop software for the county.

E. World Wide Web:

Access to property record information on the web is not available at this time in Brown County. A few counties do have their information on the web and perhaps this is something that can be looked at in the future.

CURRENT ASSESSMENT PROCEDURES FOR REAL PROPERTY:

A. Discover, List & Inventory Property:

Real estate transfer statements are brought to the assessor's office whenever. Ownerships are then changed on the hard copy property record cards as well as the electronic cards that are involved in the legal description that is on the transfer statements. The electronic ownerships are changed through the sale file. Sales review of each transfer is done through a sales verification process of sending a questionnaire out to the buyer and seller to determine if the transaction is an arms-length bona-fide sale.

Two towns in Brown County are required through city regulations to obtain building permits for new construction. They are then brought to the assessor's office. Brown County, itself, does not require building permits in the rural for farm buildings (which includes the farm house) but zoning permits are required for non-farm buildings. Those permits are filed in the clerk's office and brought to the assessor by the zoning administrator or the clerk's office. Information statements are filed with the assessor for some construction that takes place in the county but the assessor's office works very diligently to take notice of all things that they might hear or know of to pick up for new assessments. Frequently, the assessor sends out information statements to the property owner to obtain that information or it would go undone as far as the filing process described in Statute 77-1318.01. All new construction is added to the tax roll on an annual basis as it is discovered.

B. Data Collection:

Brown County is working on a process of setting up a physical routine inspection of property every 6 year cycle (new LB) to determine if revaluation of a class of property is required. When a revaluation is done, market analysis is done and income data obtained for the commercial class whether it be by a contracted appraisal company or the assessor's office.

C. Ratio Studies:

Ratio studies are performed on an annual basis on all classes of property to determine whether assessment actions are needed in a specific area or neighborhood or in the entire class of property throughout the county. The county works with the field liaison at all times.

D. Value Approaches:

1) Market Approach: The market approach is used on all classes of property to attempt to obtain market value on each parcel of property. Using sales comparisons is one way of determining market value on like properties.

2) Cost Approach: The cost approach is used primarily in the residential and commercial valuation process. Brown County currently is using a Marshall/Swift cost manual dated June 2003 to arrive at a Replacement Cost New (RCN) calculation to start with. A depreciation factor derived from market analysis in the county is then used to apply to that RCN to arrive at market value. A current depreciation study for a residential revaluation and commercial revaluation was done for the 2005 year market values. Farm homes and outbuildings had a market study done for the 2006 year market values by a contracted appraisal company.

3) Income Approach: The income approach is used primarily in the valuation of commercial properties. Brown County income & expense data collection/analysis from the market was collected for the 2005 year revaluation process by a contracted appraisal company.

4) Land Valuation Studies: These studies are done on an annual basis in Brown County. A three year study period of arms-length sales is used to determine current market values. Currently, Brown County consists of only 1 market area.

E. Reconciliation of Value:

The reconciliation of the 3 approaches (if used) to value property and documentation of that on the hard copy property record card is something that needs continued work. The electronic file has the capability of showing it if the approaches are used on that parcel.

F. Sales Ratio Review:

After new valuation procedures are finished, another sales ratio study is done to determine the statistics on that class of property. This is done to determine if the median and quality statistics are in line with the required statistics for the particular class or subclass of property.

G. Notices:

Notices of valuations that change, either increase or decrease, are sent out to the property owner as required by Statute 77-1315 on an annual basis. Generally a letter of explanation for a change in value is inserted by the assessor.

Level of Value, Quality, and Uniformity for assessment year 2008:

<u>Property Class</u>	<u>Median</u>	<u>COD*</u>	<u>PRD*</u>
Residential	94.49%	21.82	108.17
Commercial	95.81%	25.19	103.67
Agricultural Land	73.04%	20.41	115.72

*COD means coefficient of dispersion and PRD means price related differential.
For more information regarding statistical measures, see 2008 Reports & Opinions.

Assessment Actions Planned for Assessment Year 2009:

The policy & procedures manual has been completed and is a part of the Brown County Assessor's office for the 2009 year.

The office will begin the 6-year systematic inspection and review of all real property parcels required by LB 519 passed in the 2007 legislature.

Residential: Suburban and rural residential acreages will need to be reviewed after the revaluation of the 2004 year for rural residential properties and the 2006 year for rural farm homes. Statistical measures will be used for quality of assessments to determine if changes need to be made to get to current market values on that class of property. With the 17.85% increase from the TERC BD for the 2008 yr., it appears necessary to have an appraisal company come in and do a complete reval on that class of property. The county needs to move to a 2008 costing program from a current 2003 program in the Marshall & Swift costing to arrive at the RCN. Appraisal maintenance with sales review and new construction valuation will be added as a part of the assessment actions in this class of property as well. A proposal from Stanard Appraisal Co. will be taken before the County Bd. for their thoughts & opinions and budgetary monies.

Commercial: These properties will be monitored against sales that continue to take place that might show a reflection of something other than market value on them. Sales review and new construction value will be added as usual for the year.

Agricultural: A market analysis of agricultural sales by land classification groups will be done to determine possible adjustments to comply with statistical measures. Sales will be plotted to determine if the current one market area is supported by sales. Sales will be monitored to see if there are any other influences in the agricultural sector. We will also be looking at the recent soil conversion delivered from The Property Assessment Division, with the changes that have been made from previous soil classes scheduled to be implemented for the 2009 year.

The assessor's office will continue to work with the GIS software in determining land use and further implementation of the program.

Assessment Actions Planned for Assessment Year 2010:

Residential: Ainsworth City properties will get reviewed this year under the 6-year inspection and review plan. We will be looking at changing the RCN costing program out of Marshall & Swift to calculate the market value using the cost approach from the 2003 year costing to the 2008 year costing programs. Continued sales review and new construction valuation added will also be a part of the assessment actions on this class of property.

Commercial: Sales on this class of property will be closely watched for any changes that might be needed. Consideration will be given to the use of a more current RCN on commercial properties. Sales verifications and ratio studies will be done as usual.

Agricultural: Statistical Ratio Studies will be done to determine adjustments on value to any of the land classification groups if needed to be at the 75% level of value. Sales verifications will continue. Land use could be an issue this year depending on whether the assessor's office has GIS capabilities at this point or not.

Assessment Actions Planned for Assessment Year 2011:

Residential: Long Pine City & Johnstown Village properties will get reviewed this year under the 6-year inspection and review plan. An up-to-date current RCN costing program out of Marshall & Swift will be used to calculate the market value using the cost approach. Ratio studies will be done to determine what extent values need to be changed if any. Continued sales review and new construction value will be added as part of the continued process of the assessor's work.

Commercial: Sales verifications with monitoring of those sales will be done with this class of property. Ratio studies will continue to determine if any change in value is warranted this year.

Agricultural: Again, sales will be monitored for any change in value based on market sales. Sales verification will be completed as usual. Land use will continue to be monitored hopefully with the GIS aerial photos that will be obtained on the web.

Other Functions Performed by Assessor's Office, but not limited to:

Assessor & Staff Responsibilities

The following reports and documents are mandated for the assessor's office throughout the calendar year to be filed timely to meet the requirements of legislative law:

Permissive Exemptions: Approximately 40 Tax Exempt Organization filed for property tax exemption for the 2008 year by December 30th. Administer annual filings of applications for new or continued exempt use, review and make recommendations to county board.

Homestead Exemptions: Approximately 225 Homestead Exemption Applications were filed in Brown Co. by June 30th for 2008. Administer annual filings of applications, approval/denial process, taxpayer notifications, and taxpayer assistance.

Homestead Exemption Tax Loss Report: Report filed by Nov. 30th in conjunction with the treasurer for tax loss in Brown County due to loss of tax dollars reimbursed by state to county.

Personal Property Schedules: Approximately 578 Personal Property Schedules were filed in Brown Co. by May 1st for 2008. Administer annual filings of schedules; prepare subsequent notices for incomplete filings or failure to file and penalties applied, as required.

Form 45 County Abstract of Assessment for Real Property: All Real Estate values are accumulated by March 19th (estimated) after an enormous amount of detailed work in determining market value on all classes of property in Brown County.

Bd. Of Educational Land & Funds Report: Current valuations for properties owned by BOELF must be reported to them.

Sales Information: Send to PAD rosters & annual Assessed Value Update w/abstract by March 20th.

Notice of Valuation Change: These forms are sent to all property owners whose value has either decreased or increased by June 1st based on Statute 77-1315.

Form 45 County Abstract of Assessment for Personal Property: All personal property values are accumulated after May 1st to meet the June 15th deadline on this report. This requires a lot of extra time spent making phone calls or written requests for necessary documents needed for this assessment.

Tax List Corrections: Prepare tax list correction documents for county board approval.

County Bd. Of Equalization: Attend all County Board of Equalization meetings for valuation protests – assemble and provide information on all protests (June 1st – July 25th)

TERC Appeals: Prepare information and attend taxpayer appeal hearings before TERC, defend valuation.

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

Centralized Assessments: Data for 8 Centralized Assessment companies located in Brown County is reviewed as certified from the Property Assessment Division of The Department of Revenue for public service entities, establish assessment records and tax billing for tax list. There are 2 gas companies and 5 telephone companies within the county.

Value Certifications: Real Estate, Personal Property & Centralized Company assessments are accumulated & certified to 11 political subdivisions and 5 school districts for levy setting purposes by August 20th.

School District Taxable Value Report: The values for the School Districts are accumulated together in this final report to be sent to the Property Tax Administrator by August 25th.

Annual Inventory Statement: This report designating personal property located in the Assessor's Office must be reported to County Board by August 25th.

Average Residential Value for Homestead Exemption: Assessor must determine this value and certify to Department of Revenue by September 1st.

Annual Plan of Assessment: Pursuant to LB 263 Section 9, the assessment plan is formed & written on or before June 15 each year and submitted to the County Bd. of Equalization on or before July 31 and to the Property Tax Administrator on or before October 31 of each year.

Ag-Land Trust Report: A list of all trust ownership of property in the county is accumulated for a report that is submitted by October 1st to the Secretary of State.

Tax Districts & Tax Rates: Management of school district and other tax entity boundary changes necessary for correct assessment and tax information. Input/Review of tax rates used for tax billing process.

Implement LB126 Class I School District Merger requirements.

Tax List: The tax list is prepared and certified to the county treasurer for real property, personal property and centrally assessed property by November 22nd.

Government Owned Property Listing: For the 2004 Yr. and every 4th year after, the assessor must file a report by Dec. 1st with CBE & Property Assessment Division for taxable & exempt properties owned by the state or governmental subdivision of the state.

CTL (Certificate of Taxes Levied): This is the final report for the calendar year which is the total taxes collected in the county for tax year. It has a deadline date of December 1st and sent to the Property Tax Administrator.

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

Throughout the calendar tax year, the assessor's office continuously updates records with the transfer of ownership of property from the 521 Transfer Statements that are brought to them by the County Clerk's office. Many requests for information by real estate brokers, insurance companies, mortgage companies, appraisers, bankers, etc. are attended to on a daily basis with the telephone or at the counter. Records are continually updated with new data such as address changes. Splits and combination of records are made as required daily. Information for those changes will be kept updated on the GIS program as it is implemented throughout the county.

Contract Appraiser

Brown County does not hire a contract appraiser on an annual basis. The assessor and staff list & value the appraisal maintenance or “new construction work” annually from the approximate 390 building permits, information statements or other resource means of new construction. Contracted appraisal work will be required for future projects such as a rural farm residential revaluation and farm outbuilding revaluation. The three KBR counties (Keya Paha, Brown & Rock) have had discussion on the desire to hire a contract appraiser for the 3 counties combined. Nothing has developed from the need and desire.

CONCLUSION:

The Brown County Assessor & her staff make every effort to comply with state statute and the rules and regulations of the Property Assessment Division of The Department of Revenue to attempt to assure uniform and proportionate assessments of all properties in Brown County. Much needed improvement was made in the residential and commercial properties with the help of a contracted appraisal company for the 2005 & 2006 year. A 6-year systematic inspection & review of all property in the county will be started in the 2008 assessment year. Land use review is of major concern for the assessor in the canyon, tree covered area of Brown County. Sales need to be monitored very closely in those areas for actual use of property. This type of sale may create a different way of valuing specific types of property depending on use & market of that property! Brown County needs to desperately work on an ag land definition policy to help with that problem. The county continues with the process of implementing the GIS software. It definitely could be a 1-2 year program.

BUDGET CONSTRAINTS are of major concern in Brown County **AGAIN** this year. Huge cuts will **PROBABLY** be made for all budgets. It is hoped that the appraisal budget will be allowed to continue to grow for additional appraisal projects that must be continued to assure accurate & fair assessments in the county.

MAIN PROJECTS TO BE COMPLETED

Farm Site Residential Digital Photos
Land Use Review
Water/Waste Land Use Review
Ag Land Definition Policy for Brown County
GIS Implementation Completed

SIGNATURE _____

DATE _____

2009 Assessment Survey for Brown County

I. General Information

A. Staffing and Funding Information

1.	Deputy(ies) on staff
	None
2.	Appraiser(s) on staff
	None
3.	Other full-time employees
	Two
4.	Other part-time employees
	None
5.	Number of shared employees
	None
6.	Assessor's requested budget for current fiscal year
	\$81,500
7.	Part of the budget that is dedicated to the computer system
	\$10,000 – Assessor's share (This budget is in the General Fund called Finance Administration and is used for both the assessor and treasurer).
8.	Adopted budget, or granted budget if different from above
	\$81,000
9.	Amount of the total budget set aside for appraisal work
	N/A
10.	Amount of the total budget set aside for education/workshops
	\$2,300 (included in #6)
11.	Appraisal/Reappraisal budget, if not part of the total budget
	\$63,700 (Appraisal has a levy within the County Levy). The actual appraisal request was for \$103,700, but was cut by the County Board.
12.	Other miscellaneous funds
	\$78,700 – this is #8 minus #10
13.	Total budget
	\$154,700 – this is #7 + #8 + #11
a.	Was any of last year's budget not used:
	Yes, \$711 Assessor budget. \$2,880 Finance Budget. \$27,000 Appraisal Budget.

B. Computer, Automation Information and GIS

1.	Administrative software
	TerraScan

2.	CAMA software
	TerraScan
3.	Cadastral maps: Are they currently being used?
	Yes
4.	Who maintains the Cadastral Maps?
	Assessor and staff
5.	Does the county have GIS software?
	Yes, however the county is in the process of implementing the system with 50% implemented at this time
6.	Who maintains the GIS software and maps?
	Assessor and staff along with GIS Workshop
7.	Personal Property software:
	TerraScan

C. Zoning Information

1.	Does the county have zoning?
	Yes
2.	If so, is the zoning countywide?
	Yes
3.	What municipalities in the county are zoned?
	Ainsworth & Long Pine
4.	When was zoning implemented?
	1993

D. Contracted Services

1.	Appraisal Services
	Some services are contracted with Standard Appraisal – In-house appraisals are done as well.
2.	Other services
	Department of Revenue Property Assessment Division/PTAS & CAMA Services

Certification

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 Brown County Assessor, by hand delivery.

Dated this 7th day of April, 2009.



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

Ruth A. Sorensen
Property Tax Administrator

Valuation History Charts